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CITY OF NEWTON

Planning and Development Board AGENDA

DATE: Monday, July 6, 2020
TIME: 7:00 p.m.
PLACE: Virtually by Zoom

Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Gabriel Holbrow
Community Planner
Engagement Specialist
Planning & Development

Members

Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Jennifer Molinsky, Member
Sonia Parisca, Vice Chair
Chris Steele, Member
Barney Heath, *ex officio*
Kevin McCormick, Alternate
James Robertson, Alternate

1000 Commonwealth Ave.
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www.newtonma.gov

The Planning & Development Board will hold this meeting as a virtual meeting by Zoom. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your computer, at 7:00 p.m. on July 6, click on <https://us02web.zoom.us/j/530753543>. Or you can visit www.zoom.us, click "Join a Meeting" and enter the following Meeting ID: 530 753 543.

To view and participate in this virtual meeting on your smartphone, download the "ZOOM Cloud Meetings" app in any app store or visit www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 530 753 543.

For audio only, call (646) 558-8656 and enter the Meeting ID: 530 753 543 followed by #.
One-tap link for audio only: [+16465588656,,530753543#](tel:+16465588656)

1. Workshop on Zoning Redesign: Article 3 Residence Districts

Board-guided discussion may cover topics including:

- Dimensional limits (setbacks, building footprints, etc.) to reduce teardowns in residential areas (*section 3.2*)
- Dimensional standards to encourage redevelopment in residential areas that is compatible with the existing context (*sections 3.1 and 3.2*)
- Alternative lot configurations: courtyard clusters and rear lots (*section 3.5.1 and 3.5.3*)
- Garages and driveways in residential districts (*sections 3.4.2 and 3.7.1.E*)
- Building components (porches, dormers, side additions, etc.) on residential buildings (*section 3.3*)
- Rules to allow existing residential buildings to be converted into multiple housing units (multi-unit conversion) (*section 3.5.2*)
- Allowed uses in residential districts (*section 3.6*)
- Parking requirements in residential districts (*section 3.7*)

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The Board's workshop on Zoning Redesign may also address the questions posed to members of the Zoning & Planning Committee on June 29:

- Generally, should Newton's Zoning Ordinance continue to have single-family only Residence Districts within –
 - 0.25 miles of a Green Line or Commuter Rail Station?
 - 0.5 miles of a Green Line or Commuter Rail Station?
 - 0.25 miles of an Express Bus stops?
 - 0.5 miles of an Express Bus stops?
 - 0.25 miles of a MBTA Bus stop?
- To properly allow existing buildings to evolve as homeowners needs and circumstances change and to avoid overly boxy and flat new development, should Newton's Zoning Ordinance incentivize Building Components by not counting them towards the overall building footprint? Instead, the zoning code would regulate Building Components with specific standards for each component, as well as the district lot coverage and setback standards.
- Generally, if City Council and staff develop rules and regulations that we agree can lead to successfully achieving the City's stated goals, should we also allow or require a Special Permit that may slow or discourage those very types of development and may weaken the goals?

2. Rezoning of Takings to Public Use

City Council is considering docket item #287-20: Director of Planning requesting change of zone to Public Use for portions of land located at 23 Parkview Avenue (currently MR1) acquired in 2016 for the expansion of Cabot School, and at 300 Hammond Pond Parkway, known as Webster Woods, (currently SR1) acquired in 2019 for open space use and conservation purposes.

A public hearing at the Zoning & Planning Committee is anticipated in early August. As a rezoning, this item requires an official recommendation from the P&D Board.

Board members may wish to discuss the appropriate time for the Board to vote on an official recommendation.

3. Planning & Development Project Updates

4. Minutes: Approve meeting minutes from

- April 6, 2020
- May 4, 2020
- May 7, 2020
- May 19, 2020
- June 1, 2020

5. Upcoming meetings

- *Thursday, July 9, 7:00 p.m.* Zoning & Planning Committee, including workshop on Zoning Redesign. Not a joint meeting with the Board, but Board members are invited to attend and participate.
- *Thursday, July 16, 7:00 p.m.* Zoning & Planning Committee, including workshop on Zoning Redesign. Not a joint meeting with the Board, but Board members are invited to attend and participate.
- *Monday, August 3, 7:00 p.m.* Monthly Planning & Development Board meeting
- *Tuesday, August 11, 7:00 p.m.* Joint public hearing with the Community Preservation Committee (CPC) on Golda Meir House expansion

6. Adjournment

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/Sec. 504 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.