



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, May 22, 2017

7:45PM

Room 205

Items Scheduled for Discussion:

- #116-17** **Submission of the FY18 Annual Action Plan To HUD**
HIS HONOR THE MAYOR requesting City Council authorization, pursuant to the 2017 Revised Citizen Participation Plan, to submit the FY18 Annual Action Plan to the US Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium. [04/26/17 @3:52 PM]

Chairman's Note: Katy Hax Holmes, Senior Planner will join the Committee for a discussion of the proposed Local Historic District Surveys.

- #360-16(2)** **Zoning amendment to rezone 160 R Stanton Avenue**
DIRECTOR OF PLANNING AND DEVELOPMENT requesting to rezone land known as Section 43, Block 45, Lot 33 located at 160 R Stanton Avenue from PUBLIC USE to MULTI RESIDENCE 3 in order to prepare the site for multi-family affordable housing development. [03/23/17 @ 11:44 AM]

- #80-13** **Updates on the zoning reform project**
THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]

Zoning & Planning and Finance Committees

- #89-17** **Transfer of \$125,000 to create a citywide economic development strategy**
HIS HONOR THE MAYOR requesting authorization to transfer the sum of seventy-five thousand dollars (\$75,000) from the Planning Department Full-time Salaries Account and fifty thousand dollars (\$50,000) from the Economic Development Full-time Salaries Account to a specific project account to be established for the purpose of funding the creation of a citywide economic development strategy. [03/27/17 @2:20 PM]

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Items Not Scheduled for Discussion at this Meeting:

Public Hearing assigned for June 12, 2017:

#136-17 Recommendation to establish a West Newton Historic District

NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in West Newton. [04/26/17 @ 9:34 AM]

#95-15 Discussion to consider mix of uses at Wells Avenue Office Park

ALD. CROSSLEY, JOHNSON, LEARY, HESS-MAHAN, DANBERG, ALBRIGHT AND BLAZAR requesting a discussion with the Planning Department to consider the mix of uses in the Wells Avenue Office Park, with and without a second egress to the site, pursuant to the recent MAPC study recommending a strategic introduction of retail and restaurant uses to attract and sustain healthy commercial uses, and some number of residential units sufficient to support an economically viable and vibrant mixed use environment. [04/13/15 @ 2:46 PM]

#104-17 Recommendation to establish a Newton Highlands Historic District

NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in Newton Highlands. [04/10/17 @ 10:45AM]

Public Hearing to be assigned for June 12, 2017:

Referred to Programs & Services and Zoning & Planning Committees

#81-17 Ordinance amendments relative to rDNA technology and research facilities

THE BIOSAFETY COMMITTEE, COUNCILORS AUCHINCLOSS, HESS-MAHAN, LIPOF, AND SCHWARTZ requesting amendments to Sections 12-21 through 12-30 in order to update guidelines and procedures for the regulation of recombinant DNA technology; and requesting amendments to Section 12-24 and Chapter 30 to remove the requirement that laboratories or research facilities obtain a special permit from the City Council in order to utilize recombinant DNA research or technology. [03/27/17 @4:31 PM]

#109-15 Zoning amendment for inclusionary housing provisions from 15% to 20%

HIS HONOR THE MAYOR requesting consideration of changes to the inclusionary housing provisions of the Zoning Ordinance to increase the required percentage of affordable units to 20% with the additional 5% set aside for middle income households. [04/24/15 @ 2:38 PM]

#140-14 Zoning amendment for lodging house ordinance

ALD. CROSSLEY AND HESS-MAHAN requesting to amend **Chapter 30**, City of Newton

Zoning Ordinances, to include a "lodging house" ordinance to promulgate rules requiring annual fire, safety and health inspections and licensing of buildings providing single room occupancy and/or congregate living arrangements.

- #140-14 (2) Amend ordinances to add licensing requirements and criteria for lodging houses**
ZONING & PLANNING COMMITTEE requesting to amend Chapter 17, City of Newton Ordinances, to establish licensing requirements and criteria for lodging houses.

