



Zoning & Planning Committee Report

City of Newton In City Council

Monday, August 21, 2023

Present: Councilors Crossley (Chair), Albright, Danberg, Wright, Krintzman, Leary, Baker, and Ryan

Also Present: Councilors Gentile, Laredo, Bowman, Downs, and Humphrey

City Staff: Barney Heath, Director of Planning; Jennifer Caira, Deputy Director of Planning; Zachary LeMel, Chief of Long Range Planning; Joseph Iadonisi, Planning Associate; Cassidy Flynn, Deputy City Clerk

For more information regarding this meeting, a video recording can be found at the following link: [Zoning and Planning Committee - August 21, 2023 - YouTube](#)

Chair's note: *The Committee will continue to review and discuss the VCOD text and proposed amendments by substantive section as per the staff outline, and will then review and assess the maps and proposed amendments for each village center. Straw votes will be taken on all items. There will be a brief dinner break at 7:00 pm.*

#38-22 Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts

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)

Action: Zoning & Planning Held 8-0

Note: Chair Crossley explained that the first part of this meeting would be to discuss and take a straw vote on the remaining text amendments. Proposed amendments are ordered according to the Planning memo (attached)

Dimensional Standards - Sites

3. Councilor Wright's proposed to require 50% minimum open space on all MRT lots versus the draft proposing 30% open space only when special permits are triggered

Zachary LeMel stated that current zoning does not use building footprint as a metric. Limiting the building footprint almost always results in significantly more open space, and we do not

believe there is a need to set a minimum. However, if the Committee is inclined to require a minimum, the Planning Department recommendation is no more than 35%.

A Councilor stated that it is not just about open space, but usable open space. Currently, the way the ordinance is written the developer can have a house taking up the entire space with pavement. The current zoning in the residential districts require 50-70% usable open space.

Jennifer Caira clarified that the usable open space definition does not include parking areas. The Stormwater Ordinance will also prevent that from happening. She also noted that the same definition of open space for residential uses will be used in the VCOD, just a lower requirement, because we want to allow for multiple units on these sites.

The Committee took the following straw votes on Amendment 3.

(3.1) Councilor Wright proposed increase the open space requirement in the MRT zone to 50% from 30%. And require in all cases on all lots, not just those requiring special permits.

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, Danberg Opposed)

(3.2) Increase open space requirement for MRT to 35% from 30%, and require on all lots, not just for those requiring special permits.

The motion passed 7-0-1 (Councilor Wright Abstained)

(4) Councilor Baker proposed requiring a minimum lot size in the MRT zone.

Mr. LeMel stated that the Council voted last year in favor of not requiring a minimum lot size. Lots in the core of village centers are small, and normally the buildings take up the entire lot. In MRT, To allow for more affordable housing there needs to be buildings on smaller lots and let the setbacks and footprints guide what can or cannot be built. Planning staff also recommended utilizing a minimum frontage requirement in MRT in lieu of a minimum lot size.

Chair Crossley proposed that Councilor Baker's amendment could be solved by instead requiring a minimum frontage rather than a minimum lot size.

The Planning Department recommends setting that minimum frontage to no more than 45 feet.

A Councilor questioned what the rationale is for 45 ft. Mr. LeMel reminded that the committee voted to increase the size of setbacks to 10 feet and 10-foot setbacks would give you a 25-foot

wide building for a 3 or 4-family home. For a workable building you don't want the building to be much narrower than 25 feet.

Councilor Baker responded that a minimum frontage would help but was concerned about the incentive for subdivision thinking that 45' is too small. The minimum lot size is still a good idea.

Another Councilor stated requiring a minimum lot size eats into too much of our goals to create more diverse types of affordable housing.

The Committee took the following straw votes for Amendment 4.

(4.1) Proposal to set a minimum lot size in MRT.

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

(4.2) Consider requiring a minimum frontage.

The motion passed 5-3 (Councilors Leary, Albright and Danberg Opposed)

(4.3) Require a minimum frontage of no more than 45 feet.

The motion passed 4-2-2 (Councilors Ryan and Albright Opposed) (Councilors Leary, Danberg Abstained)

(4.4) Consider a minimum frontage of no more than 60 ft.

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

(1) Councilor Laredo proposed to require a special permit for multiple building on lots in all zones.

Mr. LeMel stated that MRT does require a special permit for multiple buildings on a lot.

The Committee took the Following straw votes on Amendment 1.

(1) Require a special permit for multiple buildings on a lot in VC2 and VC3 (Laredo)
The motion failed 0-8 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, Baker, Wright, Danberg Opposed)

(1.1) Require a Special Permit for adaptive reuse in an MRT Zone for more than one additional building on a site.

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed).

(2) Councilor Baker proposed requiring setbacks in VC and MRT projects to match “new lot” standards when abutting residential zones if within 50 ft of such zones, whichever setback is greater, unless modified by special permit

This motion was withdrawn.

Allowed Uses

(5) Councilor Wright proposed changing allowed commercial uses in VC1 to low car demand uses only.

This motion was withdrawn due to the previous removal of VC1.

(6) Councilor Wright proposed adding uses relating to craft beverages to VC2 and VC3.

The motion was withdrawn as there is a proposed ordinance going to public hearing in September.

Design Standards- Buildings

(7) Councilor Wright proposed adding language to adaptive reuse for MRT development that caps reuse to 6 units maximum.

This is already required, and the motion was withdrawn.

(8) Councilor Wright proposed adding a “local, non-chain retail” requirement where ground floor active use is required.

This type of restriction is not legal within this ordinance and the motion was withdrawn.

(9) Councilor Wright proposed adding a 40% open space requirement for adaptive reuse in MRT and VC1.

This motion was withdrawn as this topic was voted on as part of another section.

(10) Require adaptive reuse addition to be setback 25 ft. from the front façade, not 20 ft, when building is landmarked.

Historic Commission has jurisdiction over landmarked buildings and the motion was withdrawn.

(11) President Albright moved to require front façade articulation every 80 ft of width, reduced from 100 ft.

A Councilor agreed would like 80 feet or even less. Brookline has 75 feet.

A Councilor stated that if you have a good design, a nicely textured front façade, and well-placed entrances, etc. you can have a 100 foot long building.

A Councilor said that a lot of the turn of the century have long facades. some of the older buildings have more than 100 feet, like the mill building in Upper Falls.

(11) Councilor Albright proposed requiring façade articulation for the front façade of buildings every 80 ft of width, reduced from 100 ft.

The motion passed 5-1-1 (Councilor Ryan Opposed) (Councilor Crossley Abstained)
(Councilor Krintzman Not Voting)

(12) Require stairways/access to additional units created through adaptive reuse to either be internal or external staircase

Held pending staff discussion regarding building codes with ISD.

Design Standards- Sites

(13) Councilor Wright proposed additional setback requirements adjacent to a landmarked building and prominent village center buildings

Held

(14) Councilor Wright proposed adding design/material requirements similar to ADU language.

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

(15) Councilor Wright proposed adding back language to not allow rear lot subdivisions.

This motion was withdrawn as the Planning Department plans to include this in future versions.

(16) Councilor Baker proposed allowing parking in the front setback by special permit for commercial uses.

This motion was withdrawn due to lack of support within the Committee.

Map Amendments

The Chair described the committee will discuss the zoning maps, as well as amendments proposed the version 2 maps, by village district, and will take straw votes on each. The maps included in the Friday Packet are graphic illustrations to show all amendments proposed by Councilors, community groups, individuals, and property owners. (Additional amendments were submitted after the maps were made and are not included) The proposed amendments are illustrated over the version 2 maps, where solid colors are used to show each of the zones proposed in version 2, and areas are outlined in those colors where proposed to be downzoned or upzoned. An area proposed for removal from the VCOD is outlined in black. The Committee will go through the maps by village, considering what is best for that village center. Note that DHCD has released updated guidelines that will allow housing above required commercial space to be counted towards compliance ([08-17-23 Summary of Revisions to Section 3A Compliance Guidelines \(mass.gov\)](#)). Staff noted that there is plenty of room for making adjustments within the compliance areas without worrying about breaking the formula.

When a Councilor asked about the impact of being able to include the unit count along priority streets on the unit capacity, Ms. Caira noted that staff and Utile will present an updated model at a September meeting.

Newton Highlands

The Committee first focused the discussion along Route 9 which is currently zoned VC1. Last week the Committee voted to eliminate VC1 as a district. 4-2-2 (Councilors Baker and Krintzman Opposed) (Councilors Danberg and Wright Abstained) and turn some of it into MRT to maintain the required contiguity.

