



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

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## MEMORANDUM

**DATE:** August 18, 2023

**TO:** Councilor Deborah Crossley, Chair, Zoning & Planning Committee  
Members of the Zoning & Planning Committee

**FROM:** Barney Heath, Director, Department of Planning and Development  
Jennifer Caira, Deputy Director Department of Planning and Development  
Zachery LeMel, Chief of Long Range Planning  
Joe Iadonisi, Planning Associate

**RE:** **#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**  
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)  
**#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill**  
COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

**MEETING:** August 21, 2023

**CC:** City Council  
Planning Board  
Jonathan Yeo, Chief Operating Officer

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### Village Center Overlay District (VCOD) – Version 2.0 Zoning Map Amendments

The Newton Planning Department, under the guidance of the City Council's Zoning and Planning Committee (ZAP) and in close collaboration with our consultant Utile, released the Version 2.0 Village Center Overlay District (VCOD) Zoning Maps at April 24, 2023 ZAP meeting. See these links to the [presentation](#) and a [citywide map](#) here. Additional information can be found on the [Village Center webpage](#).

At this upcoming Monday, August 21 (**5:30pm start time**) ZAP meeting, the Committee will review and hold straw votes on proposed VCOD map amendments village center by village center. Planning staff have compiled all amendments received from individual city councilors, community groups, community members, and property owners. These various proposed changes to the current version 2.0 VCOD map are presented, without any endorsement from Planning, as a spreadsheet (Attachment A) and as village center maps (Attachment B).

Staff have worked to catalog every recommendation received. However, some may have been missed in error.

### **VCOD Zoning Map and MBTA Compliance**

Any VCOD map changes ZAP votes to accept will have to be input into the MBTA compliance model following the outcome of the meeting. If the amended map is not MBTA Communities compliant, Planning staff will provide a recommendation of revisions to address the non-compliance for ZAP approval.

### **Next Steps**

Following the August 21, 2023 ZAP meeting, Planning staff will incorporate all amendments voted on by ZAP to be released with the VCOD zoning text as Version 3.0. Version 3.0 will be shared in September in advance of the continued public hearing, scheduled for September 26, 2023.

### **Attachments**

**Attachment A**                      Spreadsheet - Compiled Version 2.0 VCOD Map Amendments

**Attachment B**                      Village Center Maps - Compiled Version 2.0 VCOD Map Amendments

Village Center Zoning

08/18/2023

**STREET NUMBER                      STREET NAME                      SUBMITTOR                      PROPOSED AMENDMENT**

**AUBURNDALE**

20-58	Ash St.	City Councilor	Add to VC2
20-58	Ash St.	Community Group	Add to VC2
45	Ash St.	City Councilor	Convert MRT to VC2
271-289, 305-307, 309-349	Auburn St.	City Councilor	Convert from VC3 to VC2
305-349	Auburn St.	City Councilor	Convert from VC3 to VC2
409-421	Auburn St.	Community Group	Add to VC2
409-421	Auburn St.	City Councilor	Add to VC2
8-10, 15-19	Central Close	Community Group	Add to MRT
132-138	Central St.	Community Group	Add to MRT
7-27, 14-40	Central Terrace	Community Group	Add to MRT
2000-2058	Commonwealth Ave.	Community Group	Convert VC2 to VC3
2000-2058	Commonwealth Ave.	City Councilor	Convert VC2 to VC3
2066-2114	Commonwealth Ave.	City Councilor	Convert from VC2 to VC1
2090-2102	Commonwealth Ave.	Property Owner	Convert VC2 to VC3
2115-2121	Commonwealth Ave.	Community Group	Add to MRT
2133-2171	Commonwealth Ave.	Community Group	Add to MRT
2202-2240	Commonwealth Ave.	Community Group	Add to VC2
10	Elberta Terrace	Community Group	Add to MRT
29-35	Grove St.	Community Group	Add to MRT
14	Hancock St.	Community Group	Add to MRT
9, 10, 18, 19	Higgins St.	Community Group	Add to MRT
395	Lexington St.	Community Group	Add to MRT
450	Lexington St.	City Councilor	Convert from VC3 to VC2
451	Lexington St.	City Councilor	Convert from VC3 to VC2
409-411, 417-423	Lexington St.	Property Owner	Convert VC2 to VC3
409-427, 430-442	Lexington St.	City Councilor	Convert from VC2 to VC1
11-29 and SBL 41015 0007	Melrose St.	City Councilor	Convert VC2 to MRT
211-235	Melrose St.	Community Group	Add to MRT
224-232	Melrose St.	Community Group	Add to MRT
264-268	Melrose St.	City Councilor	Convert VC2 to MRT
278-282	Melrose St.	City Councilor	Convert from VC3 to MRT
278-286	Melrose St.	City Councilor	Convert from VC3 to VC2
284-286	Melrose St.	City Councilor	Convert from VC3 to VC1
3-23, 12	Regina Rd.	Community Group	Add to MRT
1, 7, 11, 14	Regina Terrace	Community Group	Add to MRT
4-48	Ware Rd.	Community Group	Add to MRT
9-65	Woodbine St.	Community Group	Add to VC2

**ELIOT / ROUTE 9**

52, 53	Aberdeen St.	City Councilor	Convert from VC1 to MRT
11-27, 14-20	Bacon Place	Community Group	Add to MRT
12-18, 11-25	Bemuth Rd.	Community Group	Add to MRT
29-33	Bemuth Rd.	City Councilor	Convert from VC1 to MRT
87-99	Bowdoin St.	City Councilor	Add to MRT

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<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
87-99	Bowdoin St.	Community Group	Add to MRT
39-41, 42	Boylston Rd.	City Councilor	Convert from VC1 to MRT
653-721, 672-712	Boylston St.	City Councilor	Remove from VCOD
653-757	Boylston St.	City Councilor	Remove from VCOD
672-838	Boylston St.	City Councilor	Remove from VCOD
775-865	Boylston St.	City Councilor	Convert from VC1 to MRT
896-904	Boylston St.	City Councilor	Remove from VCOD
904	Boylston St.	City Councilor	Convert from VC1 to VC3
1029	Boylston St.	City Councilor	Convert from VC1 to MRT
1006-1042	Boylston St.	City Councilor	Convert from VC1 to MRT
1077-1161, 1064-1156	Boylston St.	City Councilor	Convert from VC1 to MRT
1176-1207	Boylston St.	City Councilor	Remove from VCOD
11-73, 26-40, 72	Canterbury Rd.	Community Group	Add to MRT
1664-1670	Centre St.	City Councilor	Convert from VC1 to MRT
6-12, 9-15	Charles St.	Community Group	Add to MRT
10-90	Circuit Ave.	Community Group	Add to MRT
9-19, 51-65	Circuit Ave.	Community Group	Add to MRT
81-84	Cloverdale Rd.	City Councilor	Remove from VCOD
3-5	Cragmore Rd.	City Councilor	Remove from VCOD
85	Cragmore Rd.	Community Group	Add to MRT
10	Curtis St.	City Councilor	Add to VC3
3, 7-9	Curtis St.	City Councilor	Remove from VCOD
3, 7-9	Curtis St.	City Councilor	Convert from VC1 to VC2
10-12	Dedham St.	City Councilor	Add to VC2
10-12	Dedham St.	City Councilor	Add to VC1
57, 60	Dickerman Rd.	City Councilor	Convert from VC1 to MRT
61-83	Dickerman Rd.	Community Group	Add to MRT
72	Dickerman Rd.	Community Group	Add to MRT
141	Dickerman Rd.	Community Group	Add to MRT
111-127	Dickerman Rd.	Community Group	Add to MRT
116-148	Dickerman Rd.	Community Group	Add to MRT
5-33	Eliot St.	City Councilor	Convert from VC1 to MRT
45-129	Eliot St.	Community Group	Add to MRT
48-102	Erie Ave.	Community Group	Add to MRT
57-99	Erie Ave.	Community Group	Add to MRT
57-99, 48-102	Erie Ave.	City Councilor	Add to MRT
114-116, 123	Floral St.	City Councilor	Convert from VC1 to MRT
1-21, 4-22	Frances St.	Community Group	Add to MRT
15- 47, 16-52	Harrison St.	Community Group	Add to MRT
16-20	Harrison St.	City Councilor	Add to MRT
68, 77	Hartford St.	City Councilor	Convert from VC1 to MRT
11-23	Hemlock Rd.	Community Group	Add to MRT
5	Hersey St.	City Councilor	Remove from VCOD
5	Hickory Cliff Rd.	City Councilor	Remove from VCOD
24-46	Hickory Cliff Rd.	Community Group	Add to MRT



