

Nathan Giacalone

From: DEBORAH CROSSLEY
Sent: Friday, March 6, 2020 11:14 AM
To: Nathan Giacalone
Subject: Please include in the back up for ZO redesign

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email sent Thursday March 7 to Council and Planning department staff:

Dear Colleagues,

I invite you all to attend the upcoming ZAP meetings, where at least half of each session is devoted to zoning reform.

We have been and will continue to discuss process going forward, and specifically that as we proceed through the draft proposed ZO, there will be continual comparison with the existing ZO - and at various points within each section - a comparison directly or by charted content - with what we have now.

The next 4-5 sessions will focus on Article 3, residential districts, as well as relevant information in Article 2 that inform residential dimensional restrictions. The updated draft of Article 3 was in your packets last week, redlined from the October 2018 draft. This modified draft resulted from the rather extensive reviews in ZAP - and community wide workshops that were held between Oct. 2018 and the spring of 2019. At that point, the draft ZO was put down as ZAP addressed the Washington St. Vision.

You may remember the last presentation to Council, in a joint meeting of Land Use and ZAP, was Rachel Blatt and James Freas presenting the results of the build out analysis, and how the draft ZO can address issues of concern by studying how modifications to dimensional requirements can alter the build out analysis.

So this coming meeting we will focus on those adjustments now incorporated into Articles 3 and 2 - to see how they may impact the build out potential to both address concerns about such things as teardowns, oversized homes and overdevelopment of neighborhoods in some R districts, while at the same time how we might be able to address the need for more diverse housing opportunity in other R districts, in line with our citywide goals.

In addition, a number of you have docketed new items that pertain to various sections of the ZO. Many of these will be on the agenda and taken up within the context of the ZO as they pertain to the various articles, as they represent issues and concerns that we and the community have articulated.

Of course some of these docket items, such as development standards pertaining to environmental controls, parking minimums, terracing, stormwater management - can be taken up independently as well. You will see three items docketed along with zoning reform this week, re garages, attached dwellings and parking minimums. Again - these items will be addressed within the context of residential districts.

Please join us!
Deb

Deborah J. Crossley
C O U N C I L O R
Zoning&Planning Chair
dcrossley@newtonma.gov
617/ 775-1294 iphone