The ward 6 councilors map amendments included adding properties along Winchester Street south of route 9 as VC3 and VC2. Another Councilor proposed waiting to assess the rezoning of Route 9 when the primary corridor study is planned for next year. A Councilor commented that the particular section of Winchester Street being discussed is walkable, a direct line to Newton Highlands station, and cycling infrastructure is being added. A Councilor proposed that the Committee wait on zoning for Route 9 and Winchester Street as part of the corridor study.

All those in favor of waiting for the corridor study, regarding the particular sites proposed along Winchester Street near Route 9.

The motion passed 7-1 (Councilor Ryan Opposed)

The next proposal was to eliminate the VC1 district along Route 9 except for where removing a lot would break the contiguous area. Those lots would be changed to MRT and these lots are denoted on the Eliot/Route 9 map with a blue infill and a green outline (attached).

All those in favor of either eliminating VC1 on the map, or where it is contiguous changing it to MRT.

The motion passed 8-0.

Both the Ward 6 Councilors and a community group put forward proposals to expand the MRT district in some areas while contracting the zone in others. Councilors from Ward 6 noted that they spent significant time meeting with residents and received feedback opposed to the mapping of MRT in certain lots currently zoned single residence (SR). A Councilor noted misinformation being spread that has caused residents of single-family lots to fear that their property will be subdivided and that more outreach is needed to explain the benefits of the MRT district. Councilors proposed removing the MRT district from all parcels currently in an SR district. Ms. Caira stated that staff and Utile could minimize the number of parcels in a SR district, but that removing all could create problems regarding maintaining the contiguous area.

Motion to eliminate MRT zoning in certain sections in and around Newton Highlands, as proposed by the ward 6 councilors and as highlighted in black north and south of Route 9.

The motion passed 6-0-2 (Councilors Crossley and Krintzman Abstained)

A Councilor noted how the proposed MRT addition around Eliot does not fit squarely within a village center and that this is a primarily residential area. This Councilor also recommended that this area be studied as part of a larger residential zoning redesign effort.

Councilor Krintzman motioned to not include the proposed addition to MRT near Eliot station.

The motion passed 7-0-1 (Councilor Crossley Abstained)

Councilor Humphrey proposed changing the VC2 lots located along the north side of Route 9 as shown on the Eliot/ Route 9 map, to MRT, as the lot sizes and egress are not appropriate for adding this much to Route 9. The Chair noted the need for a Route 9 corridor study.

Motion to downzone VC2 to MRT for the lots along Route 9

The motion passed 6-0-2 (Councilors Baker and Wright Abstained)

Councilor Wright and the Newton Highlands Area Council proposed downzoning all VC3 to VC2 within Newton Highlands.

Several committee members noted that by reducing the extent of the MRT zone, it is even more critical to keep VC3 in the heart of the business district.

Motion to down-zone all VC3 in Newton Highlands to VC2. The section of VC3 located along Route 9 would be handled separately.

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

Councilor Kalis proposed to down-zone VC3 lots only along Walnut Street south of Floral Street due to road narrowing in that section near Centre Street. Other Councilors noted buildings in need of renovation in this area and concerns that VC2 would inhibit the renovation of these buildings.

Motion to downsize these parcels, as shown on the map, from VC3 to VC2, all of them.

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

Newton Centre

The Ward 6 Councilors proposed the MRT zone outlined in black is to be removed, except for six parcels along the intersection of Braeland Avenue and Herrick Road.

The Ward 6 Councilors suggested this because the use in this area is already a multi-residence zone, and very dense. The Ward 6 Councilors heard a lot of feedback from residents in Newton Center and Newton Highlands that this area is bearing an outsized proportion of the rezoning to meet MBTA compliance. This proposed change was prior to the elimination of VC1, and concern was raised that eliminating this much MRT could cause the proposed district to not meet the 50 percent contiguous requirement. Mr. LeMel stated that the Committee has flexibility.

This proposal was amended to retain all of the MRT south of Beacon Street and along Beacon St, as these lots are in an MR zone.

Vote to Retain all of the MRT (that was proposed to be removed) south of Beacon Street and along Beacon Street.

The motion passed 8-0.

The Ward 6 Councilors proposed removing the MRT north of Beacon Street and east of Sumner St., as outlined in black, because they are primarily in an SR district. Scattered sites in the northwest portion of the village center were proposed to be removed from MRT for a similar rationale.

Motion to remove removing the black-outlined area north of Beacon Street from MRT

The motion passed 4-0-4 (Councilors Albright, Crossley, Krintzman, and Ryan Abstained)

Motion to remove scattered sites to the West of Beacon Street from MRT, as outlined in black on the maps.

The motion passed 4-0-4 (Councilors Albright, Crossley, Krintzman, and Ryan Abstained)

A proposal was made to substantially reduce VC3 in the village center. Multiple Councilors noted how VC3 is an appropriate scale for this village center.

Motion to downzone from VC3 to VC2, all sites outlined in blue, to VC2,

The motion failed 2-6 (Councilors Crossley, Leary, Albright, Krintzman, Ryan, a Danberg Opposed)

It was, however agreed that the parkland left over from the burning of the house on the corner of Tyler Terrace and Centre, should removed from the VCOD. And it was noted that the narrow strip of land, which is the MWRA aqueduct, will be removed from the VCOD.

The ward 6 councilors proposed to upzone lots along the southwestern area of Centre Street from VC2 to VC3 and further south changing the parcels outlined in blue to VC2. Councilors noted the existing commercial development on these lots, and that it doesn't make sense to allow less in the future. The triangle between Centre Street and Crystal Lake containing condominiums was not included since the parcel is greater than 30,000 sf.

Motion to change VC2 to VC3 along Center Street, Starting at Crescent Street, going from Center Street back, and then behind it, going from MRT to VC2, further south along Center Street, going from MRT to VC2, and then on the opposite side of the triangle, further south, going from MRT to VC2, absent the big triangle.

The motion passed 6-1-1 (Councilor Wright Opposed) (Councilor Baker Abstained)

The Committee took a separate vote on the 3 lots along Paul St., which are also developed with commercial uses.

Motion to upzone from MRT to VC2, from Paul Street to Centre, and along Center, 3 lots, all over 30,000 sf

The motion passed 8-0

Councilors Leary and Greenberg had proposed upzoning the condominium complex at the corner of Norwood Avenue and Centre Street to VC2, but withdrew.

Multiple Councilors and community groups proposed three parcels along Crescent Street to be upzoned from MRT: to either VC2 or VC3, as outlined on the map. These parcels currently contain commercial uses and MRT does not allow commercial uses. Councilors expressed support for having the parcel furthest to the east be VC3 and the other two parcels be VC2.

Motion to change from MRT so that the property on the corner to the east is zoned VC3, and the 2 properties to the West are zoned VC2.

The motion passed 7-1 (Councilor Leary Opposed)

Various councilors and community groups proposed expanding the MRT zones, as outlined in green on the map.

A motion to add more MRT to Newton Centre failed 8-0.

#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)

Action: Zoning & Planning Held 8-0

Note: This item was discussed concurrently with item #38-22. A written report can be found with item #38-22.

The meeting adjourned at 10:50 p.m.

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

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
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

The Zoning and Planning Committee (ZAP) has been working through the Version 2.0 Village Center Overlay District (VCOD) zoning text at the two previous committee meetings, July 31 and August 15. This process was laid out in the June 24 ZAP memo, [linked here](#). Planning staff will be incorporating all the ZAP approved amendments into the Version 3.0 zoning text, which will be shared in September before the continuation of the public hearing.

ZAP plans to take up the remaining zoning text amendments at the upcoming, August 21, meeting. The remaining amendments are compiled below by substantive section:

Dimensional Standards – Sites

1. Require a special permit for multiple buildings on lot in all zones. (Laredo)

Planning Recommendation: Multiple buildings on a lot in the MRT zone requires a special permit for new construction and site plan review for adaptive reuse. The VC2 and VC3 zones will require large lots to accommodate multiple buildings, which will trigger additional review. This is not necessary.

2. Require setbacks of VC and MRT projects to match “new lot” standards of abutting residential zones if within 50 feet of such zones, whichever setback is greater, unless modified by special permit. (Baker)

Planning Recommendation: ZAP voted at the previous meeting to require a minimum side and rear setback of 20 feet for VC2 and VC3 development adjacent to a residential district. This is more than or equal to the new lot side and rear setbacks for SR and MR zones. This not necessary.

3. Increase open space requirement for MRT and VC1 to 50% from 30%. And require on all lots, not just for special permit lots. (Wright)

Planning Recommendation: As demonstrated in various case studies, the minimum setback and maximum building footprint requirements mean that a significant percentage of any given lot is left over for open space. However, if the Committee wants to set a minimum open space requirement, then Planning recommends setting the minimum at no more than 35%. Note: if approved then #9 should be removed.