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<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
1-25, 10-18	Josselyn Pl.	Community Group	Add to MRT
87-173	Lincoln St.	City Councilor	Add to MRT
122-170	Lincoln St.	Community Group	Add to MRT
122-170	Lincoln St.	City Councilor	Add to MRT
143-173	Lincoln St.	Community Group	Add to MRT
186-238	Lincoln St.	Community Group	Add to MRT
186-238	Lincoln St.	City Councilor	Add to MRT
189-219	Lincoln St.	Community Group	Add to MRT
189-235	Lincoln St.	City Councilor	Add to MRT
224-238	Lincoln St.	Community Group	Add to MRT
227-235	Lincoln St.	Community Group	Add to MRT
4, 5	Margaret Rd.	City Councilor	Convert VC1 to MRT
5-81, 4-82	Margaret Rd.	Community Group	Add to MRT
4	Meredith Ave.	City Councilor	Convert from VC1 to MRT
8-22	Meredith Ave.	Community Group	Add to MRT
18-28	Mountford Rd.	Community Group	Add to MRT
3-37, 10-36	Oak Terrace	Community Group	Add to MRT
3-5	Payne Rd.	City Councilor	Remove from VCOD
3-5	Payne Rd.	City Councilor	Remove from VCOD
4-20, 21-27	Randolph St.	Community Group	Add to MRT
3-11, 4-18	Ridgeway Ter.	Community Group	Add to MRT
6-128, 15, 27-103	Roundwood Rd.	Community Group	Add to MRT
11-15, 12	Suban Pl.	Community Group	Add to MRT
9-75	Thurston Rd.	Community Group	Add to MRT
9, 20-28	Wade St.	City Councilor	Remove from VCOD
19-69, 8-62	Waldorf Rd.	Community Group	Add to MRT
5	Walnut Hill Rd.	City Councilor	Remove from VCOD
5	Walnut Hill Rd.	City Councilor	Remove from VCOD
1241-1243, 1246-1248	Walnut St.	City Councilor	Convert from VC1 to MRT
1265	Walnut St.	City Councilor	Remove from VCOD
31	Winchester St.	City Councilor	Convert from VC1 to VC3
49-51, 40-90	Winchester St.	City Councilor	Add to VC3
98-100	Winchester St.	City Councilor	Add to VC2
98-100	Winchester St.	City Councilor	Add to VC1
70	Woodcliff Rd.	City Councilor	Remove from VCOD
85, 88	Woodcliff Rd.	City Councilor	Remove from VCOD
22-54	Woodward St.	Community Group	Add to MRT
22-54	Woodward St.	City Councilor	Add to MRT
25-27	Woodward St.	Community Group	Add to MRT
25-47	Woodward St.	City Councilor	Add to MRT
39-47	Woodward St.	Community Group	Add to MRT
71-107	Woodward St.	Community Group	Add to MRT
94	Woodward St.	Community Group	Add to MRT
110	Woodward St.	Community Group	Add to MRT

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<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
<b>FOUR CORNERS</b>			
858-862	Beacon St.	Community Group	Convert MRT to VC2
1062	Beacon St.	Property Owner	Add to VC2
1082	Beacon St.	Community Group	Convert VC2 to VC3
1087	Beacon St.	Community Group	Convert VC2 to VC3
1094-1126	Beacon St.	Community Group	Convert VC2 to VC3
1099	Beacon St.	Community Group	Convert VC2 to VC3
77	Beaconwood Rd.	City Councilor	Convert MRT to VC2
54-60	Brentwood Ave.	City Councilor	Add to MRT
858-862	Walnut St.	City Councilor	Convert MRT to VC2
858-862	Walnut St.	City Councilor	Convert MRT to VC2
870-880	Walnut St.	Community Group	Convert VC2 to VC3
899-901	Walnut St.	Community Group	Convert VC2 to VC3
<b>LOWER FALLS</b>			
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<b>NEWTON CENTRE</b>			
680-692, 677-701	Beacon St.	Community Group	Add to MRT
711-731	Beacon St.	City Councilor	Remove from VCOD
776-808, SBL 62009 0014	Beacon St.	City Councilor	Convert from VC3 to VC2
837-847	Beacon St.	City Councilor	Convert MRT to VC3
837-847	Beacon St.	Community Group	Convert MRT to VC3
837-851	Beacon St.	City Councilor	Convert MRT to VC2
853-855	Beacon St.	City Councilor	Convert MRT to VC1
876-888	Beacon St.	City Councilor	Add to MRT
876-888, 877-891	Beacon St.	Community Group	Add to MRT
1148-1298, 1179-1301	Centre St.	City Councilor	Convert from VC3 to VC2
1317-1321	Centre St.	Resident	Convert VC2 to VC3
1345-1365	Centre St.	City Councilor	Convert MRT to VC2
62	Chase St.	City Councilor	Remove from VCOD
11-41, 10-42	Chelsey Rd.	City Councilor	Remove from VCOD
40-60	Crescent Ave.	City Councilor	Add to MRT
64-90	Crescent Ave.	Community Group	Convert MRT to VC2
64-90	Crescent Ave.	City Councilor	Convert MRT to VC2
62-86	Dalton Rd.	City Councilor	Remove from VCOD
55-85, 70-82	Elgin St.	City Councilor	Remove from VCOD
26-58	Everett St.	City Councilor	Remove from VCOD
9-17, 20-22	Glazer Rd.	City Councilor	Remove from VCOD
41-117	Glen Ave.	City Councilor	Remove from VCOD
17-31	Herrick Rd.	City Councilor	Convert from VC3 to VC2
52-128	Herrick Rd.	City Councilor	Remove from VCOD
9-37	Knowles St.	City Councilor	Remove from VCOD
47-61	Langley Rd.	City Councilor	Convert from VC3 to VC2
92	Langley Rd.	Property Owner	Convert VC2 to VC3
95-145, 100-154	Langley Rd.	City Councilor	Remove from VCOD
12-14	Lyman St.	City Councilor	Convert from VC3 to VC2

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<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
SBL 61032 0001	Lyman St.	City Councilor	Remove from VCOD
9-27, 14-28	Maple Park	City Councilor	Remove from VCOD
10-70	Norwood Ave.	City Councilor	Add to MRT
55-85	Norwood Ave.	City Councilor	Add to VC2
33-77	Paul St.	Community Group	Convert MRT to VC2
33-77	Paul St.	City Councilor	Convert MRT to VC2
38-56	Paul St.	City Councilor	Remove from VCOD
12-17	Pelham St.	City Councilor	Convert from VC3 to VC2
40-50, 49	Pelham St.	City Councilor	Remove from VCOD
35	Pleasant St.	City Councilor	Remove from VCOD
3-63, 18-56	Ripley St.	City Councilor	Remove from VCOD
166	Sumner St.	City Councilor	Remove from VCOD
191-195	Sumner St.	City Councilor	Convert from VC3 to VC2
6-26, 9-31	Trowbridge St.	City Councilor	Add to MRT
SBLs 61036 0010 61036 0011, 61036 0011B, 61036 0011D	Union St.	City Councilor	Convert from VC3 to VC2
49-105, 50-70	Union St.	City Councilor	Convert from VC3 to VC2
109, 128-170	Warren St.	City Councilor	Remove from VCOD
<b>NEWTON CORNER</b>			
12-14	Avon Place	Community Group	Convert from VC3 to VC2
12-14, SBL 12009 0006	Avon Place	City Councilor	Convert from VC3 to VC2
249-291, 258, 270-292	Centre St.	City Councilor	Convert from VC3 to VC2
427-447, 400-430	Centre St.	City Councilor	Convert from VC3 to VC2
457-465	Centre St.	Community Group	Convert VC2 to MRT
30-34, 31	Channing St.	City Councilor	Convert from VC3 to VC2
30-34, 31	Channing St.	Community Group	Convert from VC3 to VC2
32-34, 31	Channing St.	City Councilor	Convert from VC3 to VC2
185	Charlesbank Rd.	City Councilor	Add to VC2
185	Charlesbank Rd.	Community Group	Add to VC2
276-278	Church St.	City Councilor	Convert from VC3 to VC2
9-31	Elmwood St.	Community Group	Convert VC2 to MRT
1	Hermon Terrace	City Councilor	Add to MRT
1	Hermon Terrace	Community Group	Add to MRT
28	Hovey St.	Community Group	Convert from VC3 to VC2
55	Jefferson St.	Community Group	Add to VC2
31-51, 44-62	Jefferson St.	City Councilor	Add to MRT
31-51, 44-62	Jefferson St.	Community Group	Add to MRT
65	Jefferson St.	City Councilor	Convert from VC3 to VC2
13	Nonantum Place	City Councilor	Add to MRT
13	Nonantum Place	Community Group	Add to MRT
33-35	Nonantum Place	City Councilor	Add to VC2
33-35	Nonantum Place	Community Group	Add to VC2
12-54	Park St.	Community Group	Convert VC2 to MRT
21-27	Peabody St.	City Councilor	Convert from VC3 to VC2

