

Property owner would like to VC2 instead of VC1 to allow for commercial development that provides space for smaller offices/businesses and similar adjacent.



SP process ensures better public investment.

Against the zoning proposal because of the impact on schools, traffic. Completely changing my neighborhood.

Wyman Rd already has MF housing, why not add more VC1 here.

Does proposal satisfy the MBTA act?

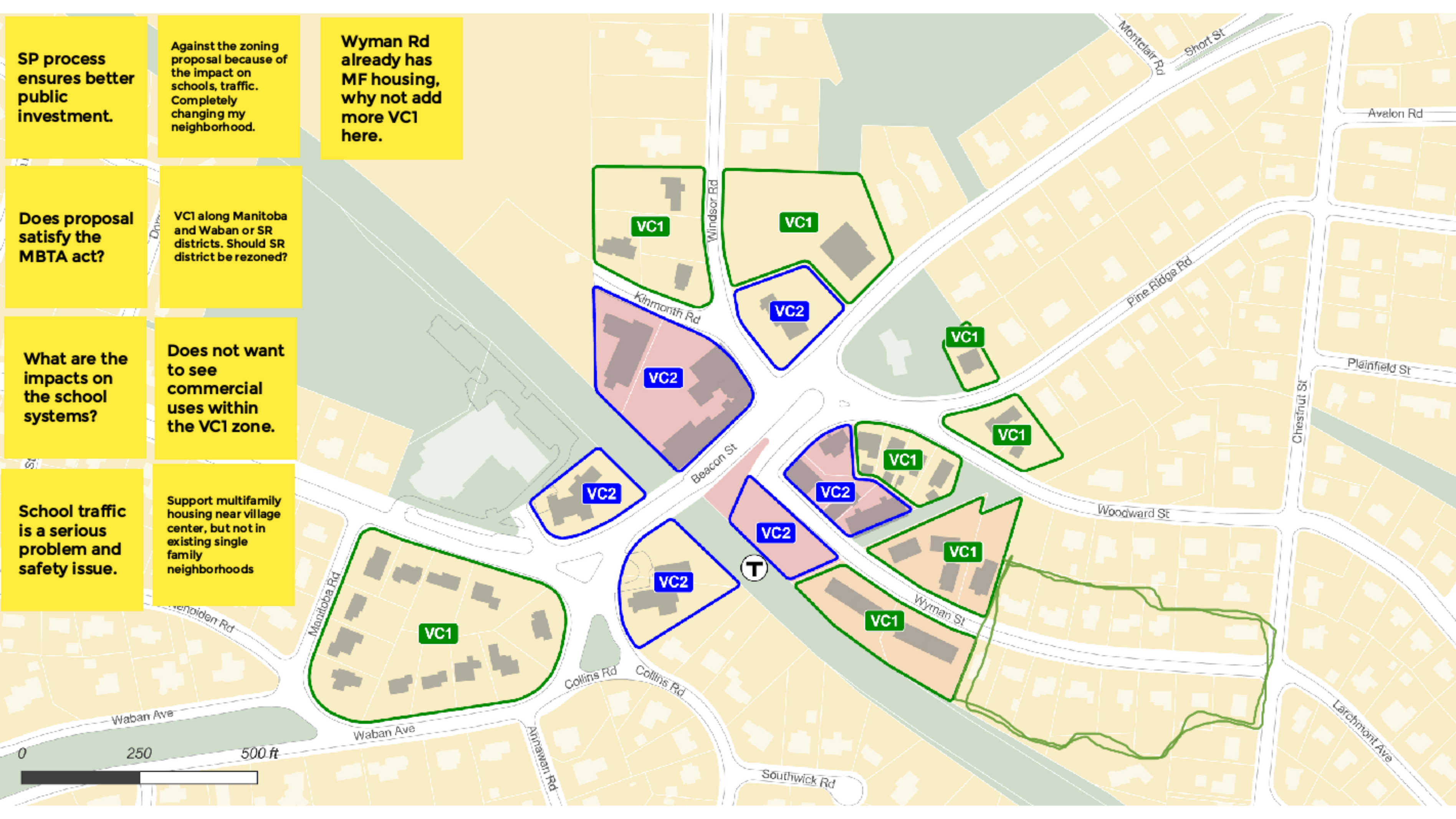
VC1 along Manitoba and Waban or SR districts. Should SR district be rezoned?

What are the impacts on the school systems?

Does not want to see commercial uses within the VC1 zone.

School traffic is a serious problem and safety issue.

Support multifamily housing near village center, but not in existing single family neighborhoods



Pine Ridge Rd has no MF zones, VC1 would be a big change

Current zoning is not working for Waban. Children can't afford to live here.

What is the total acreage included in the Waban VC zones?

Please provide links to Phase I and Phase II work

MF housing will be able to bring new students and the schools will be able to provide.

What # of housing units could be developed if fully built out to the new zoning?

How does MF development work with existing conditions, like shared driveways?

Would like to be able to downsize, but am not able to.