4. Set a minimum lot size. (Baker)

Planning Recommendation: The traditional village center buildings across the region are often on very small lots with the building taking up nearly 100% of the lot. As demonstrated in various case studies, this is the desired outcome for VC2 and VC3 lots. If the Committee is concerned about possible development in MRT, Planning staff recommend setting a minimum lot frontage of no more than 45 feet instead of a minimum lot size. Note: If approved then #17 should be removed.

Allowed Uses

5. Change allowed commercial uses in VC1 to low car demand uses only (Wright - specifics were not provided)

Planning Recommendation: VC1 zone was eliminated at the previous meeting. This can be removed.

6. Add craft beverages to VC2 and VC3 (Wright)

Planning Recommendation: Planning agrees with this proposal.

Design Standards – Buildings

7. Add language to adaptive reuse for MRT development that caps reuse to 6 units maximum (Albright)

Planning Recommendation. This was left out in error in the previous draft. Planning agrees with this proposal.

8. Add “local, non-chain retail” requirement where Ground Story Active Use is required (Wright)

Planning Recommendation: This proposal was reviewed with the Law Department. This type of requirement is not legal within a Zoning Ordinance.

9. Add a 40% open space requirement for adaptive reuse in MRT and VC1 (Wright)

Planning Recommendation: See #3.

10. Require adaptive reuse addition to be setback 25 ft from the front facade, not 20 ft, when building is landmarked (Wright)

Planning Recommendation: A landmarked building already has additional discretionary review through the Newton Historical Commission (NHC) and will have authority to set requirements for any addition. Planning does not recommend this.

11. Require facade articulation for the front façade of buildings between 50-80 ft wide (TBD), reduced from 100 ft (Albright)

Planning Recommendation: The façade articulation is one design standard of many that will help create differentiated and interesting building facades. Planning feels that 100 feet is an appropriate metric. However, if ZAP wants to reduce the façade length, Planning staff recommend no less than 80 feet.

12. Require stairways/access to additional units created through adaptive reuse to either be internal or external staircases be fully enclosed. (Doeringer)

Planning Recommendation: The primary means of egress must be internal to the building per the building code. This recommendation needs additional review because there may be issues with building and fire code requirements.

Design Standards - Sites

13. Add additional setback requirements adjacent to landmarked building and prominent village center buildings (Wright)

Planning Recommendation: Staff discussed this with the Law Department and believe this not legal within a Zoning Ordinance as it violates the predictability and uniformity requirements. Note, this is the same rationale discussed for the previous amendment about requiring different setbacks based on the use of the adjacent property.

14. Add design/material requirements similar to ADU language (Wright)

Planning Recommendation: Staff discussed this with the Law Department and believe such language is problematic since it deals with building materials and materiality more generally, which local zoning code is preempted on from the state building code.

15. Add back in language to not allow rear lot subdivision (Wright)

Planning Recommendation: See #4. In addition, staff propose to add language that requires the minimum frontage requirement to be measured along the right of way.

16. Allow parking in the front setback by special permit for commercial uses (Baker)

Planning Recommendation: Existing buildings with parking in the front will have legal non-conformity protections. Fully new construction should be required to put the parking in the rear or underground. Planning does not recommend this.



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

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**
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#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill
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MEETING: August 21, 2023

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

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

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
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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

VCOD Zoning Map Amendments (Compiled)
Village Center Zoning

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
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

VCOD Zoning Map Amendments (Compiled)
Village Center Zoning

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
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

VCOD Zoning Map Amendments (Compiled)
Village Center Zoning

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
FOUR CORNERS			
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
LOWER FALLS			
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NEWTON CENTRE			
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

VCOD Zoning Map Amendments (Compiled)
Village Center Zoning

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
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
NEWTON CORNER			
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

VCOD Zoning Map Amendments (Compiled)
Village Center Zoning

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
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

NEWTON HIGHLANDS

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

NEWTONVILLE

12-68	Austin St.	City Councilor	Convert from VC3 to VC2
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Village Center Zoning

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
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
NONANTUM			
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
THOMPSONVILLE			
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

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
UPPER FALLS			
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WABAN			
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
WEST NEWTON			
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

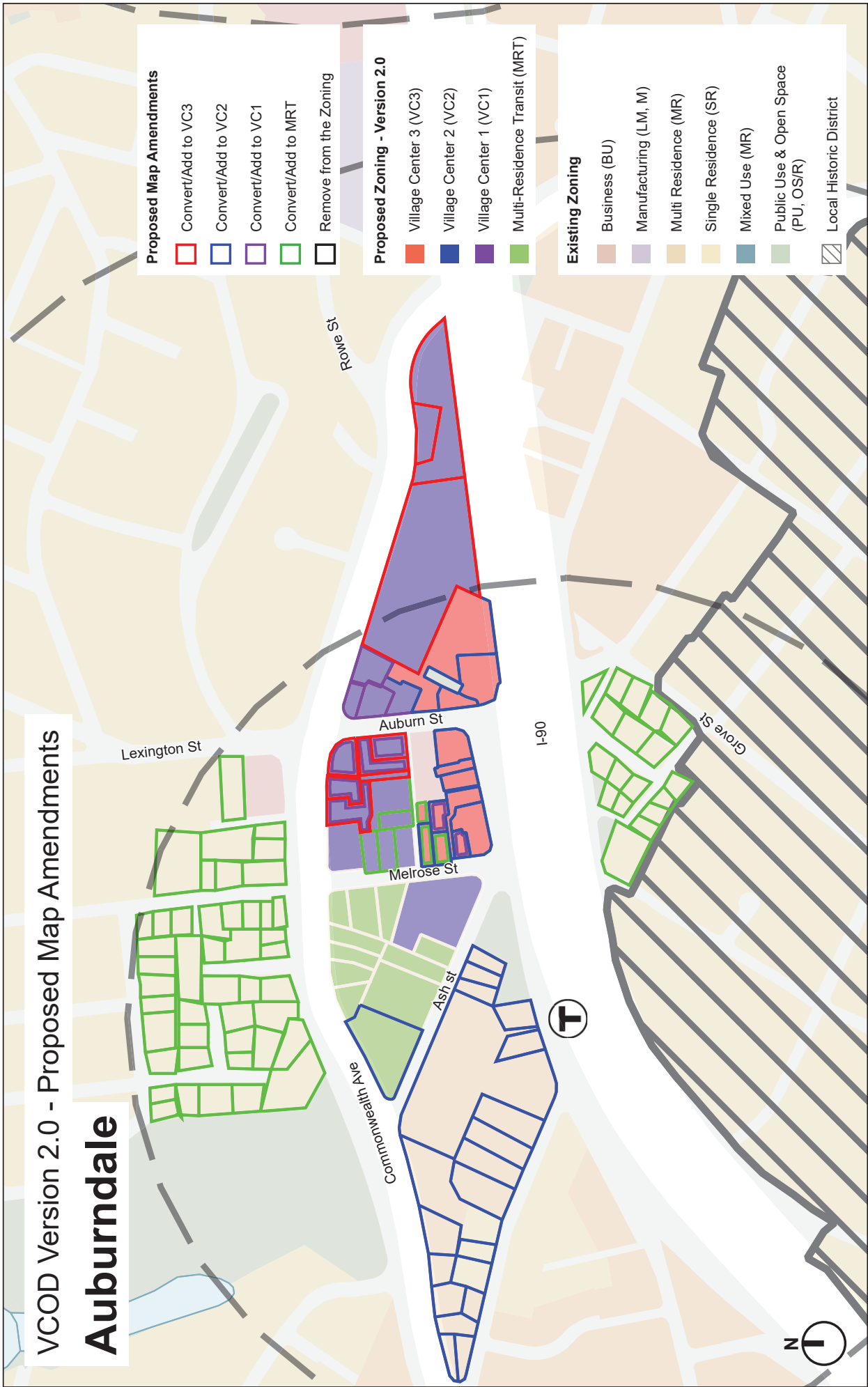
VCOD Zoning Map Amendments (Compiled)
Village Center Zoning

