

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING AND PLANNING COMMITTEE REPORT

MONDAY, SEPTEMBER 24, 2001

Present: Ald. Yates (Chairman), Ald. Baker, Merrill, and Sangiolo

Absent: Ald. Gentile, M. Lipof, and Mansfield

Planning Board members present: Roger Wyner (Chairman), Audrey Cooper, David Banash, Joseph DiDuca, Joseph Proman, Ernest Siciliano, and Glen Vanaman

City officials: Michael Baseman (Law), Lou Mercuri (Planning), Linda Finucane (Clerk's)

**PUBLIC HEARINGS WERE HELD ON NOS. 121-01, 185-01, AND 225-01; ALL ITEMS WERE HELD.**

#121-01 ALD. O'HALLORAN requesting that Chapter 30, **ARTICLE III. PARKING AND LOADING FACILITIES**, of the Rev Zoning Ordinances, 1995, be amended as follows: Amend Sec. 30-19(d), *Number of Parking Stalls*, to call for an increase in the required number of parking stalls to be provided for each residential dwelling unit depending on the size (gross floor area) of each unit.

#185-01 PLANNING & DEVELOPMENT BOARD proposing that the definitions for "*Dwelling, attached*", "*Dwelling, two-family*", "*Common roof connector*" and "*Common wall connector*" in **Sec.30-1 Definitions**. be amended.

#225-01 ALD. LIPSITT requesting that Sec. 30-15(b)(4) of the Zoning Ordinance be amended to require that all rear lot subdivisions have 20' of frontage upon a way.

Re-appointment by His Honor the Mayor

#289-01 PAUL O'SHAUGHNESSY, 51 Pettee Street, Newton Upper Falls, re-appointed to the UPPER FALLS HISTORIC DISTRICT COMMISSION for a term of office expiring July 31, 2004 (60-day Board action date 11/3/01).

ACTION: APPROVED 4-0

NOTE: Although Mr. O'Shaughnessy was not present, Ald. Yates moved approval of his re-appointment as a resident member of the Commission. Mr. O'Shaughnessy, who chairs the Commission, is extremely diligent and fair and thoroughly committed to

ZONING AND PLANNING COMMITTEE REPORT

SEPTEMBER 24, 2001

Page 2

preserving the historic character of the Upper Falls Historic District. Ald. Sangiolo seconded Ald. Yates' opinion. She has observed Mr. O'Shaughnessy in the work the Upper Falls Commission as the study commission for the proposed Lasell neighborhood district. He has been helpful and fair and attended a meeting of property owners in the proposed district to inform them about the realities of a district. His re-appointment was approved unanimously.

#287-01        ALD. SANGIOLO proposing an ordinance to require a permitting process for the construction of parking lots.

ACTION:       HELD 4-0

#288-01        ALD. SANGIOLO requesting a moratorium on all building permits related to the construction of parking lots within one mile of an elementary school.

ACTION:       NO ACTION NECESSARY 4-0

NOTE: Ald. Sangiolo explained that item nos. 287-01 and 288-01 were in response to the actions of Lasell College in creating a large parking lot near the Willams School. Members shared their concern but were uncertain as to the authority the Board has. There was some discussion of amending the earth moving provision (Sec.20-10), of the difficulty of moratoria, and of parking lots that would put large amounts of traffic onto sidewalks used by children walking to school. With the understanding that the Committee would take up the first item again with more specifics, Ald. Sangiolo moved that #287-01 be held and #288-01 be NAN'd, which the Committee approved 4-0.

#128-00        ALD. YATES proposing an amendment to the ordinance governing the Upper Falls Historic District to make failure to complete a project approved by the Commission within one year of the issuance of the permit a violation of the ordinance.

ACTION:       HELD 4-0

#128-00(2)    ZONING & PLANNING COMMITTEE requesting the Law Department and the Inspectional Services Department develop an ordinance based on the City's Home Rule powers requiring property owners to complete reconstruction once begun in a reasonable time and

ACTION:       HELD 4-0

All other items were held without discussion.

Respectfully submitted,

Ald. Brian Yates, Chairman