Referred to Finance and Appropriate Committees

- #359-16 Submittal of the FY 2018 to FY 2021 Capital Improvement Plan**
HIS HONOR THE MAYOR submitting the Fiscal Years 2018 to 2022 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/11/16 @ 11:28 AM]
- #220-16 Discussion relative to regulating Airbnb-type companies**
COUNCILORS FULLER, HESS-MAHAN, LAPPIN, COTE AND NORTON requesting a discussion with the Planning, Inspectional Services and Fire Departments regarding appropriate regulations, permits, licensing and/or taxes for residential owners who host short-term guests through house-sharing companies such as Airbnb.[06/06/16 @ 2:19 PM]
- #3-17 Proposed ordinance to create a Newton Housing Partnership**
COUNCILORS CROSSLY, ALBRIGHT, AND HESS-MAHAN proposing an Ordinance to create a Newton Housing Partnership with members jointly appointed by the City Council and Mayor, to continue the mission of the Newton Housing Partnership that was advisory to the Mayor, and which the Mayor has disbanded. [12/23/16 @ 8:37 AM]
- #35-16 Creation of policy to require posting of materials of boards/commissions**
COUNCILOR SANGIOLQ requesting a discussion with the Planning Department relative to creating a policy to require audio recordings of all meetings of boards and commissions and posting of same to the City's website, as well as posting of all documentation that is reviewed by boards and commissions and/or by their designated City staff member. [01/19/16 @ 2:35 PM]
- #170-15 Discussion of HUD settlement relative to creating 9-12 affordable units**
ALD. HESS-MAHAN, JOHNSON, CROSSLEY AND ALBRIGHT requesting a discussion relative to the HUD Settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center in conjunction with the Law and Planning Departments, to explain the settlement and possible implications for the Zoning Board of Appeals and the Board of Aldermen in terms of the City's obligation to identify sites and facilitate the creation of, and issue permits for, affordable housing for 9-12 chronically homeless persons in Newton. [07/06/15 @ 4:18 PM]

- #110-15 Discussion of the Smart Growth Zoning Overlay District Act in Newton**
HIS HONOR THE MAYOR requesting discussion of The Smart Growth Zoning Overlay District Act M.G.L. Chapter 40R and its potential application in Newton [04/24/15 @ 2:38 PM]
- #22-15 Zoning amendment to allow rental voucher program re: inclusionary zoning**
ALD. YATES requesting that utilization of the Massachusetts Rental Voucher Program be added as an allowable means of complying with the inclusionary zoning provision in Phase II of Zoning Reform. [01/05/15 @ 9:53 PM]
- #447-14 Proposing an ordinance to require building plans with demolition applications**
ALD. SANGIOLO proposing an ordinance requiring the submission of building plans with applications for full or partial demolitions. [11/13/14 @ 2:03 PM]
- #265-14 Request to increase several time periods for demolition delays**
ALD. BLAZAR, YATES AND DANBERG requesting:
1. to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days;
 2. to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days;
 3. to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months;
 4. and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months. [7/07/14 @ 12:35 PM]
- #238-14 Request for development of Housing Production Plan**
ALD. SANGIOLO requesting the Executive Department and Planning Department work with the Board of Aldermen to develop a Housing Production Plan in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department of Housing and Community Development as soon as possible. [06/09/14 @ 11:55 AM]
- #107-15 Discussion of middle income housing supportive of City employees**
HIS HONOR THE MAYOR requesting discussion of approaches to create middle income housing as a means of allowing City of Newton employees the opportunity to live in the community in which they work. [04/24/15 @ 2:38 PM]
- #81-13 Request for naturally affordable compact housing opportunities**

DIRECTOR OF PLANNING & DEVELOPMENT on behalf of the Newton Housing Partnership requesting consideration of naturally affordable compact housing opportunities in MR1 zones. [02/22/13 @ 1:13 PM]

#86-15

Discussion and review of CDBG fund expenditures and citywide goals

ALD. CROSSLEY, ALBRIGHT, HESS-MAHAN, & JOHNSON requesting a review and discussion of Community Development Block Grant expenditures and past years' accounting to assess progress in meeting citywide program goals as adopted in the consolidated plan, including creating and sustaining affordable housing, as well as facilities improvements in approved neighborhood districts. [03/30/15 @ 6:02 PM]

#427-13

Discussion of CDBG, HOME and ESG funds and fair housing

ALD. HESS-MAHAN requesting discussion and periodic updates of steps the City of Newton is taking to ensure that its implementation of the Consolidated Plan, Annual Action Plan and Citizen Participation Plan and use of CDBG, HOME and ESG funds comply with federal and state fair housing and anti-discrimination laws and regulations, and its duty to affirmatively further fair housing. [12/06/13 @ 9:51 AM]

#308-12

Discussion of policies relative to CDBG fund expenditures

ALD. HESS-MAHAN & ALBRIGHT requesting a discussion with the Mayor's office and the Planning & Development Department of policies, procedures, and criteria relating to determinations concerning expenditures of Community Development Block Grant (CDBG) funds. [10/09/12 @ 3:59 PM]

#142-09(7)

Resolution to reconvene Floor Area Ratio working group

ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of "*Floor area, gross*" for residential structures as it is used in the definition and calculation of "*Floor area ratio*" in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City's Comprehensive Plan.