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

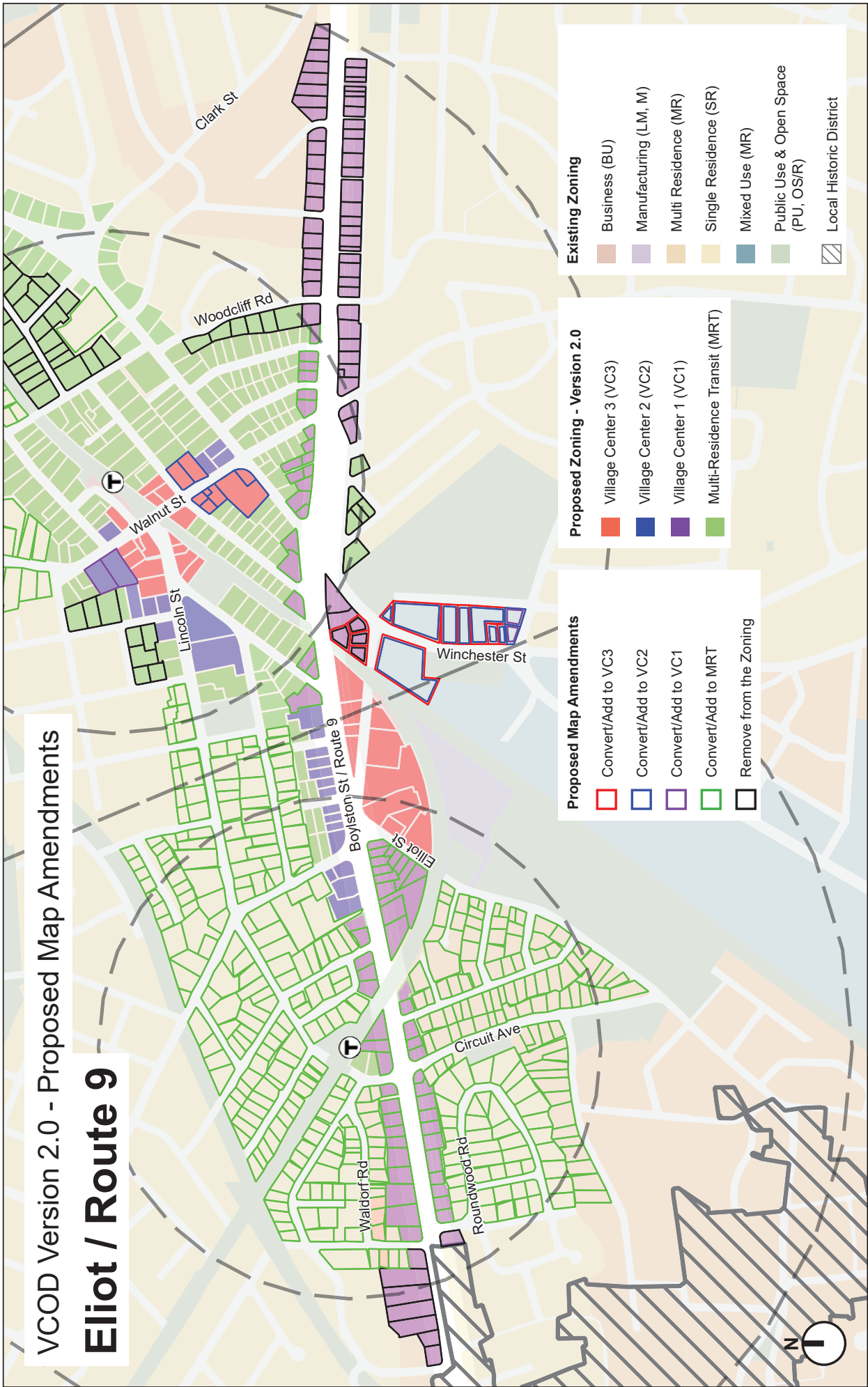
Brae Burn & Woodland Golf Courses		Resident	Add golf courses to the VCOD
Nonantum, Four Corners, Upper Falls, Lower Falls, Thompsonville		Resident	Remove zoning proposals for non-MBTA VCs (Nonantum, Four Corners, Upper Falls, Lower Falls, Thompsonville); VCOD should include areas around Woodland, Chestnut 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	Remove all VC3
N/A		Resident	Step down from VC2 to VC1, not MRT
Thompsonville		Resident	

VCOD Version 2.0 - Proposed Map Amendments Auburndale



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 Eliot / Route 9



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

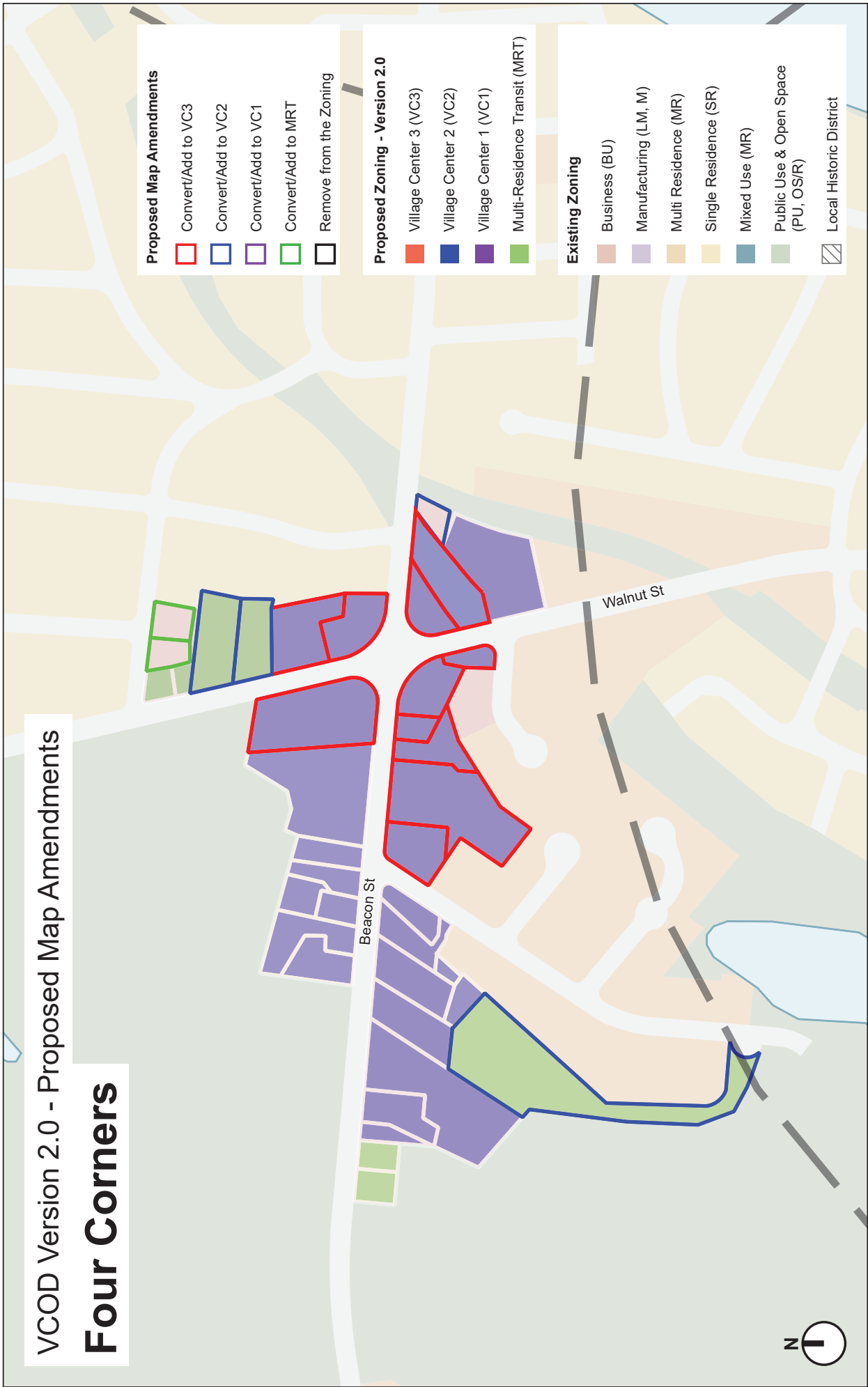
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

