

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE AGENDA

MONDAY, JUNE 8, 2009

7:45 PM

Aldermanic Chamber

***Public Hearings will be held on the following items:***

#303-07 ALDERMEN JOHNSON, ALBRIGHT, HESS-MAHAN, LINSKY, SANGIOLO recommending that Section 30-24(f) *Inclusionary Zoning* of Chapter 30 of the Revised Ordinances of Newton, Massachusetts, 2007, be amended to clarify and revise its provisions by replacing current Section 30-24(f)(4) with new language to further allow cash in lieu of providing on-site Inclusionary Units; by inserting a new Section 30-24(f)(16) providing incentives for exceeding the mandated number of Inclusionary Units; by replacing Section 30-24(f)(8)b) with new language to align marketing and resident selection plans with related city, state and federal provisions; to clarify pricing rules for Inclusionary Units by replacing Sections 30-24(f)(1b)(ii) and (iv) with new language and by adding a definition of “Area Median Income” at the end of Section 30-24(f)(1); by adding subsection vi) at the end of Section 30-24(f)(1b) to assure consistency where apt with DHCD regulations; by replacing Section 30-24(f)(3) with new language clarifying applicability of the 15% inclusion rule; and by revising Section 30-24(f)(8) by restoring previously omitted paragraphs f) and g) and revising them, changing responsibility for annual compliance reporting from the Housing Authority to the Director of Planning and Development.

#142-09 ALD. BAKER, DANBERG, HESS-MAHAN, MANSFIELD, PARKER, YATES proposing that Chapter 30 be amended to provide a cumulative floor area ratio bonus of .05 for renovation of existing one- and two-family homes which meet otherwise applicable dimensional requirements; to provide an additional .02 floor area ratio bonus for renovation of existing one- and two-family homes on old zoning lots which meet new zoning lot dimensional requirements; to clarify the application of the existing .05 floor area ratio bonus for new construction of one- and two-family homes; to end such floor area ratio bonuses on June 30, 2010; and to clarify the application of the *de minimis* rule, in accordance with language provided.

- #108-07(3) ALD. SANGIOLO proposing the suspension/rescission of Ordinance Z-44, voted on March 16, 2009, which deleted Footnote 7 of Section 30-15, Table 1 relative to floor area ratio.

***If the public hearings conclude at a reasonable hour, it is the Chairman's intention to begin discussion of the items heard and the following item:***

- #142-09(2) ALD. BAKER, DANBERG, HESS-MAHAN, MANSFIELD, PARKER, YATES proposing a *resolution* to request that the Director of Planning and Development 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 for actual usage, and make recommendations for amendments thereto and in the dimensional regulations contained in Table 1 of Section 30-15, which may also include illustrations, 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.

Respectfully submitted,

Brian E. Yates, Chairman