Referred to Zoning & Planning and Finance Committees

#315-14

Ordinance amendment for procurement requirements for non-profits

ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY AND DANBERG proposing an amendment to Chapter 2 of the City of Newton Ordinances setting forth requirements for

procurement of materials and services by non-governmental recipients of federal, state or local funds administered by the City, such as CDBG and CPA funds. In order to encourage non-profit and other private organizations to participate in affordable housing, cultural and other public-private collaborations, such procurement requirements should accommodate the needs of non-governmental recipients for flexibility given the multiple public and private sources of funds necessary for any project by not placing undue or unreasonable burdens on them.

[08/04/14 @ 5:08 PM] Finance voted NAN

- #446-14** **Discussion with Commission on Disability regarding the City's ADA compliance**
ALD. SANGIOLO requesting a discussion with the Commission on Disability regarding the status of City compliance with ADA regulations. [11/13/14 @ 2:03 PM]
- #168-15** **Discussion of Metropolitan Area Planning Council's Wells Avenue Market Study**
THE NEWTON-NEEDHAM CHAMBER OF COMMERCE requesting a discussion of the Metropolitan Area Planning Council's 2015 Wells Avenue Market Study.
 [07/06/15 @ 5:34 PM]

Referred to Zoning & Planning, Land Use and Finance Committees

- #273-12** **Request to restructure and increase of fees for various permits**
ALD. CROSSLEY & HESS-MAHAN requesting a restructuring and increase in fees for permits charged by the Inspectional Services Department and fees charged by the Planning Department and City Clerk to assure that fees are both sufficient to fund related services provided and simple to administer. [09/10/12 @ 1:17 PM]
Finance and Land Use voted NAN
- #195-15(3)** **Request to acquire land at 300 Hammond Pond Parkway**
ALD. ALBRIGHT, BAKER, BLAZAR, BROUSAL-GLASER, CICCONE, COTE, CROSSLEY, DANBERG, FULLER, GENTILE, HESS-MAHAN, JOHNSON, KALIS, LAPPIN, LEARY, LAREDO, LENNON, LIPOF, NORTON, RICE, SANGIOLO, SCHWARTZ, AND YATES
 requesting that, in order to preserve the conservation and recreation values of the land, and to protect existing adjacent public open spaces, the Board of Aldermen vote to acquire for the City of Newton either the undeveloped portion of the land at 300 Hammond Pond Parkway or a conservation restriction on such land.
 [10/23/15 @ 2:55 PM]

ZONING AMENDMENT AGENDA ITEMS:

- #22-17** **Zoning amendment to further define village commercial centers**
COUNCILORS ALBRIGHT AND AUCHINCLOSS proposing to amend **Chapter 30**, Section 4.2.1.C. which states the purpose of the Multi Use 4 (MU4) district, to further define "Newton's village commercial centers" as found in this section. The definition would include criteria to guide land use decisions to rezone an area to MU4. The purpose

of this definition is to give guidance to both developers and residents concerning areas appropriate to be rezoned as “village commercial centers” and therefore appropriate to become an MU4 zone. [01/22/17 @ 10:35PM]