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

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 Four Corners



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

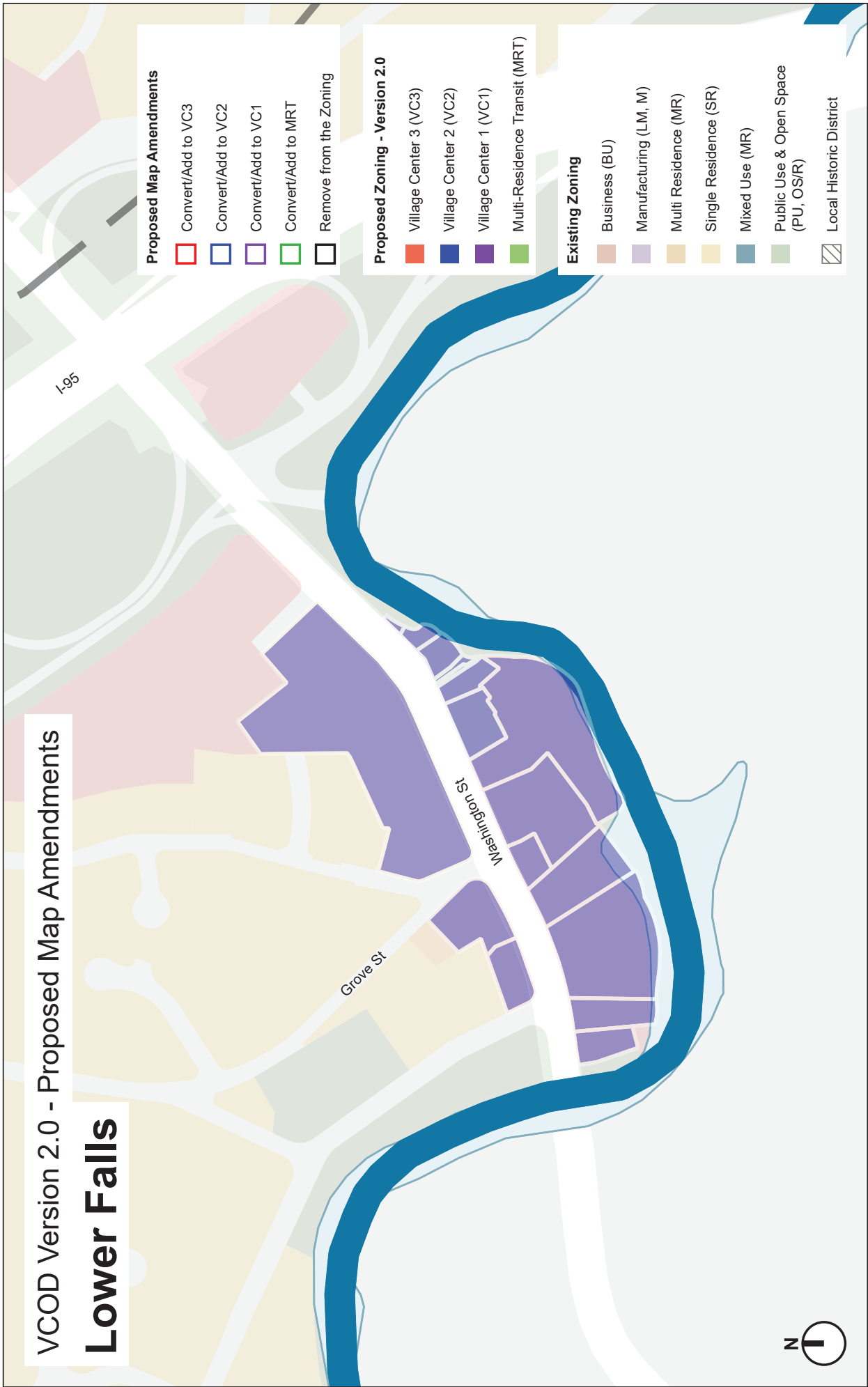
- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OSR)
- Local Historic District



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

Lower Falls



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

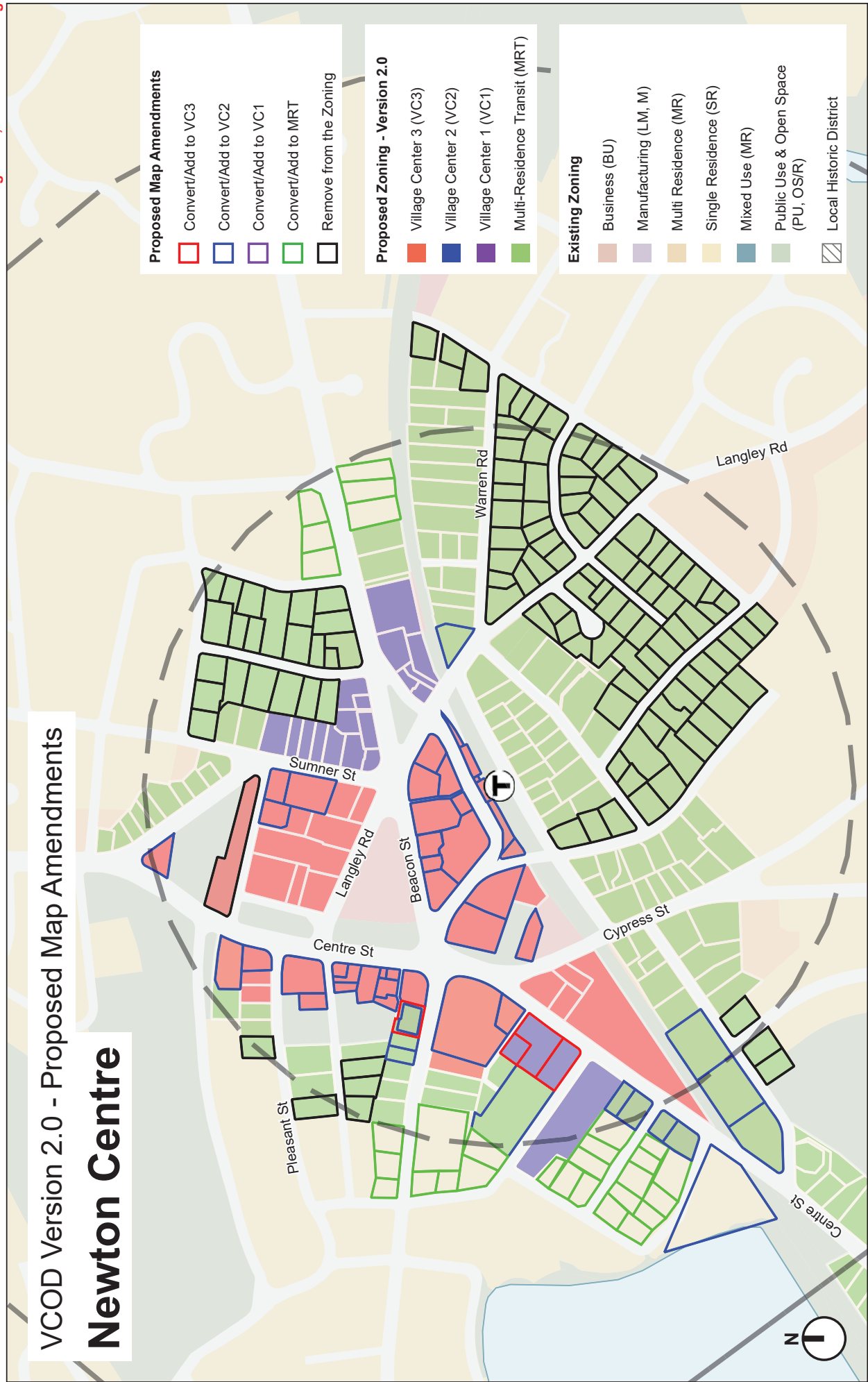
VCOD Version 2.0 - Proposed Map Amendments

