



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, January 22, 2024

7:00 pm
Room 205

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, January 22, 2024 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/82947568764> or call 1-646-558-8656 and use the following Meeting ID: 829 4756 8764.

Item Scheduled for Discussion:

#71-24 **Appointment of Councilor Albright to the Newton Affordable Housing Trust Fund**
PRESIDENT LAREDO appointing Councilor Susan Albright, 1075 Commonwealth Ave, Newton as a member of the Newton Affordable Housing Trust for a term of office to expire on December 31, 2025. (60 Days: 03/16/24)

Referred to Zoning & Planning & Finance Committees

#22-24 **CPC Recommendation to appropriate \$125,000 in CPA funding**
COMMUNITY PRESERVATION COMMITTEE recommending appropriation of \$125,500 in Community Preservation Act funding from the FY24 Historic Resource Reserve Funds to the control of the Planning & Development Department for a grant to the Second Church in Newton for the restoration.
Zoning & Planning Held 8-0 on 01/08/24

Chair's Note: *I anticipate beginning but not concluding the discussion on item #74-24 to allow the Law and Planning Departments time to respond in writing to questions Councilors may have, including those questions posed from me and the Vice-Chair, attached to this agenda. Councilors may also find it helpful to review the attached memorandum of January 4 from Mr. Temple to the Zoning Board of Appeals, also notified of this item.*

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

#74-24 Discussion Regarding 40B Process Post 'Safe Harbor' Designation
COUNCILORS OLIVER, BAKER, AND WRIGHT requesting a discussion with the Law and Planning departments regarding the process going forward for 40B projects since meeting the 10% 'Safe Harbor' designation. The discussion should address the different parameters that can or will be used to accept, deny and modify projects and the criteria allowed to be used by ZBA or any other approving authority.

Chair's Note: Councilors may find it helpful to review the attached memorandum of January 19th from Chair Baker highlighting short-term rental ordinances in Chapters 20 and 30.

#23-24 Update on Short-term rental ordinance compliance and enforcement
COUNCILORS MALAKIE, WRIGHT, KELLEY, LAREDO, LIPOF, HUMPHREY, LUCAS, ALBRIGHT, DANBERG, AND OLIVER requesting an update on Short-term Rental ordinance compliance and enforcement, including data on registrations, complaints, investigations and fines issued; types of violations being found (e.g. non-owner occupied, room limits, annual time limits, other code violations like noise, health & safety, trash); ability to compare STRs registered with the city vs registered with the state vs listings on public platforms; ability to obtain listing information from STR companies; adequacy of resources or other obstacles to enforcement.

Zoning & Planning Held 8-0 on 01/08/24

#24-24 Request for discussion and possible ordinance amendments relative to aiding small businesses impacted by development
COUNCILORS ALBRIGHT AND KELLEY request the Planning Department with the assistance of the Economic Development Commission, research and develop mechanisms including ordinance changes or other means to assist local businesses impacted by development similar to the Somerville work. The goal of this docket item will be to help small commercial/retail/independent and locally-owned businesses remain in Newton as development occurs.

Zoning & Planning Held 8-0 on 01/08/24

Chair's Note: The Chair will entertain a motion to set a public hearing for Monday, February 26, 2024 regarding the following item.

#49-24 Discussion and possible adoption of an ordinance requiring electrification of all new construction and substantial renovations
HER HONOR THE MAYOR AND COUNCILORS ALBRIGHT, DANBERG, LEARY, HUMPHREY, KALIS, DOWNS, LIPOF, WRIGHT, MICLEY, BIXBY, AND GETZ requesting discussion and possible adoption of an Electrification Ordinance that would require all new construction and substantial renovations in Newton to be all-electric. This is in conjunction with the City's recent conditional approval by the State Department of Energy Resources (DOER) for participation in the Ten Communities Program.

**Respectfully Submitted,
R. Lisle Baker, Chair**