- #16-17 Zoning amendment regarding Administrative Site Plan Approval**
COUNCILOR HARNEY requesting an amendment to the City of Newton Revised Ordinances Chapter 30, Sec. 7.5. Administrative Site Plan Review, to require that as part of the process, the Planning & Development Department conduct a public hearing and to extend the amount of time that the City has to review the application. [01-17-17 @ 3:35 PM]
- #222-13(7) Additional zoning amendment to Garage Ordinance**
COUNCILORS ALBRIGHT, LENNON, CROSSLEY, DANBERG, LIPOF, FULLER AND COTE proposing to amend Chapter 30, Section 3.4.4. of the Revised Ordinances as amended by Ordinance A-78, as follows: (1) limit the application of a maximum (45%) proportional width of garage to total building to all lots in MR districts; and/or (2) limit the application of a maximum (45%) proportional width of garage to total building to lots in SR districts having a maximum frontage of 70 feet; and/or (3) use the special permit process to determine exceptions providing clear and specific guiding criteria, such as preservation of historic properties, topography, odd lot configurations, preservation of certain natural features, etc., where such features may prohibit otherwise safe access to or parking on a site. [10/31/16 @ 3:51 PM]
- #222-13(5) Zoning amendment to Garage Ordinance**
COUNCILOR HESS-MAHAN proposing to amend Chapter 30, Section 3.4.4. of Revised Ordinances as amended by Ordinance A-78, as follows: (1) allow front facing garages that are no closer to the front lot line than the longest front facing wall, or a front porch at least 6 feet wide, to be the greater of up to 12 feet wide or 50% of the total length of the building parallel to the street; (2) allow front-facing garages that are closer to the front setback than the rest of the building and at least 24 feet from the front lot line to be up to 40% of the total length of the building parallel to the street; (3) delete Sec. 3.4.4.F "Exemptions"; and (4) add a provision grandfathering permits requested or construction begun on or after the date of the notice of public hearing on Ordinance A-78 [08/01/16 @ 4:58 PM]
Public Hearing Closed on 9/26/16; 90 Days: 12/26/16
- #222-13(3) Review of Garage Ordinance**
COUNCILOR LENNON, LIPOF, ALBRIGHT, CROSSLEY, LAPPIN, LAREDO, GENTILE AND CICCONE requesting a review of Ordinance A-78, which amends Chapter 30, Section 3.4.4 of the Revised Ordinances, for the purpose of amending, clarifying, and/or interpreting the Ordinance. [08/01/16 @ 4:53 PM]

Referred to Zoning & Planning and Finance Committees

- #444-16** **Amendment add fines for certain violations of the Accessory Apartment Ord.**
COUNCILOR BAKER AND COMMISSIONER OF INSPECTIONAL SERVICES proposing an amendment to Chapter 20 of the City of Newton Revised Ordinances to allow non-criminal ticketing of certain violations of the Accessory Apartment Ordinance. [12/16/16 @ 1:40 PM]
- #291-16** **Zoning Amendment relative to nonconforming single- and two-family dwellings**
COUNCILOR SANGIOLO proposing to amend Chapter 30, Section 7.8.2.A.1.a. regarding nonconforming buildings, structures and uses, to also require that if an existing nonconforming single- or two-family structure is demolished, and the lot on which that structure existed does not meet current lot area or lot frontage requirements, then a special permit or variance would be required for any alteration, reconstruction, extensions or structural changes from the original structure. [08/22/16 @ 2:08 PM]
- #238-16** **Zoning amendment for exempt lots definition**
COUNCILOR HESS-MAHAN proposing to amend Chapter 30: Zoning Ordinance, Section 7.8.4.C by amending the definition of “exempt lots” to include lots changed in size or shape as a result of an adverse possession claim. [06/30/16 @ 4:12 PM]
- #54-16** **Zoning ordinance amendment relative to Health Club use**
ACTING DIRECTOR OF PLANNING proposing amendments to the Newton Zoning Ordinance to allow the “Health Club” use in Business 1, Business 2 and Business 4 districts; and to clarify the definition of “Personal Service” as it relates to health and fitness uses. [02/09/16 @ 4:24 PM]
ITEM SPLIT INTO PART A AND PART B:
PART A – To allow Health Club use in BU1, BU2 and BU4;
PART B – To clarify the definition of Personal Services as it relates to health and fitness issues.
Approved Part A 6-0
Held Part B 6-0
- #34-16** **Zoning amendment for large house review process**
COUNCILORS SANGIOLO, KALIS AND DANBERG proposing an amendment to Chapter 30 for a large house review ordinance requiring design review and approval of by-right single and multi-residence residential structures exceeding certain dimensional limits. [01/19/16 @ 2:35 PM]
- #169-15** **Zoning amendment to require new lot standards after demolition**
ALD. SANGIOLO requesting a zoning amendment which would require any residential structures in Single Residence or Multi Residence zoning districts built

after the demolition of an existing structure conform to new lot standards.

[07/02/15 @ 3:20 PM]

