

Newton Corner Neighborhood Assn on Newton Corner Village Center Zoning

On the next page there is an annotated version of the Newton Corner zoning map that numbers each of the zones for easy reference.

Zoning Comments and Requests by NCNA follow.

NCNA Meeting of December 1, 2022

Expanded with Satellite Maps December 15, 2022

Draft District Maps

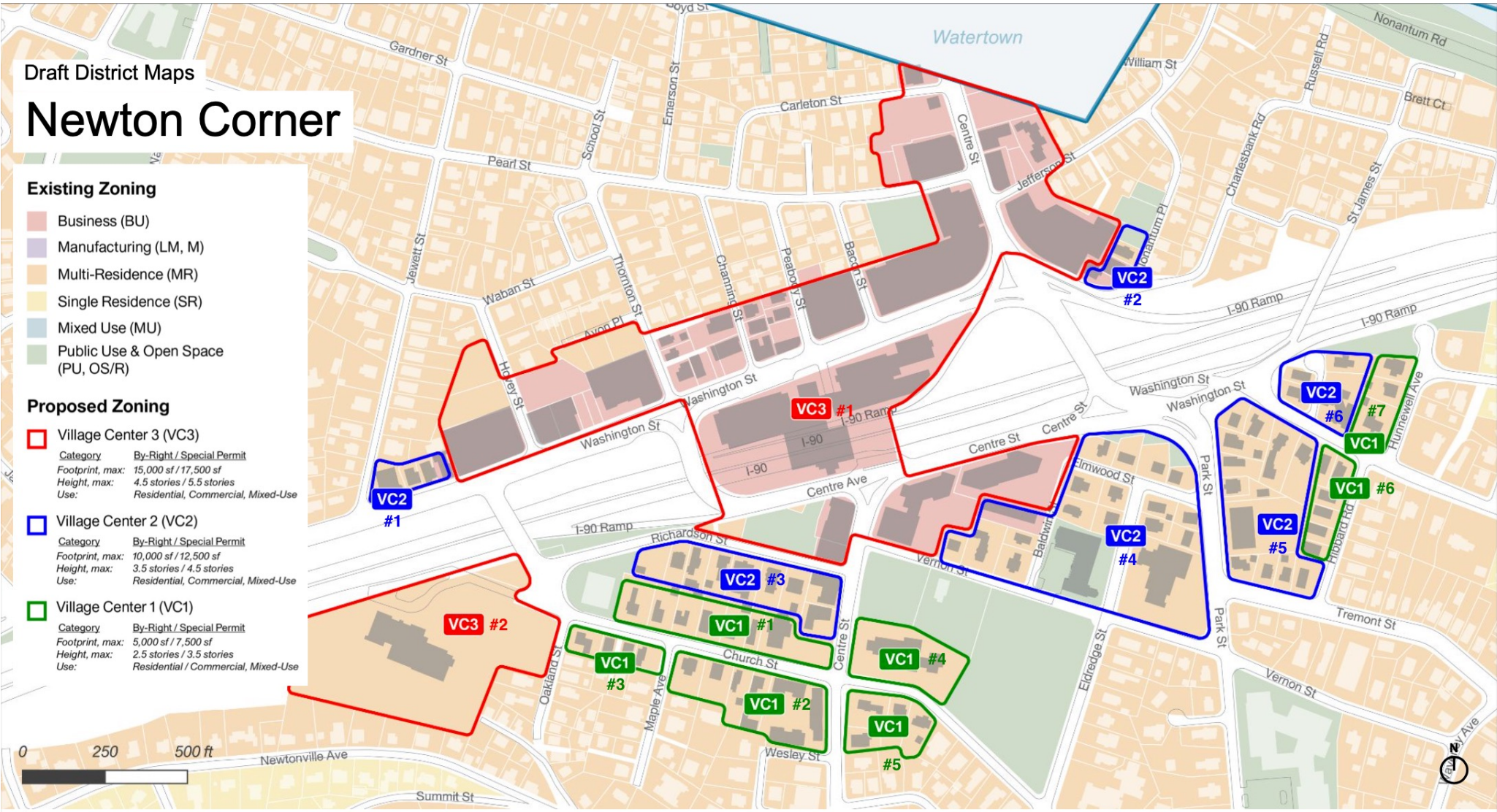
Newton Corner

Existing Zoning

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

Proposed Zoning

- VC3** Village Center 3 (VC3)
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- VC2** Village Center 2 (VC2)
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- VC1** Village Center 1 (VC1)
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



Zoning Comments and Requests by NCNA

- Make VC1 residential only {city wide}
 - or replace VC1 by Rasala's proposed residential zone MRX
- Remove the 8 residential buildings from VC3 zone #1
 - 7 buildings north of Washington St
 - Peabody St: 21-23 Peabody St, 25-27 Peabody St
 - Channing St: 337 Washington St, 30-32 Channing St, 34 Channing St
 - Thornton St: 42 Thornton St, 44 Thornton St
 - 1 building east of Centre St
 - 65 Jefferson St
- Remove the Richardson St triangle from the VC3 zone and zone the triangle as VC2