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<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
21-27	Peabody St.	Community Group	Convert from VC3 to VC2
21-27	Peabody St.	City Councilor	Convert from VC3 to VC2
19	Pearl St.	City Councilor	Convert from VC3 to VC2
12-46	Richardson St.	City Councilor	Convert VC2 to MRT
12-46	Richardson St.	Community Group	Convert VC2 to MRT
42	Thornton St.	Community Group	Convert from VC3 to VC2
42-44	Thornton St.	City Councilor	Convert from VC3 to VC2
42-44, SBL 12009 0008	Thornton St.	City Councilor	Convert from VC3 to VC2
315-327	Tremont St.	Community Group	Convert VC2 to MRT
172-184	Washington St.	Community Group	Convert VC2 to MRT
227	Washington St.	City Councilor	Add to VC2
227	Washington St.	Community Group	Add to VC2
235-431	Washington St.	City Councilor	Convert from VC3 to VC2
35-37	William St.	City Councilor	Add to MRT
35-37	William St.	Community Group	Add to MRT
<b>NEWTON HIGHLANDS</b>			
115-191, 118-184	Allerton Rd.	City Councilor	Remove from VCOD
1547	Centre St.	City Councilor	Add to MRT
1637	Centre St.	City Councilor	Convert from VC3 to VC2
62-68	Chester St.	City Councilor	Remove from VCOD
40-56	Columbus St.	City Councilor	Remove from VCOD
63-69	Columbus St.	City Councilor	Remove from VCOD
11-17, 12-20	Cushing St.	City Councilor	Remove from VCOD
10-12	Dedham St.	City Councilor	Add to VC1
72	Floral St.	City Councilor	Convert from VC3 to VC2
3-5	Forest St.	City Councilor	Add to MRT
3-5	Forest St.	Community Group	Add to MRT
41-57	Hyde St.	City Councilor	Add to MRT
50-54	Hyde St.	City Councilor	Add to MRT
68-82	Hyde St.	City Councilor	Add to MRT
112-128	Hyde St.	City Councilor	Remove from VCOD
219-271, 242-284	Lake Ave.	City Councilor	Add to MRT
87-99	Lincoln St.	Community Group	Add to MRT
111-135	Lincoln St.	Community Group	Add to MRT
15	Rogers St.	City Councilor	Add to MRT
14	Standish St.	City Councilor	Remove from VCOD
1047-1105, 1048-1110	Walnut St.	Community Group	Add to MRT
1065-1105, 1066-1110	Walnut St.	City Councilor	Add to MRT
1135-1145	Walnut St.	City Councilor	Convert from VC2 to VC1
1181-1203, 1186-1194	Walnut St.	City Councilor	Convert from VC3 to VC2
49-51, 40-90	Winchester St.	City Councilor	Add to VC2
98-100	Winchester St.	City Councilor	Add to VC1
15-55	Woodcliff Rd.	City Councilor	Remove from VCOD
<b>NEWTONVILLE</b>			
12-68	Austin St.	City Councilor	Convert from VC3 to VC2

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<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
68-72	Austin St.	City Councilor	Convert from VC3 to MRT
74-86	Bowers St.	City Councilor	Convert from VC3 to VC2
77-85	Central Ave.	Community Group	Add to MRT
80-102	Central Ave.	Community Group	Add to MRT
93-105	Central Ave.	Community Group	Add to VC2
107-119	Central Ave.	City Councilor	Convert from VC3 to VC2
25-111	Court St.	Community Group	Add to MRT
90-92	Court St.	City Councilor	Convert from VC3 to VC2
47	Harvard St.	Community Group	Add to MRT
63-67	Harvard St.	Community Group	Add to MRT
19	Highland Ave.	City Councilor	Convert from VC3 to VC2
162	Lowell Ave.	City Councilor	Convert from VC3 to VC2
12-72	Madison Ave.	Community Group	Add to MRT
11-75	Madison Ave.	Community Group	Add to MRT
108	Madison Ave.	City Councilor	Convert from VC3 to VC2
355-393, 356-416	Newtonville Ave.	Community Group	Add to MRT
439, 454-456	Newtonville Ave.	City Councilor	Convert from VC3 to VC2
221-227	Walnut St.	Property Owner	Add to VC2
246-254, 288, 304-334, 303-335, 309R	Walnut St.	City Councilor	Convert from VC3 to VC2
324-348	Walnut St.	City Councilor	Convert from VC3 to VC2
1-6	Walnut Terrace	Community Group	Add to VC2
61-73	Washington Park	Community Group	Add to MRT
641	Washington St.	City Councilor	Add to VC3
675	Washington St.	City Councilor	Add to VC2
743-773	Washington St.	City Councilor	Convert from VC3 to VC2
899-911	Washington St.	City Councilor	Convert from VC3 to VC2
17-21	Washington Terrace	Property Owner	Convert VC2 to VC3
9-15	Wilton Rd.	Community Group	Add to MRT
<b>NONANTUM</b>			
17-19, 18	Barrieau Ct.	City Councilor	Add to MRT
352-360	Nevada St.	City Councilor	Add to MRT
290	Watertown St.	Property Owner	Add to VC2
405-451, 414-452	Watertown St.	City Councilor	Convert VC2 to VC3
421-451	Watertown St.	Community Group	Convert VC2 to VC3
460-474	Watertown St.	City Councilor	Add to MRT
468-474	Watertown St.	Community Group	Add to MRT
<b>THOMPSONVILLE</b>			
325, 327	Boylston St.	City Councilor	Convert from VC3 to VC2
335-345	Boylston St.	City Councilor	Convert from VC3 to VC2
373-387	Boylston St.	City Councilor	Convert from VC3 to VC2
1-31	Jackson St.	City Councilor	Convert from VC3 to VC2
30-34	Jackson St.	City Councilor	Convert from VC3 to VC2
22-24	John St.	Property Owner	Convert MRT to VC2
405-415, 410-422	Langley Rd.	City Councilor	Convert from VC3 to VC2

## Village Center Zoning

08/18/2023

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
<b>UPPER FALLS</b>			
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<b>WABAN</b>			
10-18	Annawan Rd.	Community Group	Add to MRT
1601	Beacon St.	City Councilor	Convert MRT to VC2
1765-1801	Beacon St.	Community Group	Add to MRT
1772-1818	Beacon St.	Community Group	Add to MRT
653-677	Chestnut St.	Community Group	Add to MRT
703	Chestnut St.	Community Group	Add to MRT
23, 33-71	Collins Rd.	Community Group	Add to MRT
28-150	Collins Rd.	Community Group	Add to MRT
9	Devonshire Rd.	Community Group	Add to MRT
39	Locke Rd.	Community Group	Add to MRT
14-28	Manitoba Rd.	Community Group	Add to MRT
194	Moffat Rd	Community Group	Add to MRT
12	Owaisa Rd.	Community Group	Add to MRT
134-184	Pine Ridge Rd.	Community Group	Add to MRT
137-197	Pine Ridge Rd.	Community Group	Add to MRT
5-15, 10-24	Southwick Rd.	Community Group	Add to MRT
28	Waban Ave.	Community Group	Add to MRT
29-53	Waban Ave.	Community Group	Add to MRT
47-77	Windsor Rd.	Community Group	Add to MRT
48-108	Windsor Rd.	Community Group	Add to MRT
389-425	Woodward St.	Community Group	Add to MRT
390-418	Woodward St.	Community Group	Add to MRT
52-100	Wyman St.	Community Group	Convert VC2 to VC3
52-70	Wyman St.	City Councilor	Convert VC2 to VC3
100	Wyman St.	City Councilor	Convert VC2 to VC3
<b>WEST NEWTON</b>			
8-38	Border St.	City Councilor	Convert from VC3 to VC2
93	Border St.	City Councilor	Add to VC2
405-413, 406	Cherry St.	Community Group	Add to MRT
1	Chestnut St. Rear	City Councilor	Convert from VC3 to VC2
10-12, 21-23	Columbus Pl.	Community Group	Add to MRT
15-33	Davis St.	City Councilor	Convert from VC3 to VC2
32-34	Dunstan St.	City Councilor	Convert from VC3 to VC2
68-80	Elm St.	Community Group	Add to MRT
60	Highland St.	Community Group	Add to MRT
60	Highland St.	City Councilor	Add to VC2
60	Highland St.	Community Group	Add to VC2
60	Highland St.	City Councilor	Add to VC3
12-24, 25	Kempton Pl.	City Councilor	Convert from VC3 to VC2
11-15	Lucas Ct.	City Councilor	Convert from VC3 to VC2
73-83	Oak Ave.	Community Group	Add to MRT
15	Spencer St.	City Councilor	Convert from VC3 to VC2

Village Center Zoning

08/18/2023

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
521-527	Waltham St.	City Councilor	Convert from VC3 to VC2
1149-1197	Washington St.	City Councilor	Convert from VC3 to VC2
1203-1253, 1274-1296	Washington St.	City Councilor	Convert from VC3 to VC2
1298-1362, 1345-1397	Washington St.	City Councilor	Convert from VC3 to VC2
MassDOT ROW	Washington/I-90	Community Group	Add to VC3
978, 979-1003	Watertown St.	City Councilor	Convert from VC3 to VC2
102	Webster Park	Community Group	Add to MRT
15-19, 20-22	Webster Place	Community Group	Add to MRT
15	Webster St.	Community Group	Add to MRT
35, 67	Webster St.	Community Group	Add to MRT
115-157	Webster St.	Community Group	Add to MRT
166-182	Webster St.	City Councilor	Convert MRT to VC2
186	Webster St.	City Councilor	Add to VC3
200-216	Webster St.	City Councilor	Add to VC2