- #323-14** **Zoning amendment to require front-facing front doors in residential zones**
ALD. YATES, NORTON, COTE AND SANGIOLO proposing to amend **Chapter 30** to require that the front doors of single-family homes, two-family homes and other residential structures face the street on which their lots are located. [08/25/14 @ 11:42 AM]
- #139-14** **Zoning amendment to clarify rules for retaining walls**
ALD. ALBRIGHT requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to clarify rules relative to retaining walls.
- #429-13** **Zoning amendment for Congregate Living Facility parking requirements**
ALD. HESS-MAHAN requesting repeal and/or amendment of Zoning Ordinances **Section 30-1**, Definitions, 30-8(b)(2), Special Permits in Single Family Residential Districts, and 30-10(d)(4), Number of Parking Stalls, concerning “Congregate Living Facility”, as required by federal and state anti-discrimination and fair housing laws and regulations. [12/06/13 @ 9:51 AM]
- #404-13** **Request for rezoning in Newton Centre**
NATASHA STALLER et al. requesting a revision to the zoning District boundary Lines so as to transfer from Multi-Residence 1 District to a Single Residence 3 District the following properties:
Assessors’ parcels SBL nos. 61-037-0004 through 61-037-0013; 61-042-0007 through 61-042-0023; 65-019-0001; 65-019-0007 through 65-019-0012; 65-019-0014 through 65-019-0022; 65-019-0009A; 65-019-0017B and 65-019-0022A. Also requesting transfer from a Single Residence 2 District to a Single Residence 3 District SBL no. 65-019-0015A.
- #264-13** **Zoning amendment to develop residential districts for small lots**
ALD. YATES requesting that the Zoning Reform Group or its successor consider amending City of Newton Zoning Ordinances **Chapter 30** to develop additional residential districts reflecting the small lots in older sections of the City and map changes to bring the zones of more residential sections of the City into conformity with the existing land uses. [08/15/13 @ 12:28 PM]
- #129-13** **Zoning amendment for special permits for attached dwellings**
ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, **Chapter 30-1, 30-8(b)(13) and 30-9(b)(5)**. [05/25/13 @ 5:14 PM]

- #65-13** **Zoning amendment to require special permit for major topographic changes**
ALD. YATES, FISCHMAN, KALIS requesting that **Chapter 30** be amended to require a special permit for major topographic changes.]
- #153-11** **Zoning amendment for Retail Overlay Districts around village centers**
ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting that **Chapter 30** be amended by adding a new **Sec. 30-14** creating certain Retail Overlay Districts around selected village centers in order to encourage vibrant pedestrian-oriented streetscapes which would allow certain uses at street level, including but not limited to financial institutions, professional offices, and salons, by special permit only and require minimum transparency standards for street-level windows for all commercial uses within the proposed overlay districts.
- #152-10** **Zoning amendment to clarify parking requirements for colleges and universities**
ALD. BAKER, FULLER, SCHNIPPER, SHAPIRO, FISCHMAN, YATES AND DANBERG recommending discussion of possible amendments to **Section 30-19** of the City of Newton Ordinances to clarify parking requirements applicable to colleges and universities.
- #391-09** **Zoning amendment to allow payments-in-lieu of parking spaces: special permits**
ALD. DANBERG, MANSFIELD, VANCE AND HESS-MAHAN requesting an amendment to **§30-19** to allow payments-in-lieu of providing required off-street parking spaces when parking spaces are waived as part of a special permit application.
[09/09/09 @ 3:53 PM]

Respectfully Submitted,

Ted Hess-Mahan, Chair

#116-17

Submission of the FY18 Annual Action Plan To HUD

HIS HONOR THE MAYOR requesting City Council authorization, pursuant to the 2017 Revised Citizen Participation Plan, to submit the FY18 Annual Action Plan to the US Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium. [04/26/17 @3:52 PM]

The Annual Action Plan can be found using this link.

<http://www.newtonma.gov/civicax/filebank/documents/81765>

The document is over 100 pages long, so the Planning Department did not provide hard copies. If you are interested in obtaining a hard copy, please contact Rachel Powers at rpowers@newtonma.gov



City of Newton, Massachusetts

Newton Historical Commission

1000 Commonwealth Avenue Newton, Massachusetts 02459

Nancy Grissom, Chairman

Setti D. Warren
Mayor

Barney Heath
Director

May 19, 2017

Dear Property Owner:

Your property is included in the proposed Local Historic District in Newton Highlands. This historic district was proposed by a volunteer group comprised of members who live in your neighborhood. This work resulted in a draft study report that was approved by the Newton Historical Commission and the Massachusetts Historical Commission, and was presented to a public hearing hosted by the Zoning and Planning Committee (ZAP) of the Newton City Council on May 8, 2017. This public hearing was continued and will be reopened in September. The final decision on whether a historic district is established in Newton Highlands, or on the boundaries of, or rules pertaining to, a local historic district, rests with Newton's City Council. Your feedback is important to us in making this decision.

