



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, September 12, 2022

7:00 pm

Council Chambers (Room 207)/Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, September 12, 2022 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://us02web.zoom.us/j/84105804444> or call 1-646-558-8656 and use the following Meeting ID: 841 0580 4444

Items Scheduled for Discussion:

Public Hearing

#192-22

Request for review and amendments to Section 6.7.1

COUNCILORS CROSSLEY, DANBERG, LIPOF, KELLEY, ALBRIGHT, NORTON, BOWMAN, GREENBERG, HUMPHREY, LEARY, RYAN, AND KRINTZMAN requesting a review of and possible amendments to, Section 6.7.1 Accessory Apartments, to remove barriers to creating accessory apartments, such as to consider conditions under which detached ADUs may be allowed by right, and under which ADUs may be permitted as part of new construction.

Zoning & Planning Held 7-0-1 (Councilor Baker abstaining) on 08/09/22

Public Hearing

#401-22

Request for review and amendment to Section 5.11.5.E

HER HONOR THE MAYOR requesting possible amendment to Section 5.11.5.E to specify that the Affordable Housing Trust will be the entity to receive and distribute one half of new Inclusionary Zoning funds, rather than having these funds go to a separate City account.

Zoning & Planning Held 8-0 on 08/09/22

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.

#399-22 Appointment of Elizabeth Sweet to the Zoning Board of Appeals
HER HONOR THE MAYOR appointing Elizabeth Sweet, 281 Lexington Street, Auburndale as a full member of the Zoning Board of Appeals for a term of office to expire on September 19, 2025. (60 Days: 10/07/2022)

#436-22 Referred to Zoning & Planning and Finance Committees
CPC Recommendation to appropriate \$1,948,056 in CPA funding
COMMUNITY PRESERVATION COMMITTEE recommending appropriation of one million nine hundred forty eight thousand fifty six dollars (\$1,948,056) in Community Preservation Act funding, with \$556,588 to come from the FY23 Community Housing Reserve Account and \$1,391,468 to come from FY23 Unrestricted Funding Account, to the control of the Planning & Development Department to provide funding to the Newton Affordable Housing Trust for future projects that meet one or more of the CPA's eligible funding categories for Community Housing projects.

Chair's Note: *The final regulations that will guide compliance with the MBTA Communities Law were released in August, and are attached for your review. Planning staff are in the process of getting clarification on several points. I encourage you to submit any specific questions you may have to our Committee Clerk for the Planning Department to address more fully at the Wednesday, September 28 ZAP meeting.*

#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)
Zoning & Planning Held 8-0 on 01/24/22

#47-22 Requesting annual updates on Newton's Subsidized Housing Inventory (SHI)
THE ZONING & PLANNING COMMITTEE, COUNCILORS LUCAS AND OLIVER, requesting a conversation with the Director of Planning and Development about Newton's Subsidized Housing Inventory (SHI) and progress towards meeting the affordable housing safe harbor and a request to post the SHI on the City's website. (formerly #307-21)

Chair's Note: *Discussion surrounding the following item will be limited to a brief update from the Planning Department surrounding ongoing community engagement efforts.*

#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)
Zoning & Planning Held 7-0 (Councilor Baker not voting) on 08/09/22

Respectfully Submitted,

Deborah J. Crossley, Chair