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



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

Newton Corner

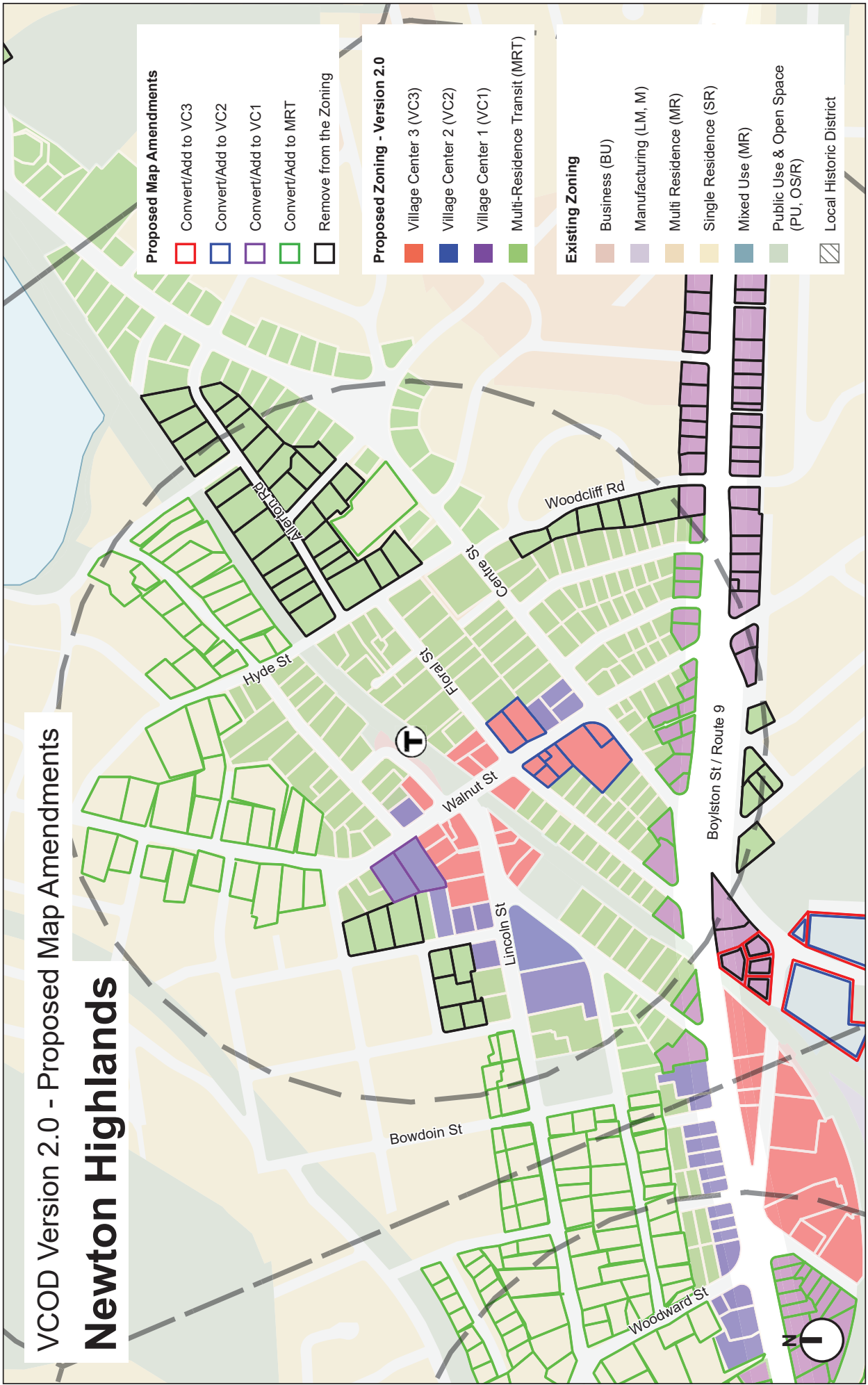


Proposed Map Amendments	
	Convert/Add to VC3
	Convert/Add to VC2
	Convert/Add to VC1
	Convert/Add to MRT
	Remove from the Zoning
Proposed Zoning - Version 2.0	
	Village Center 3 (VC3)
	Village Center 2 (VC2)
	Village Center 1 (VC1)
	Multi-Residence Transit (MRT)
Existing Zoning	
	Business (BU)
	Manufacturing (LM, M)
	Multi Residence (MR)
	Single Residence (SR)
	Mixed Use (MR)
	Public Use & Open Space (PU, OS/R)
	Local Historic District

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VCOD Version 2.0 - Proposed Map Amendments

Newton Highlands



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)

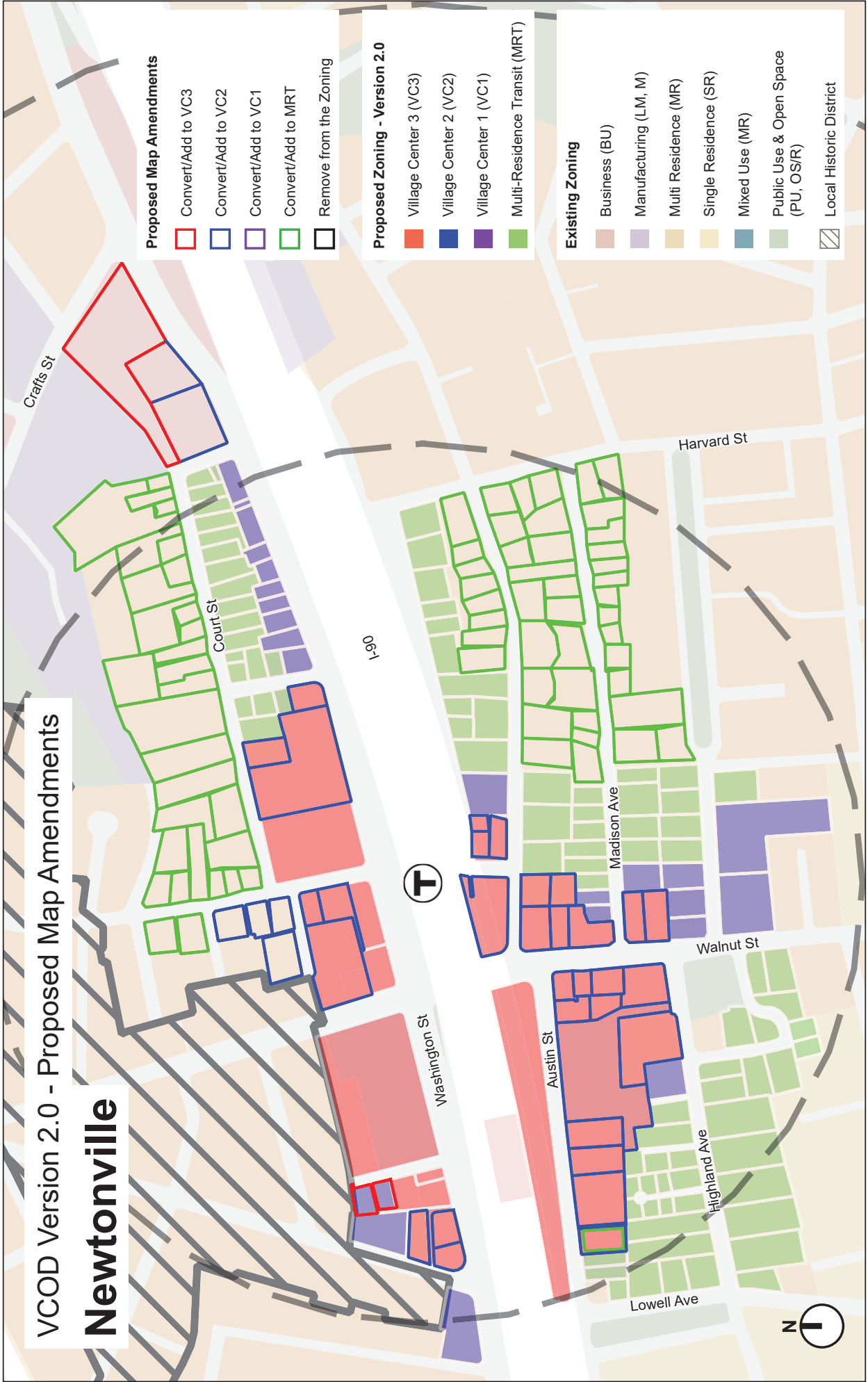
Existing Zoning

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

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VCOD Version 2.0 - Proposed Map Amendments

Newtonville



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

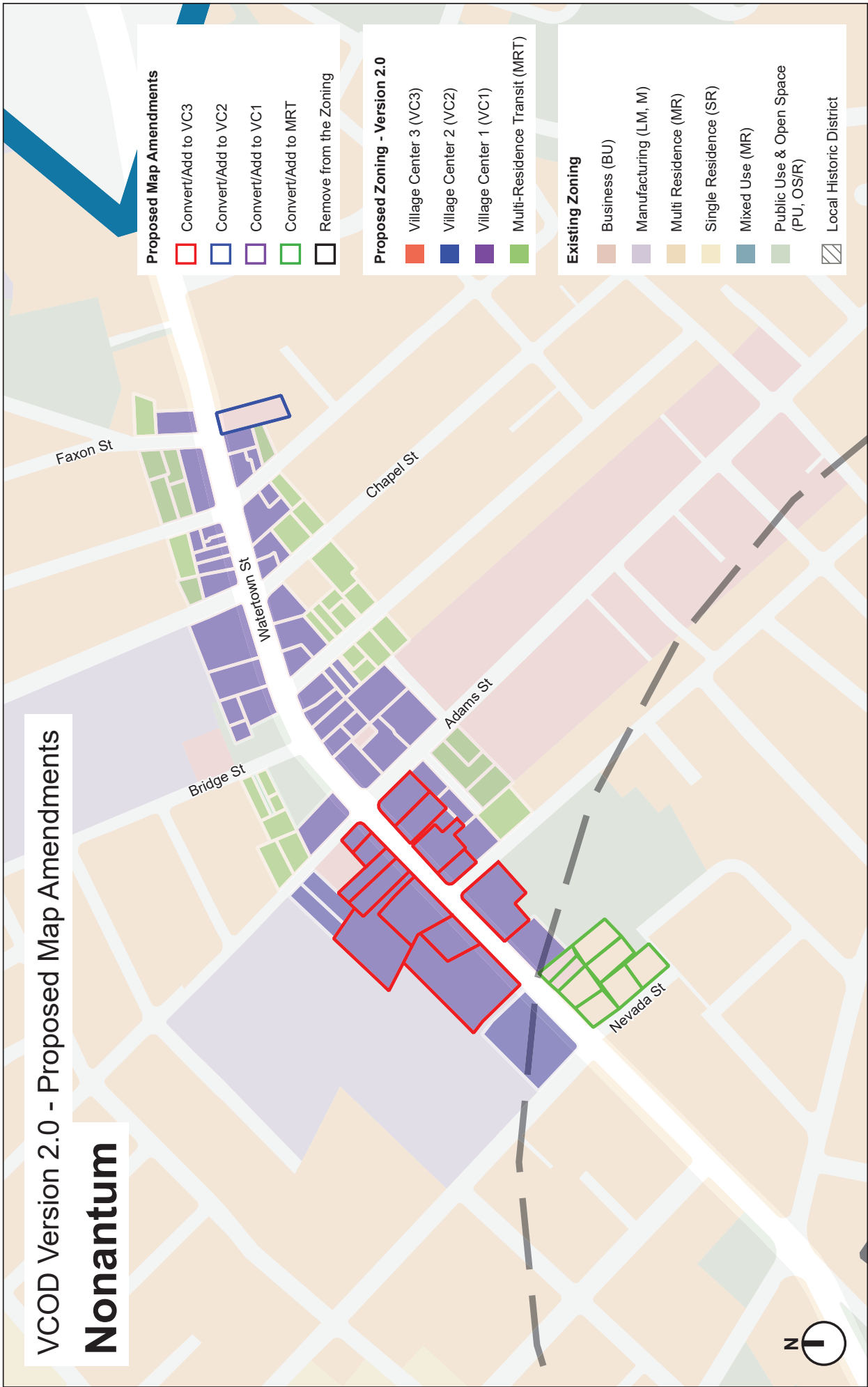
- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District