To learn how local historic districts work, please refer to the Local Historic Districts FAQ link:
http://www.newtonma.gov/gov/planning/current/devrev/hip/local_historic_districts.asp

To find the Newton Highlands Local Historic District draft report, which includes the proposed boundary map, please use the link below:
<http://www.newtonma.gov/civica3/filebank/documents/81563>

At the bottom of this letter is a survey to assess your level of interest in having your property included. Please complete it and return by mail or hand-delivery (no email please) to:

Department of Planning and Development
1000 Commonwealth Avenue
Newton, MA 02459
ATTN: Newton Highlands LHD Survey

Should you have any questions about the proposed LHD for Newton Highlands, please contact me at kholmes@newtonma.gov or (617) 796-1143. Thank you for sharing your opinion with us.

Sincerely,

Katy Hax Holmes, Senior Planner

_____ Please cut here and send _____

PLEASE SUBMIT YOUR RESPONSE BY JULY 30, 2017 AT 5:00 PM

I **WISH** to be part of the Newton Highlands Local Historic District _____

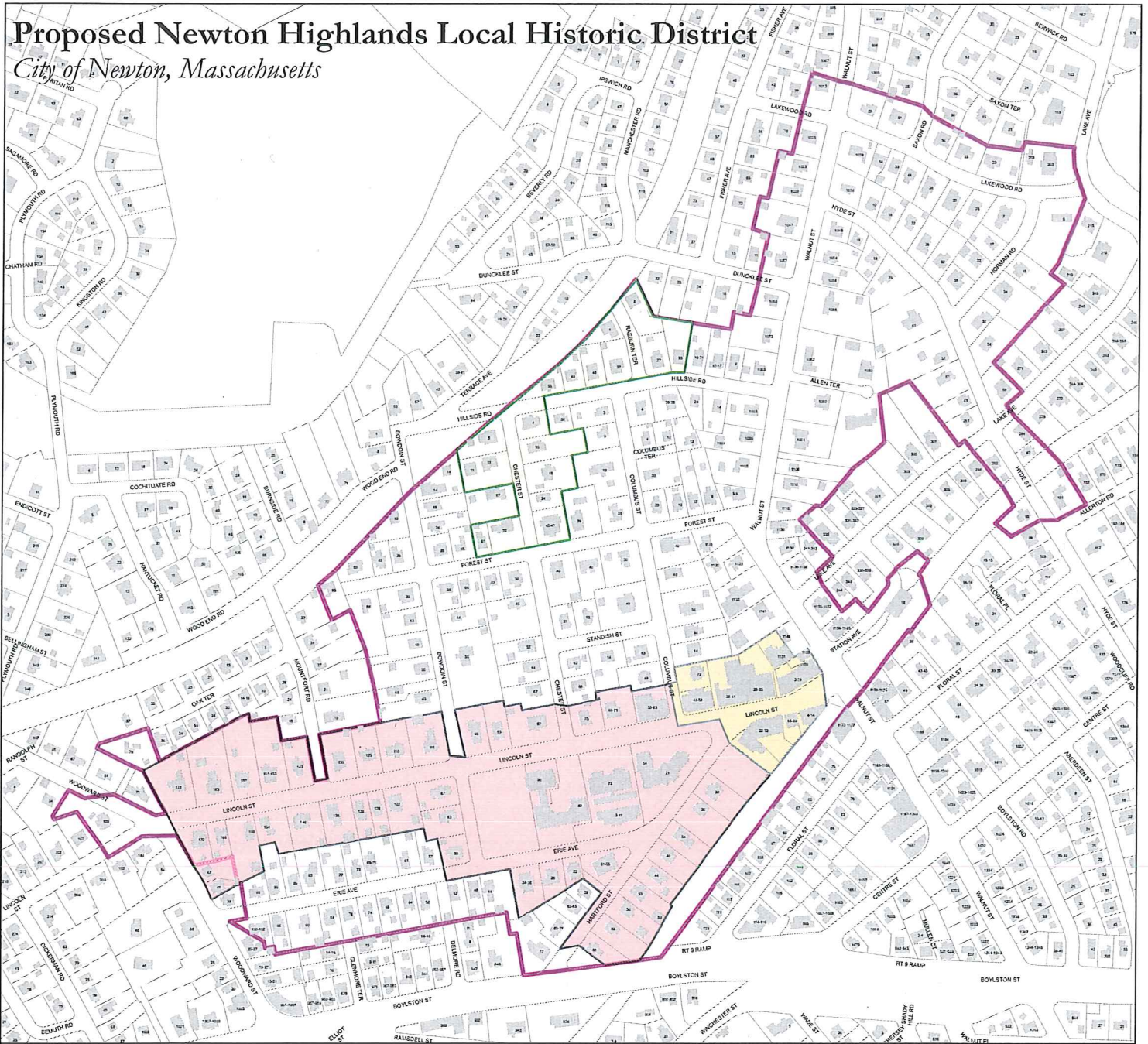
I **DO NOT** wish to be part of the Newton Highlands Local Historic District _____

