



Ruthanne Fuller  
Mayor

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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