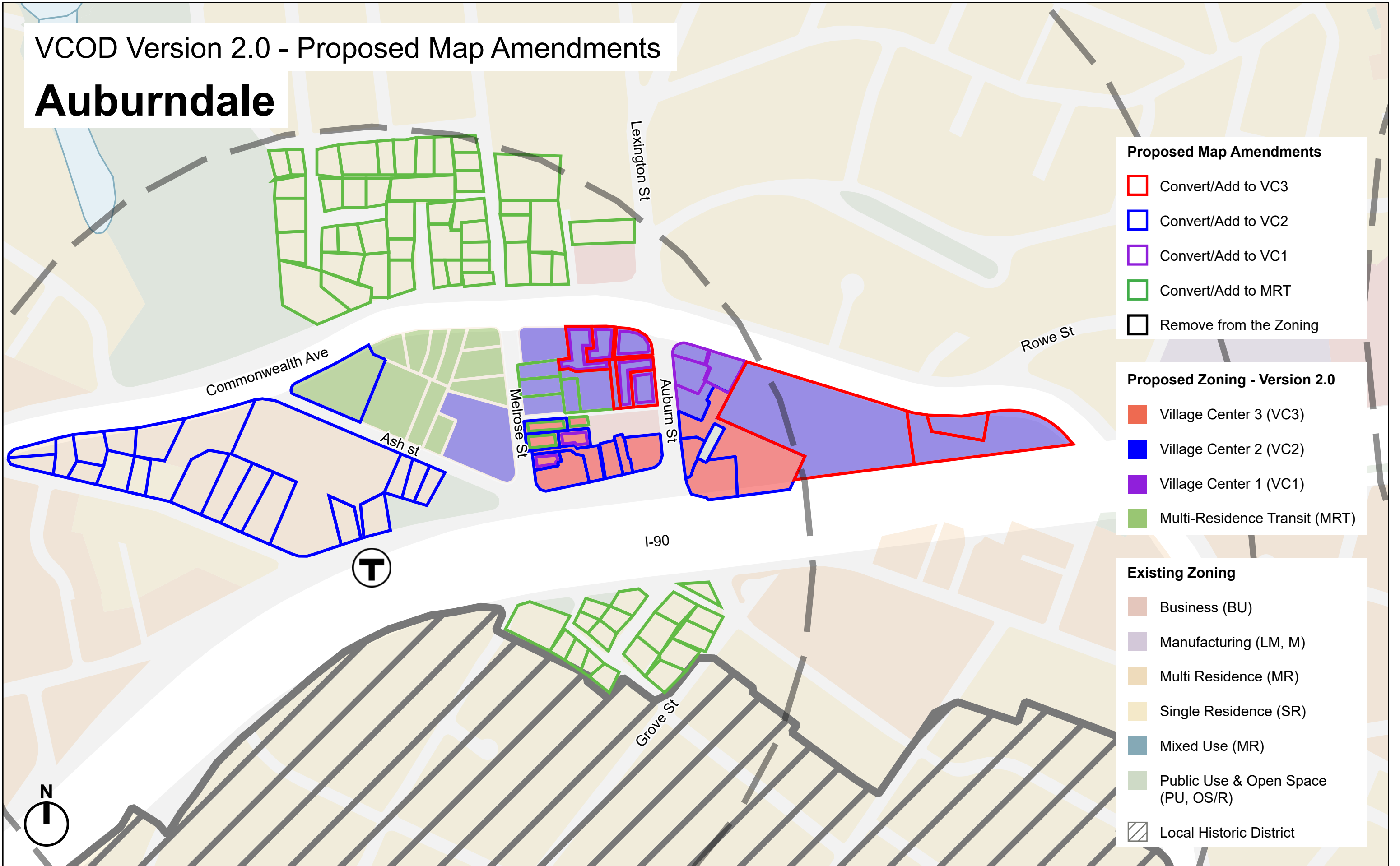
**GENERAL COMMENTS**

Brae Burn & Woodland Golf Courses		Resident	Add golf courses to the VCOD
Nonantum, Four Corners, Upper Falls, Lower Falls, Thompsonville		Resident	Remove zoning proposals for non-MBTA VCs (Nonantum, Four Corners, Upper Falls, Lower Falls, Thompsonville); VCOD should include areas around Woodland, Chestnut Hill, Elliot and BC T stops
Chestnut Hill, Eliot, Boston College		Resident	Add West Newton hill and Chestnut Hill to VCOD
West Newton Hill, Chestnut Hill		Resident	Include area around Chestnut Hill T stop
Chestnut Hill		Resident	Include area around Chestnut Hill/Boston College T stop
Chestnut Hill, Boston College		City Councilor	
Upper Falls		Community Group	There should be a gradual reduction of scale from Northland project into the residential streets
108-110 Oak St.	Upper Falls	Community Group	Keep as a 2-story structure
1195-1209 and 1211-1213		Community Group	Preserve historic buildings and keep as 2 stories
Chestnut St.	Upper Falls	Community Group	Preserve Upper Falls Post Office
Upper Falls		Community Group	Remove all VC3 except in certain circumstances
N/A		City Councilor	
N/A		Resident	Remove all VC3
Thompsonville		Resident	Step down from VC2 to VC1, not MRT