My property address is _____

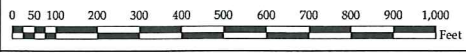
Property owner(s) name is _____

Proposed Newton Highlands Local Historic District

City of Newton, Massachusetts



The information on this map is derived from the Newton Geographic Information System (GIS). The City of Newton is not responsible for the accuracy of the data presented. Each user is responsible for determining the data reliability for its intended purpose. City departments will not be responsible for any errors or omissions on this map. City staff cannot ensure that this information is up-to-date.



Legend	
	Proposed Local Historic District
	National Register District
	Expanded District
	Anne Cobb Historic District



CITY OF NEWTON, MASSACHUSETTS
 Mayor: Scott D. Brown
 City Clerk: Elizabeth A. Gagnon
 City Administrator: Angela Connors
 Map Date: April 12, 2017

LOCAL HISTORIC DISTRICT FREQUENTLY ASKED QUESTIONS

What is a local historic district (LHD)? Local Historic Districts are areas of historic and/or architectural value in which historic buildings and their settings are protected by public review. A Local Historic District is established and administered by a community to protect the distinctive characteristics of historically important areas, and to encourage new designs that are compatible with the area's setting. Local Historic District ordinances are local laws that are adopted by communities under Chapter 40C of the General Laws of the Commonwealth of Massachusetts, enacted in 1960. 40C and local ordinances define how Local Historic Districts operate. Historic District Commissions do not necessarily prevent changes or new construction. They ensure that changes and additions are appropriate, and protect the architectural and historic values of the district. A Local Historic District is not intended to be burdensome to property owners, but is established by a community to manage changes and protect historic buildings, landscapes, and character of a district.

Does Newton already have any local historic districts? The City of Newton currently has four: Upper Falls, Chestnut Hill, Newtonville, and Auburndale. Combined, the districts consist of 887 properties. Each local historic district has its own commission comprised of Newton residents who volunteer to serve and are realtors, architects, attorneys, and citizens at large.

My property is located in a proposed local historic district. What will it mean for my property? Inclusion in a Local Historic District does not affect the use of buildings, but does subject exterior changes to review by a historic district commission *if there is a change in the proposed materials to be used*. Maintenance is also not subject to local historic district review. This design review process assures that changes in form or materials of a historic building will not detract from the district's historic character. This law also takes into account the materials on your house at the time the local historic district goes into effect. No property owner will be required to restore their home to a more historical appearance.

Can new construction happen in a local historic district? Yes, contingent upon commission review and approval.

Can multi-family housing be included in a local historic district? Yes. Local historic districts have no review authority over the use of historic structures or their interiors.