What are the mechanisms to preserve existing buildings?

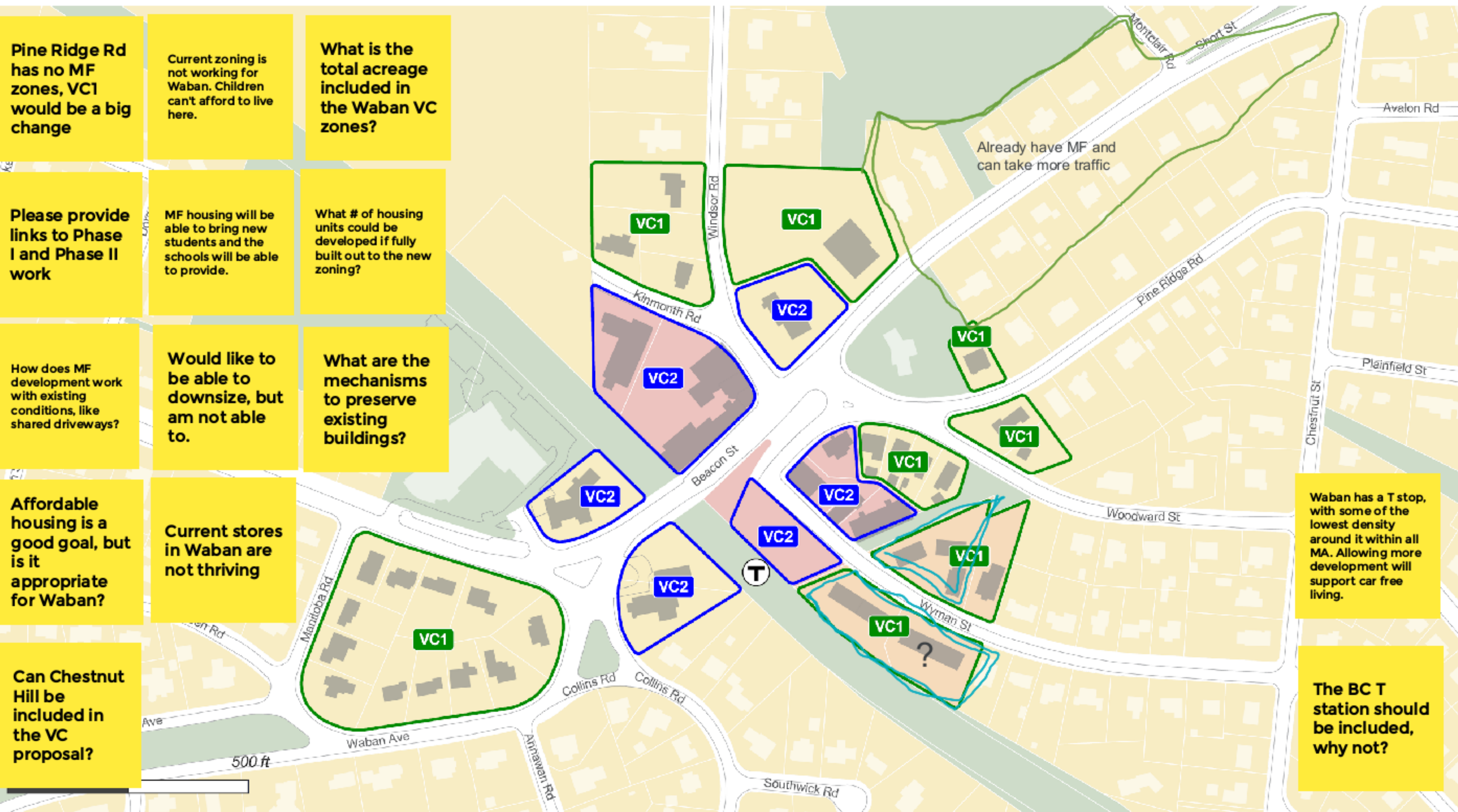
Affordable housing is a good goal, but is it appropriate for Waban?

Current stores in Waban are not thriving

Waban has a T stop, with some of the lowest density around it within all MA. Allowing more development will support car free living.

Can Chestnut Hill be included in the VC proposal?

The BC T station should be included, why not?



Difficult to understand the zoning material to date.

Doesn't believe we can build our way to affordability.

Landmarked properties exist in the Waban VC, density is appropriate outside of the Waban VC.

How does this proposal result to the 2018 draft?

Surprised by the VC1 imposed on current SR districts

Why is the planning department doing this?

The Feedback Tool showed Waban had the highest % for the small scale zoning district

Density to support MF is important to provide for more affordable housing, but it should be placed on appropriate streets. Manitoba Rd is small and not appropriate.

Zoning around the T stops impacts way more than just the immediate area. To meet our climate goals, we need to allow more around public transit/services

The Pattern Book boundary of the Waban VC is different then the proposed VC zone, why?

Everyone in Waban should be able to access the VC, not just those in walking/biking distance.