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VCOD Version 2.0 - Proposed Map Amendments

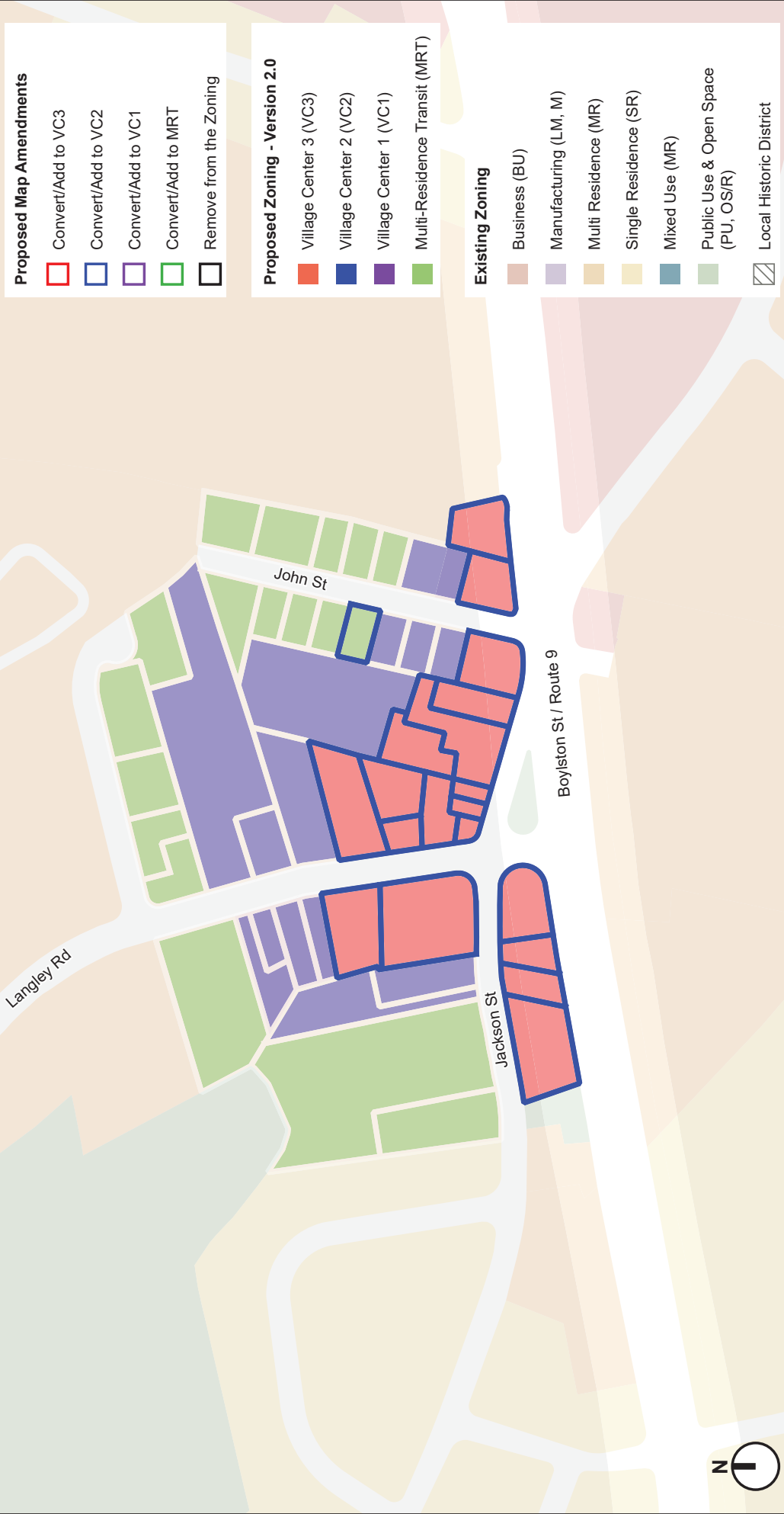
Nonantum



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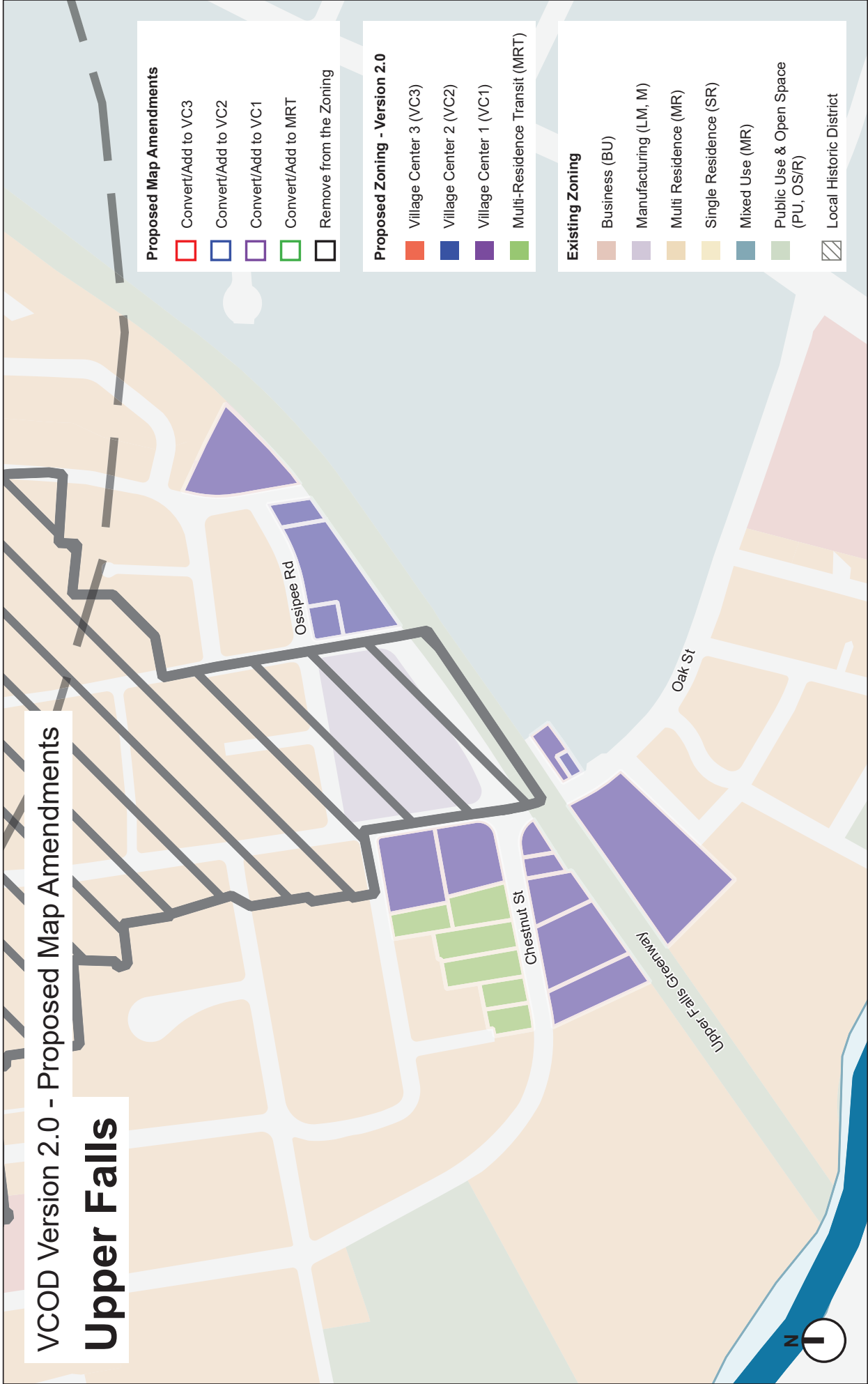
VCOD Version 2.0 - Proposed Map Amendments

