

Nathan Giacalone

From: DCrossley
Sent: Friday, October 9, 2020 3:53 PM
To: David A. Olson
Cc: Nathan Giacalone; Susan Albright
Subject: Re: Please send to all noted and put in the Packet as Chair's Memo RE: etc
Attachments: 06-02-20 Planning Memo #88-20 Invited Architects Building Professionals.pdf

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Actually, could you also attach this memo under Buidling Porofessional Groups?

Thank you.

Deborah J. Crossley
C O U N C I L O R
Zoning&Planning Chair
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When responding, please be advised that the Secretary of the Commonwealth has determined that email may be considered a public record.

On Oct 9, 2020, at 3:39 PM, DEBORAH CROSSLEY wrote:

TO: Zoning & Planning Committee
cc: Full Council, Planning Board, Planning Department staff

RE: **On Zoning ReDesign: A Fluid Process**

Dear Colleagues,

This is to bring everyone up to date on what's going on in ZAP, including a small bit of mythbusting... but only about the process.

ZAP Calendar

A substantive ZAP calendar was issued (in the packet) in early September to target completion of our first round of deliberations on Article 3 by December. Staff will be issuing a revised calendar showing incorporation of our work on the garage ordinance in order to advance that section in the next few months, while we continue evaluating Article 3. and other sections of Chapter 30. A revised detailed substantive calendar will be issued next week and discussed at our Thursday October 15 meeting, including when we could add additional meetings as needed.

Building Professionals Working Groups

There are now two separate working groups (that we know of) comprising architects, builders, building engineers and real estate developers. As described in Jay Walter's letter to us following our last meeting, there was a split among the participants in how they wish to proceed with their respective analyses of the draft proposed Article 3.

We are fortunate to have a large pool of talented generous individuals in Newton who volunteer their time and expertise, and as well that they wish to continue and provide their assessments and recommendations based on extensive experience working in Newton's residential districts. But they wish to do so independently to control their own processes - and then speak with us. Like many professionals - they do not always agree. I think it is fair to say that they wish to proceed along a different paths - even as they may come to the some of the same conclusions. This is their right. They are also within their rights to invite members of the planning Department to join them if they wish.

Any attempts to spin a different tale are based on hearsay - and is simply not true.

Initially, the Planning Department created a "Focus Group" of building professionals, inviting a long list of local professionals of which ten had participated by 6.2.20 (memo attached). A few others joined in after that.

Meetings with the planning department were held (Zoom) on April 24, June 3, and July 1, 15, and 29. The Group was invited to present to us at both the July 9 and July 16 ZAP meetings. The following group members presented case studies and/or technical issues to address: Mark Sangiolo, Dan Powdermaker and Jay Walter on 7/9 and Rachel White, Nick Falkoff, and Deborah Pierce on 7/16) In addition, architects Peter Sachs and Marc Hershman joined the committee on those dates to share their opinions.

I have invited the Building Professionals Groups to present and discuss with us their feasibility assessments on three topics at three separate meetings. We proposed October 26 for **garages and driveway standards**, November 5 for **district dimensional standards & component analyses** (assuming the committee agrees to the calendar) and our early December meeting for **Multi-unit conversions and two-family standards**. We will confirm these dates with the committee at our 10/15 meeting.

Other Organized Groups

Stakeholders who have organized subcommittees to investigate/ critique the draft ordinance include The Newton Housing PArtnership, Energy Commission, Green Newton Building Standards committee, Economic Development commission, Engine 6/ Livable Newton, residents of West Newton Hill, NN Chamber of Commerce real Estate Development committee.

Many others are following our work, including the Area Councils, Interfaith community and League of Women Voters. We have heard from many of them and can discuss bringin representatives into our meetings in addition to the public hearings as appropriate to the topics.

Garage Ordinance - As you know, we voted in committee to recommend deferring the so-called garage ordinance first passed in 2016 - to April 1, 2021, which means the committee will work to amend the current ordinance ahead of the overall ZO ReDesign effort. The work done on garage and driveway regulations proposed in the new ordinance goes beyond the ordinance that failed when first approved, and has been deferred numerous times since 2016. The committee must determine the scope of amendments reasonable within our existing ordinance, definitions that may need to be added or changed, and review of other relevant sections. This work will be concurrent with the ZO Redesign effort, and I will be asking the committee to attend additional meetings as needed to get our work done well before the April 1, 2021 deadline. We must wait to vote in full Council for the official Planning

Board recommendation, which I now understand we'll be getting from their meeting/ public hearing on November 2.

We'll want to hear from the building professional working groups on the mechanics of the proposed garage amendments as well, to help understand impacts and practical feasibility. Once the committee has completed a first round evaluation, a public hearing will be held on the proposed text.

Roughly, staff thinks we could get the draft of 3.4.4 done in committee in time for a **late January public hearing**.

We may be able to hold a public hearing on the draft Article 3. that evening as well.

Ongoing Communications, Citizen Engagement Plan

Please know that the PD continues to be open and accessible to all. Office hours continue to be scheduled, and now that we are fully staffed, a fall Engagement Plan will include community meetings starting in November. I am promised a detailed plan for the remainder of this year and an outline for next year, which we will discuss in detail at our October 26 ZAP meeting.

On **Thursday October 15**, after a brief update from the Historic Working Group, we will discuss:

Alternative Lot and Building Configurations,

Rear Lots & Cluster Developments

Residential Parking Regulations (which was tabled at the last meeting)

This is enough for now - I look forward to seeing you all on October 15. have a wonderful weekend.

Deborah J. Crossley

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