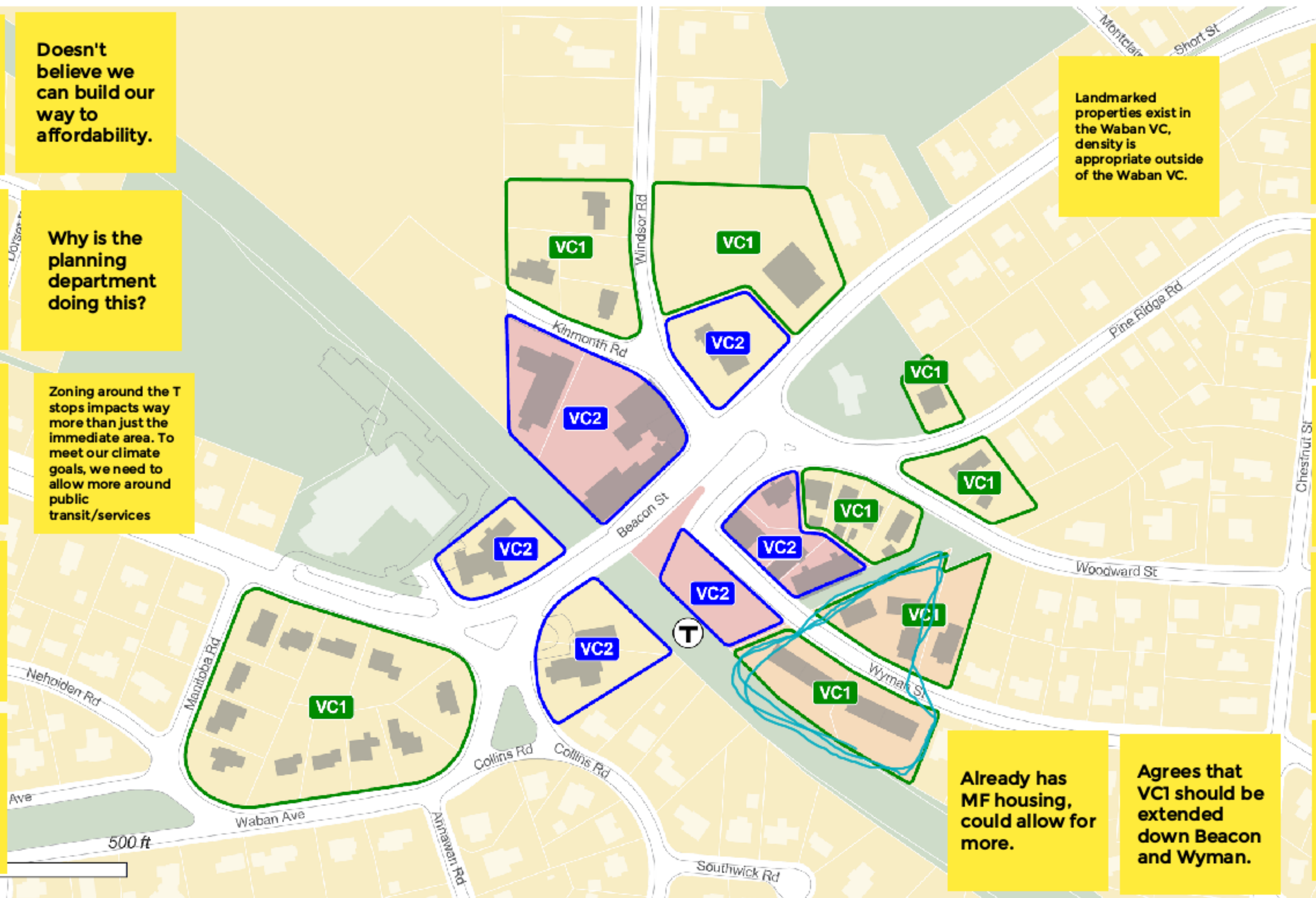
Incentives are needed to preserve and convert existing large homes.

What are these transition zones, to what?

Already has MF housing, could allow for more.

Agrees that VC1 should be extended down Beacon and Wyman.

Parking requirements should be reduced



Who is calling for more active and vibrant VC for Waban?

What is the relationship between the zoning proposal and landmarked buildings?

In favor of expanding VC zone along Beacon and Wyman

Beacon St appropriate for VC zone

There is vacant commercial space in Waban now, why do we need more?

Restart the comment process to include abutters.

Not everyone works in Boston, so the T is less important

Where will people park who live in the new MF housing allowed in the VC zones?

Site conditions along Manitoba Rd may make new development difficult and costly.

The current zoning allows for very large SF homes, if we allow larger development it should be required to be multiple/smaller units.

Great need for more affordable housing near transit and village centers

Would like to preserve existing buildings

Supports more development around the Green Line.

NHA - support zoning changes that help us achieve compliance with MBTA Communities.

It is not the responsibility of Waban to provide affordable housing.

Traffic/parking is a major concern

More housing options is supported near public transit