Thompsonville



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VCOD Version 2.0 - Proposed Map Amendments Upper Falls



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

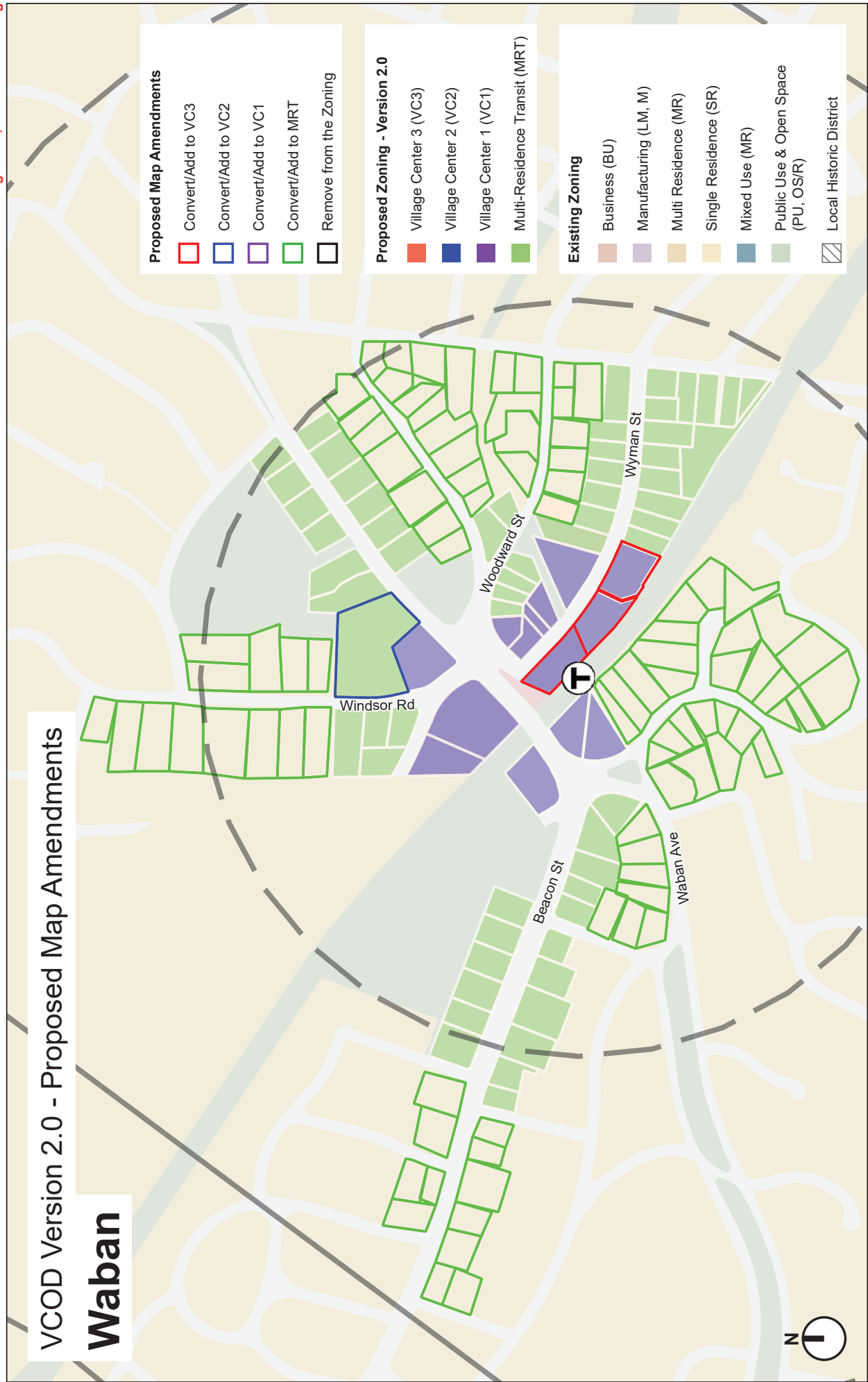
VCOD Version 2.0 - Proposed Map Amendments

Waban

Proposed Map Amendments	
	Convert/Add to VC3
	Convert/Add to VC2
	Convert/Add to VC1
	Convert/Add to MRT
	Remove from the Zoning

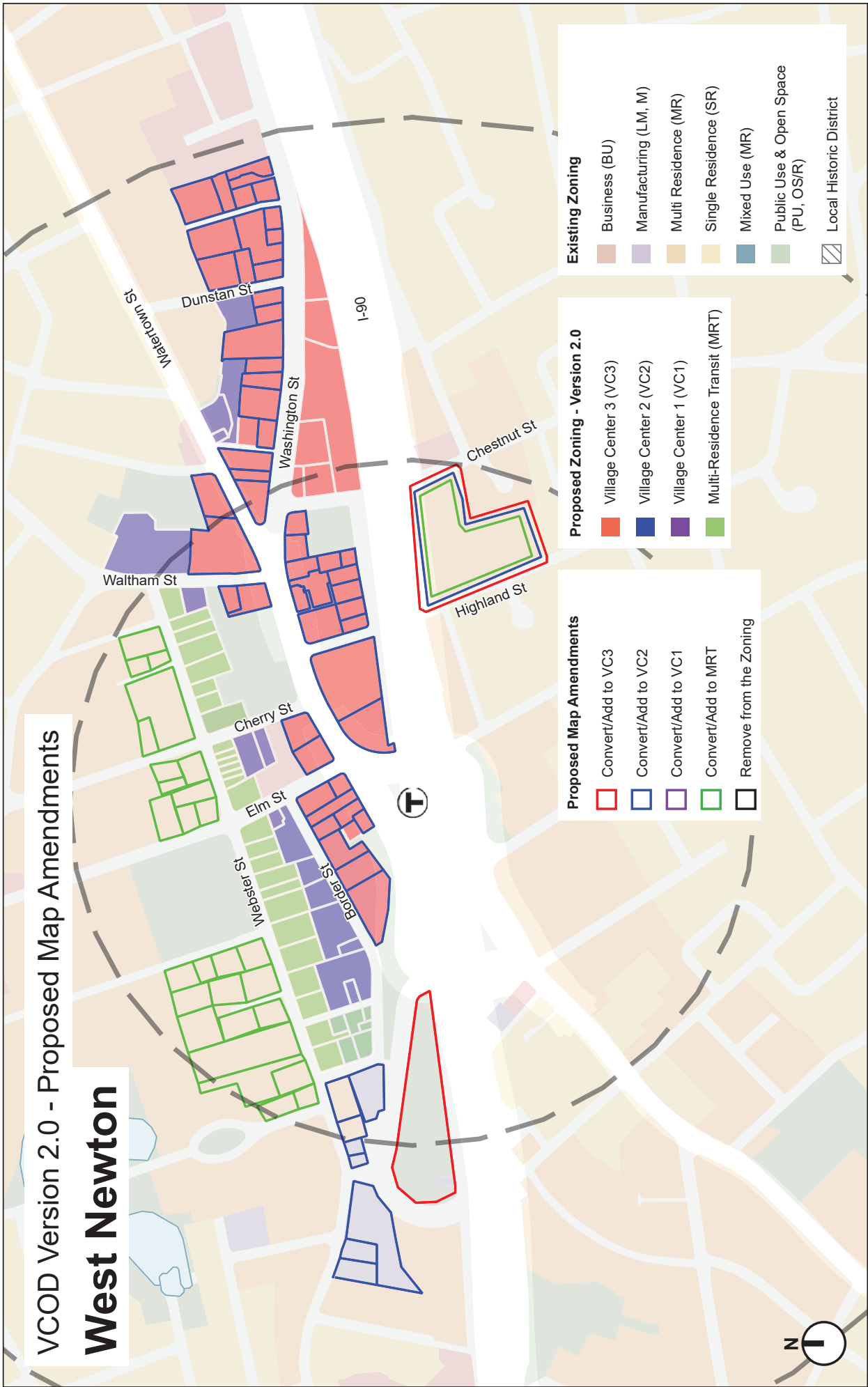
Proposed Zoning - Version 2.0	
	Village Center 3 (VC3)
	Village Center 2 (VC2)
	Village Center 1 (VC1)
	Multi-Residence Transit (MRT)

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



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VCOD Version 2.0 - Proposed Map Amendments West Newton



- 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

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