# VCOD Version 2.0 - Proposed Map Amendments

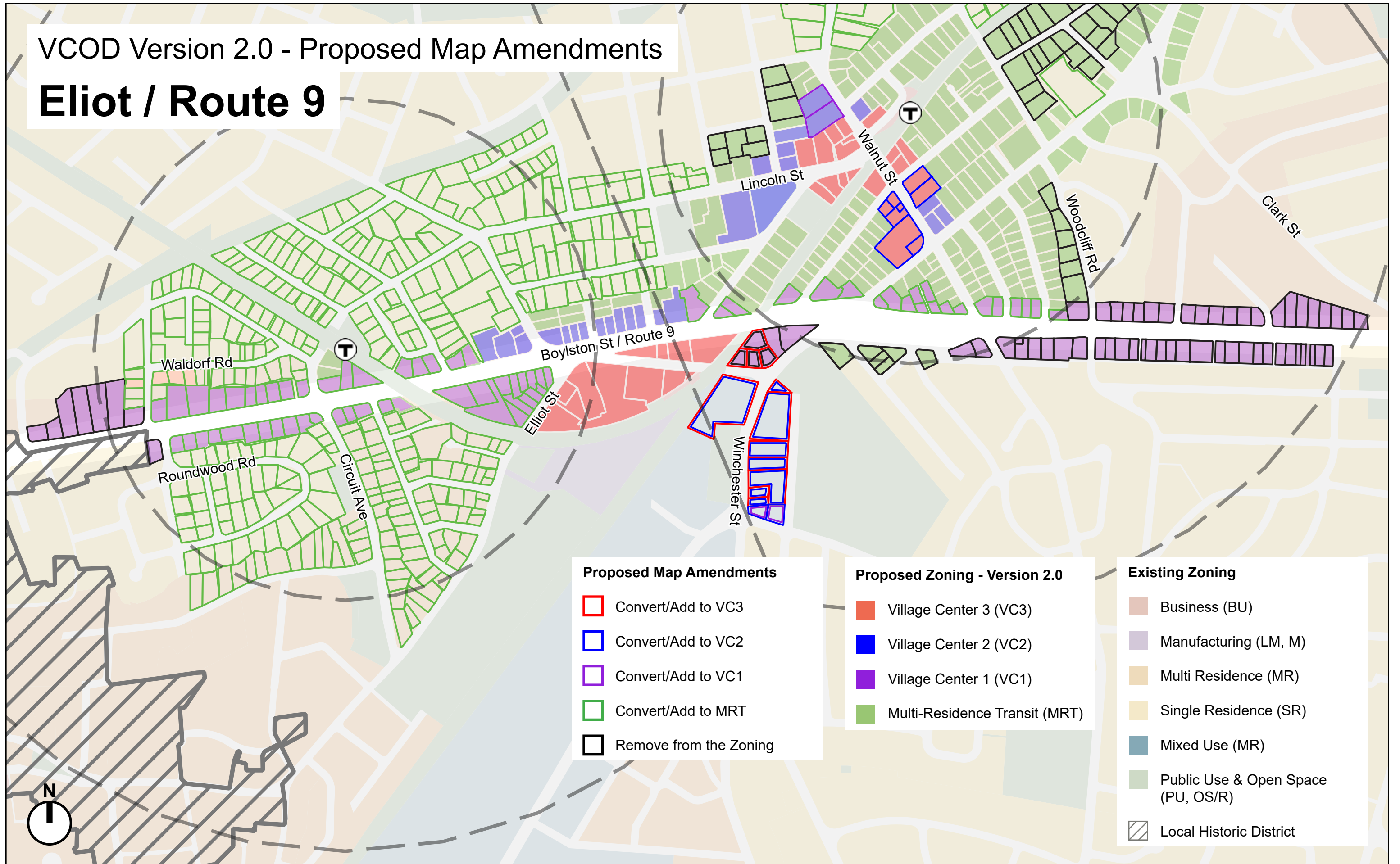
## Auburndale





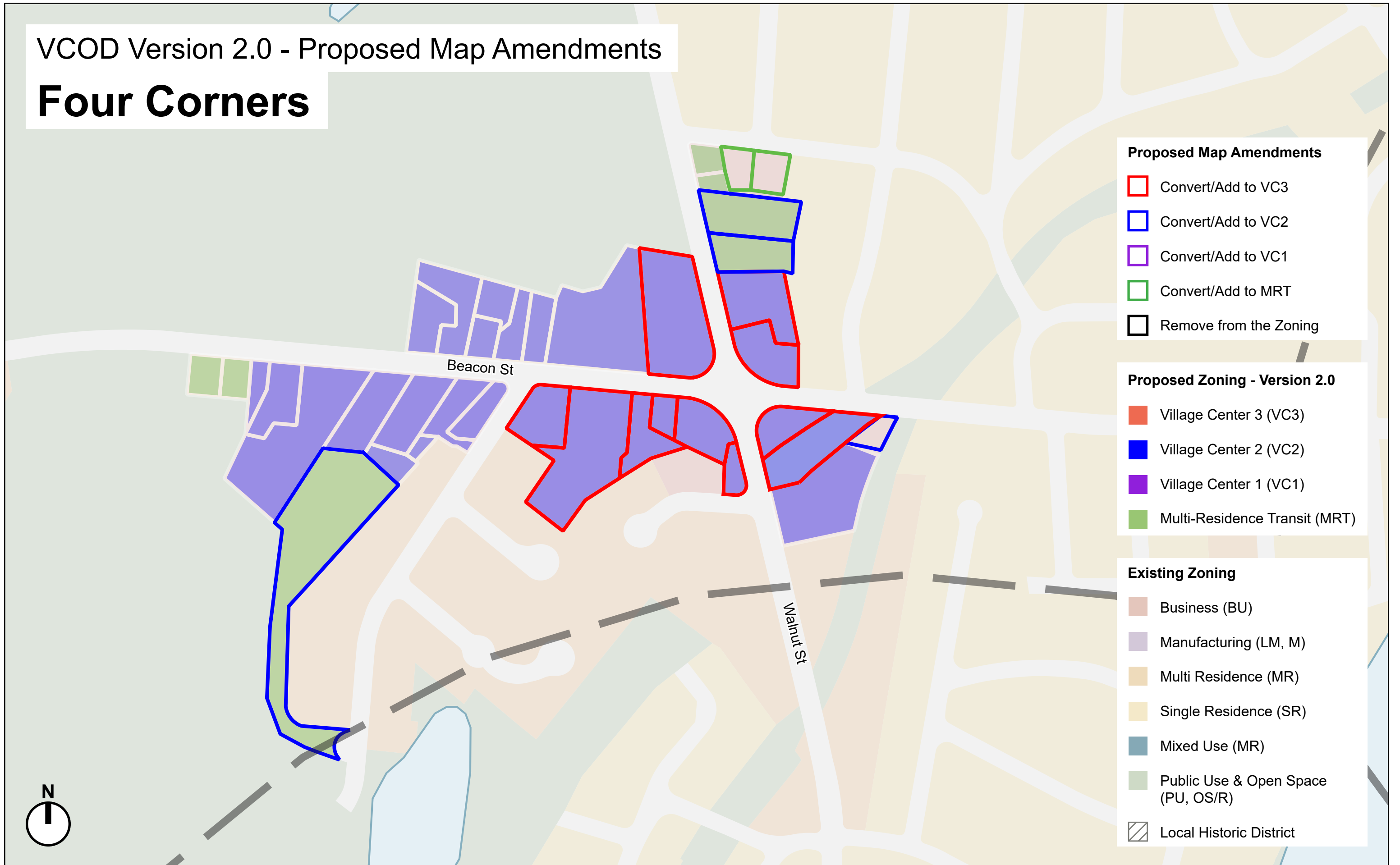
VCOD Version 2.0 - Proposed Map Amendments

**Eliot / Route 9**



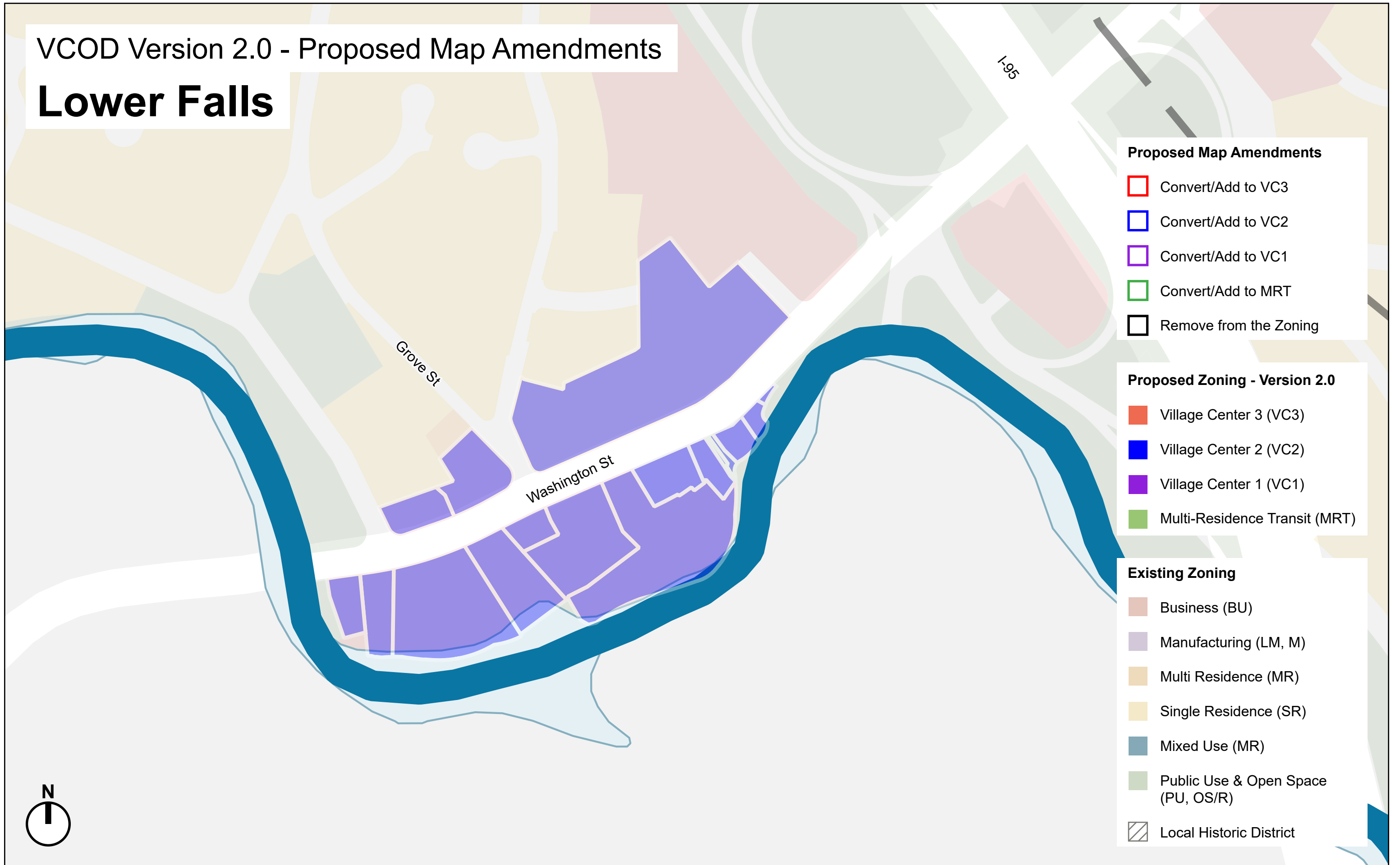
# VCOD Version 2.0 - Proposed Map Amendments

## Four Corners



# VCOD Version 2.0 - Proposed Map Amendments

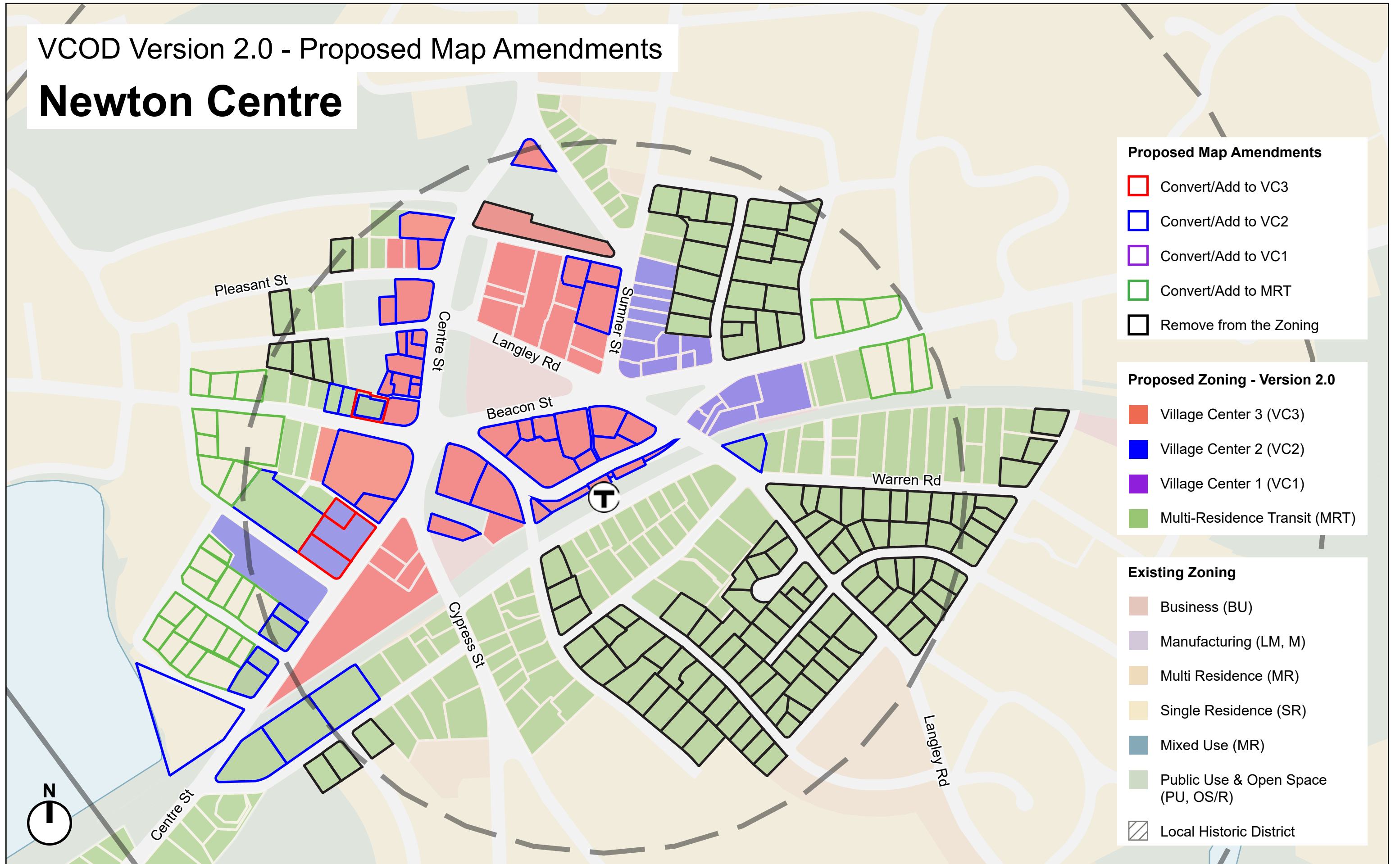
## Lower Falls





VCOD Version 2.0 - Proposed Map Amendments

**Newton Centre**



**Proposed Map Amendments**

- Convert/Add to VC3
- Convert/Add to VC2
- Convert/Add to VC1
- Convert/Add to MRT
- Remove from the Zoning

