



Ruthanne Fuller  
Mayor

Barney Heath  
Director  
Planning & Development

Cat Kemmett, Planning  
Associate

#### Members

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

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# PLANNING & DEVELOPMENT BOARD MEETING MINUTES

November 1, 2021

#### Members Present:

Peter Doeringer, Chair  
Kelley Brown, Member  
Jennifer Molinsky, Member  
Chris Steele, Member  
Lee Breckenridge, Alternate (Voting)  
Kevin McCormick, Alternate (Voting)  
Barney Heath, *ex officio*

#### Staff Present:

Barney Heath, Planning Director

Meeting held virtually by Zoom Meeting. Chair Doeringer opened the meeting at 7:01 p.m.

#### 1. Feedback on Community Engagement

Director Heath referenced the recent conclusion and results of the Village Center community engagement efforts and asked for the Board's feedback. Ms. Molinsky shared that she thought the Planning team did a nice summary presentation at the October Zoning and Planning Committee and that overall, she was impressed with the outreach effort. Mr. Steele offered that he was impressed with the overall breadth of outreach and particularly pleased with specific outreach efforts aimed at involving young people. Mr. Steele also posed the idea of how we might get feedback from folks who do not live here now but might be interested. Mr. McCormick suggested that a survey of affordable housing lottery applicants for units available in Newton might be one way of approaching this. Chair Doeringer has some questions regarding the sensitivity analysis of the Polis survey that was conducted as part of the engagement. Mr. Doeringer also offered that it might be interesting to get breakouts of participants by Village Center and homeowner/renter status.

#### • Proposed Amendment to MU-4 Zoning

Director Heath asked for the Board's reaction to the proposed amendment to the Mixed-Use 4 zone. The Planning/Law staff has proposed a shift in the current language to help clarify that not every shadow or blocked view created by a proposed building should be a reason to deny a special permit. Ms. Breckenridge proposed language that would take into account the applicable context and suggested qualifying language such as "unreasonably or materially have an adverse impact" on abutting properties. Both Ms. Molinsky and Mr. McCormick agreed that Ms. Breckenridge's language was an improvement in clarifying the balancing test. Mr. Steele proposed authorizing Chair Doeringer to put the Planning Board's recommendation in writing to the Zoning and Planning Committee. The motion proposed by Mr. Brown, seconded by Mr. Steele was approved 5-0-2.

## 2. City Updates

- **West Newton Armory Proposals**

Director Heath provided an update on the City's RFP for the Armory—seven affordable housing proposals have been reviewed.

- **Proposed Municipal Affordable Housing Trust**

Director Heath indicated that ZAP will be again taking up and possibly voting on the establishment of a Municipal Affordable Housing Trust.

## 3. Board Nominations/Elections

Upon a motion by Mr. Brown, seconded by Mr. Steele and unanimously approved—Mr. Doeringer as Chair.

Upon a motion by Ms. Molinsky, seconded by Mr. Steele and unanimously approved—Mr. Brown as Vice-Chair.

## 4. Adjournment

The meeting was adjourned at 8:35 p.m.