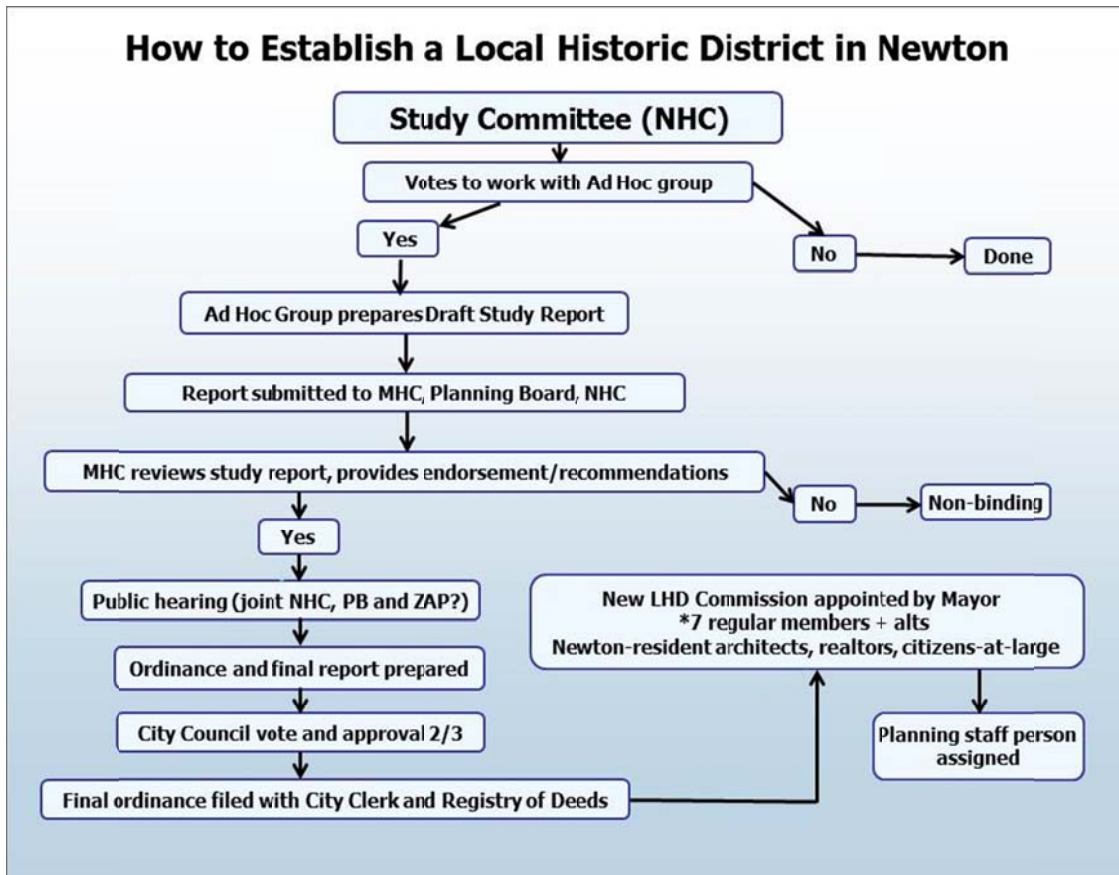
Are there penalties for owning a building that requires maintenance in a local historic district? No. Restoration and maintenance of historic buildings are allowed in local historic districts as of right.

Will I be able to paint my house any color I want without commission review? Yes you may!

What villages are proposing new local historic districts? Newton Highlands and West Newton are proposing to add local historic districts in portions of those villages. Volunteers in Newton Highlands and West Newton have prepared draft study reports for the review and approval by the Newton City Council. Both reports were approved by the Newton Historical Commission and the Massachusetts Historical Commission. These documents may be found via the link provided in the enclosed letter.

How does Newton establish a new local historic district? The Secretary of the Commonwealth has issued a publication entitled [Establishing Local Historic Districts](#), which details the steps communities must take to legally establish a Chapter 40C Local Historic District in their town or city.

In addition, Newton staff prepared the flowchart below to help illustrate the process in Newton:



Where are we in the process of reviewing the two new LHDs in Newton? Both proposed districts proposals in Newton Highlands and West Newton will be heard before separate public hearings held by the Zoning and Planning Committee of the City Council, combined with the Planning Board and the Newton Historical Commission. Members of the Newton Historical Commission will also attend. The first of these hearings, held to consider the proposed Newton Highlands Local Historic District, is scheduled for May 8, 2017 in the Council Chambers at City Hall. A hearing for the proposed West Newton Local Historic District is scheduled for June 12, 2017.

How many towns and cities in Massachusetts have local historic districts? How many have more than one like Newton does? According to data provided by the Massachusetts Historical Commission, 125 towns and cities in Massachusetts have local historic districts authorized under either Chapter 40C or by special legislation. Of these, and as of this writing, 46 communities have more than one local historic district. Communities that allow individual local historic districts (e.g. a single historic property), have a great deal more of them.



City of Newton, Massachusetts
Office of the Mayor

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March 27, 2017

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

RECEIVED
Newton City Clerk
2017 MAR 27 PM 2:20
David A. Olson, OMC
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the transfer of \$75,000 from Acct # 0111401-511001 Planning Department Full time Salaries and \$50,000 from Acct # 0111404-511001 Economic Development Full Time Salaries to a specific project account to be established for the purpose of funding the creation of a citywide Economic Development Strategy.

Thank you for your consideration of this matter.

Sincerely,

Setti D. Warren
Mayor



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Barney S. Heath
Director

MEMORANDUM

April 6, 2017

TO: Maureen Lemieux, Chief Financial Officer/Chief of Staff

FROM: Barney Heath, Director of Planning & Development 

SUBJECT: Economic Development Strategy Request

The City recently completed comprehensive studies for both our housing and transportation sectors, along with a corresponding implementation strategy for each. As we look ahead to the next fiscal year and beyond, we would like to undertake a similar data-driven analysis of the City's economic development sector along with specific policy recommendations and a corresponding implementation strategy.