**Proposed Zoning - Version 2.0**

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

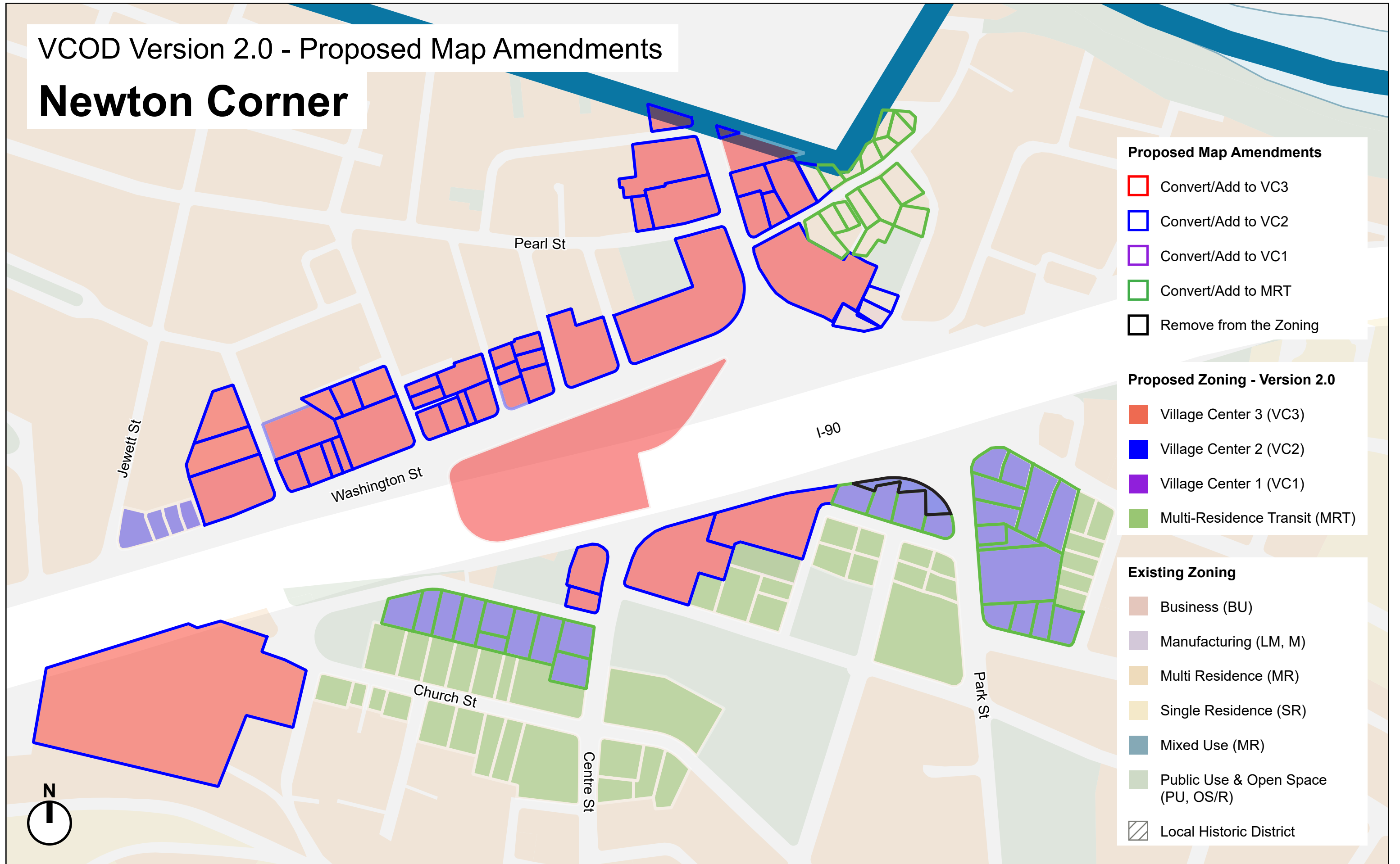
**Existing Zoning**

- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District



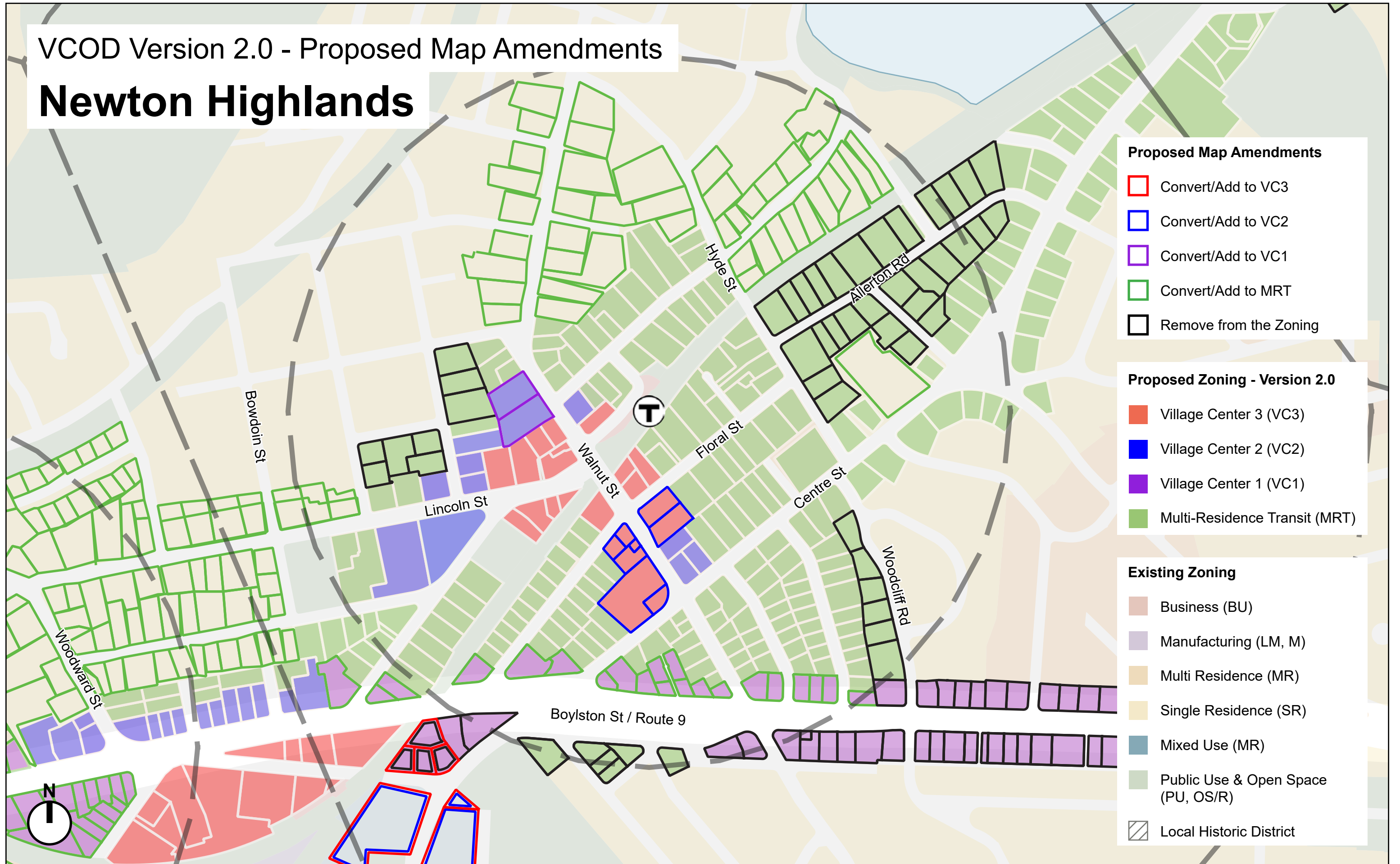
# VCOD Version 2.0 - Proposed Map Amendments

## Newton Corner



# VCOD Version 2.0 - Proposed Map Amendments

## Newton Highlands

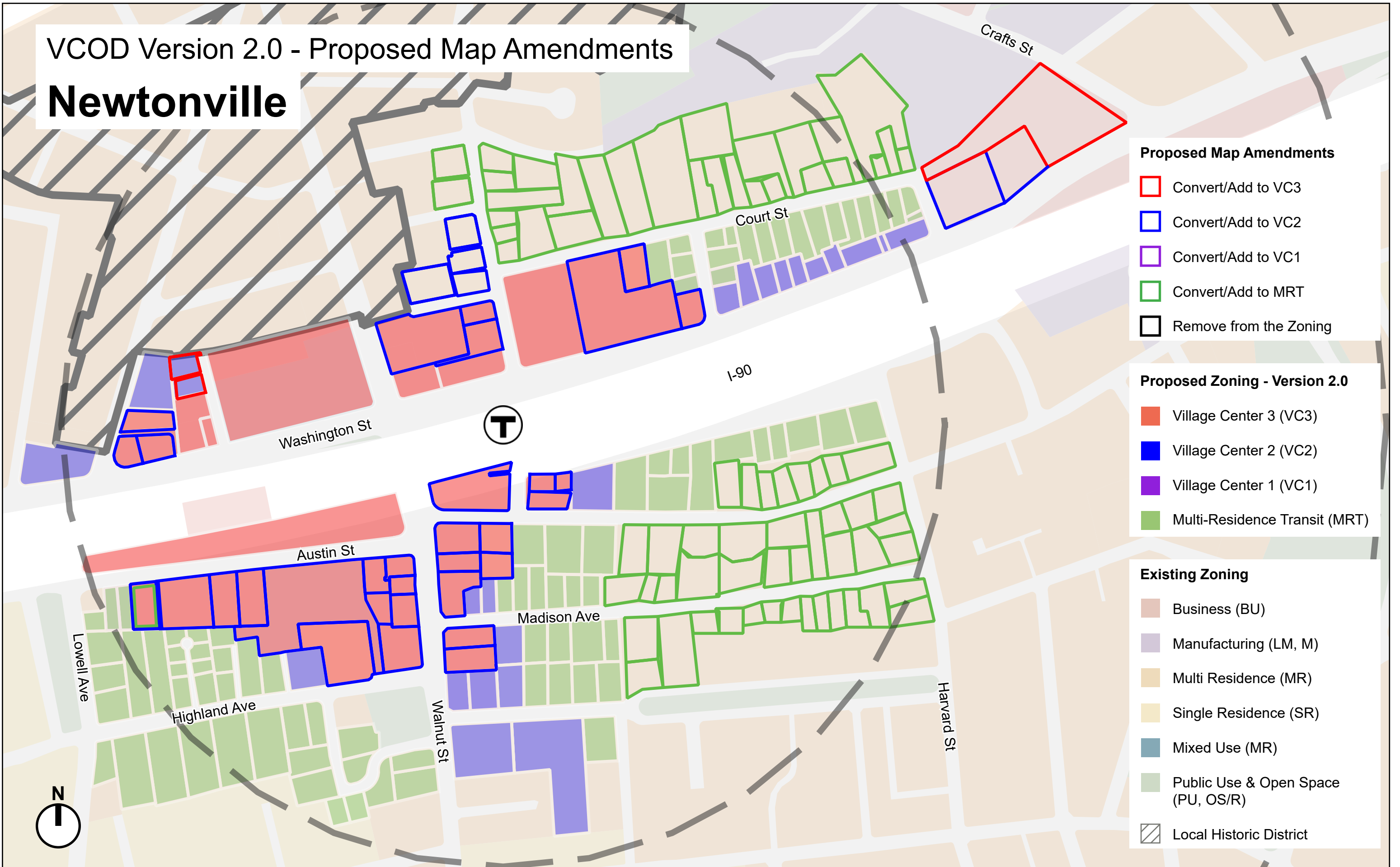


**DISCLAIMER:** The proposed map amendments represent the compilation of amendments submitted by members of the public and City Councilors



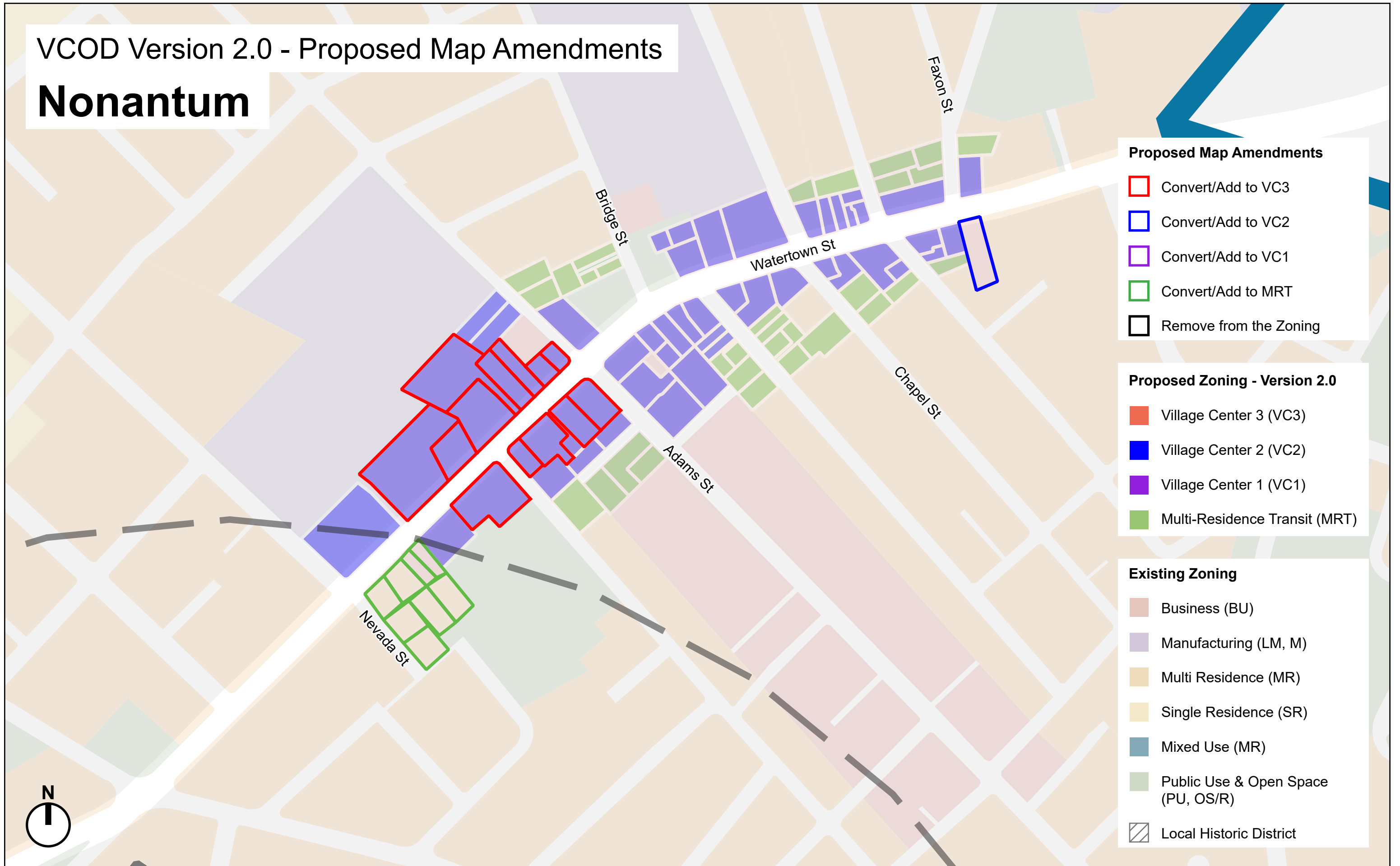
# VCOD Version 2.0 - Proposed Map Amendments

## Newtonville



# VCOD Version 2.0 - Proposed Map Amendments

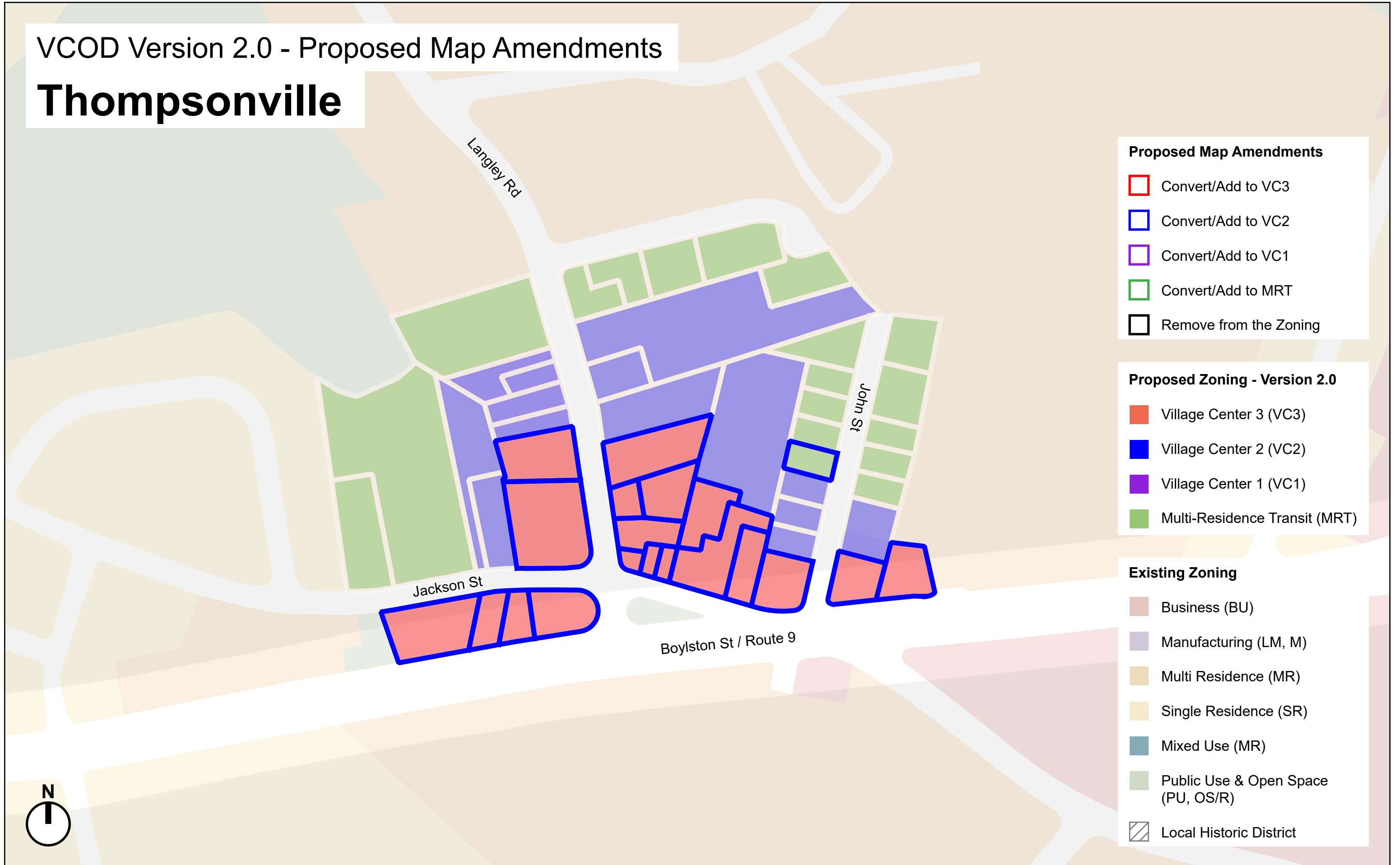
## Nonantum





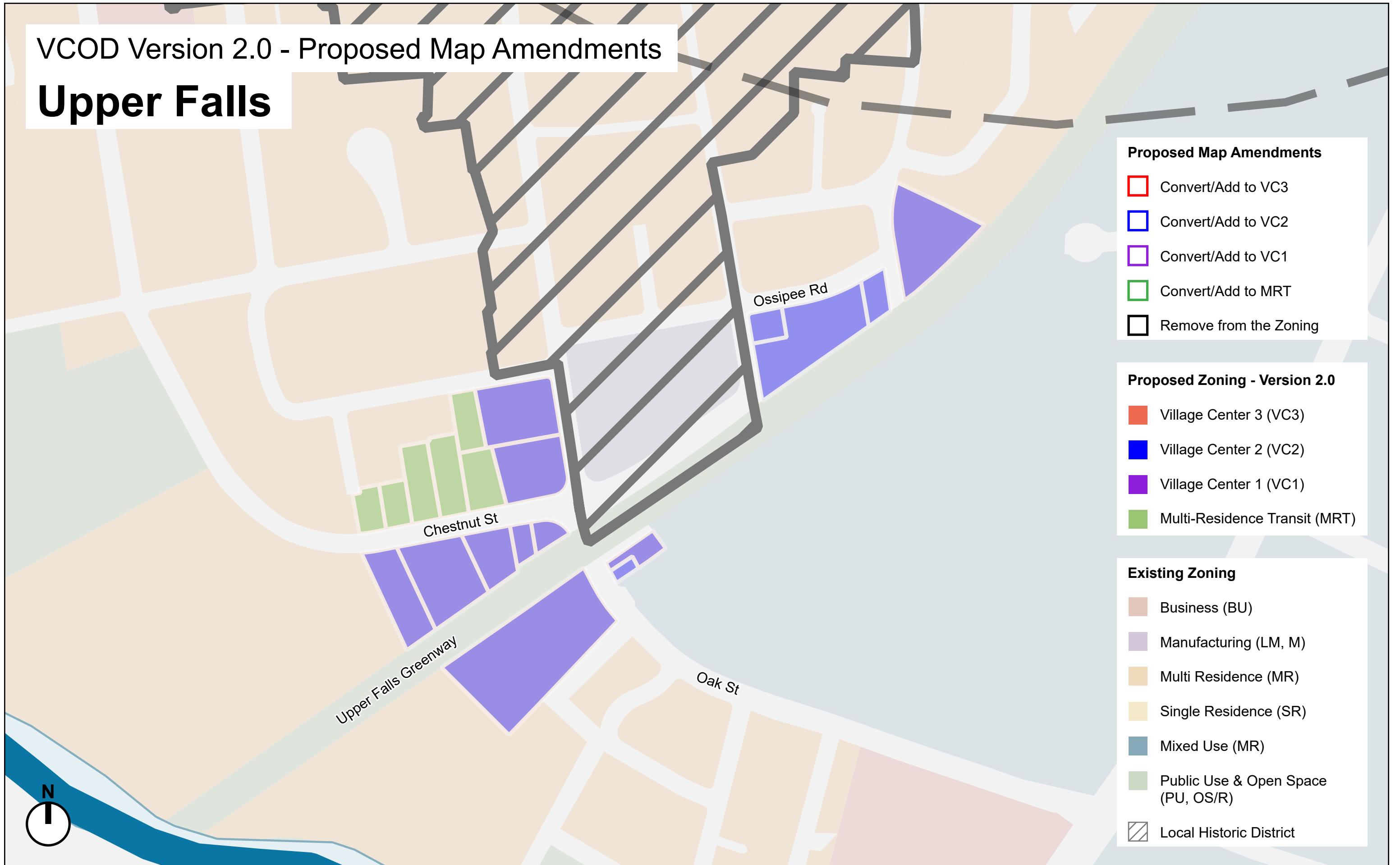
# VCOD Version 2.0 - Proposed Map Amendments

## Thompsonville



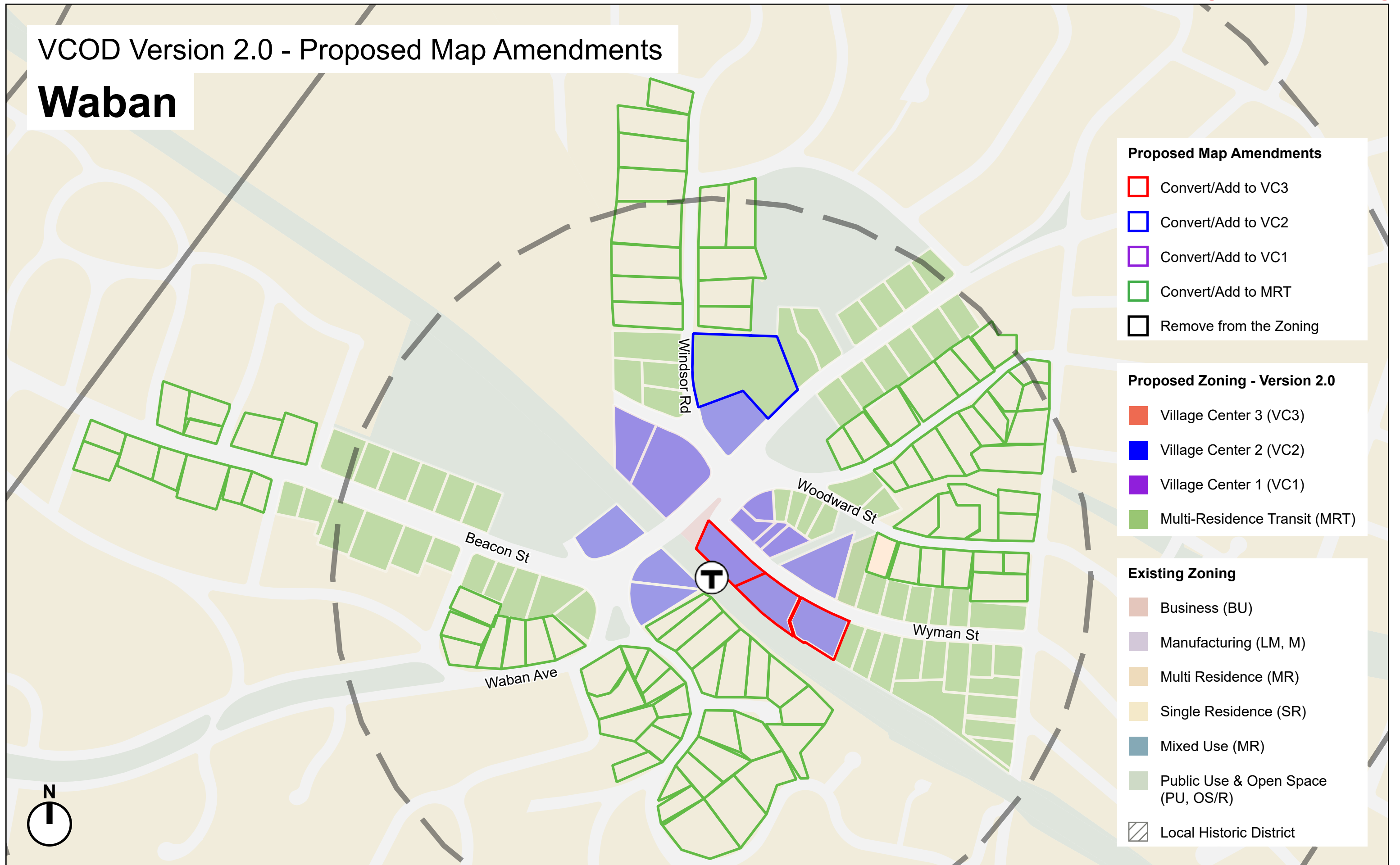
# VCOD Version 2.0 - Proposed Map Amendments

## Upper Falls



# VCOD Version 2.0 - Proposed Map Amendments

## Waban



# VCOD Version 2.0 - Proposed Map Amendments

## West Newton