Zoning Comments and Requests by NCNA

- Delete VC2 zone #1 - Leave the 4 residential buildings as is
- In VC2 zone #2, remove the home (33-35 Nonantum Pl)
 - Leave only the 2 commercial buildings in this zone
- NCNA is OK with VC2 zone #3: Richardson St south

Zoning Comments and Requests by NCNA

- VC2 zone #4 includes much too much area
- NCNA proposal for a more moderate zone:
 - The zone should be shrunk to include only the 4 residences whose backyards are along Washington St east and the 2 residences along Park St {west side}
 - Elmwood St: 9-11 Elmwood St, 15-17 Elmwood St, 23-25 Elmwood St, 29-31 Elmwood St
 - Park St: 41 Park St, 47 Park St
 - This zone would follow the curve from Washington St to Park St and would be a natural place for mixed use housing
 - This zone would contain approximately 75000 SF

Zoning Comments and Requests by NCNA

- Under no circumstances should the Underwood elementary school be in a Village Center zone *of any level*
 - The Underwood school is currently an active school
 - Should Village Center zoning be successful, there will be a substantial increase in the Newton Corner population and the Underwood school will be an essential city asset
 - If at some time in the future the Underwood school is closed as a school, the community should have the first option to use the school as a community center along the model of the Hyde Community Center
- The remaining buildings in what is proposed as VC2 zone #4 in the current draft map should be rezoned as VC1

Zoning Comments and Requests by NCNA

- VC2 zone #5 should be rezoned as VC1
 - NCNA is supporting multi use VC2 zoning directly across the street from this proposed VC2 zone. At that location, Park St is a very wide street with lots of traffic going in both directions given closeness to the Newton Corner traffic circle, the turnpike, and Tremont St. There does not seem to be a good case for also having a VC2 zone on the east side of Park St that stretches around the corners to both Washington St and Tremont St. Because of the flow of traffic and the width of Park St, there would be no natural connection between the west and east sides of Park St.
 - Once VC2 zone #5 is rezoned as VC1, it may be merged with VC1 zone #6 along Hibbard Rd to create one coherent VC1 zone using the entire block.

Zoning Comments and Requests by NCNA

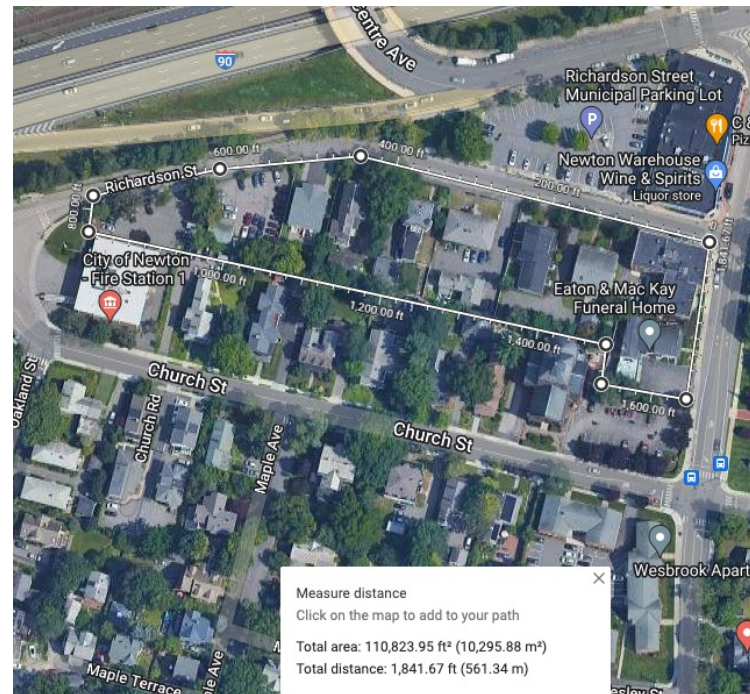
- Delete VC2 zone #6
 - This zone includes 1 apartment building and 3 homes around the cul-de-sac of St James Circle off Washington St south of the turnpike. This zone is mere feet from the east bound entrance ramp of the turnpike. The area has no extra parking and little foot traffic since there is no safe way to cross the entrance ramp to get to the north side of the turnpike. It is impossible to see how this zone is a viable place for business.
- Delete VC1 zone #7
 - This zone was placed on the map only because of the VC2 zone #6. Once VC2 zone #6 is deleted there is no rationale to keep VC1 zone #7

Zoning Comments and Requests by NCNA

- NCNA currently supports the remaining VC1 zones provided that VC1 is defined as residential only {with no special permit exceptions}
- If it remains possible to build mixed use or commercial buildings in VC1 districts, NCNA withdraws its support of all VC1 districts
- NCNA feels it is the right of the neighborhood to retain as much of its current residential character as possible given the history of damage to the Newton Corner community from:
 - Building the turnpike through the middle of the village center
 - Having entrance and exit ramps that feed directly into the village center creating the circle of death
 - Having many massive buildings built (the hotel and several office buildings)

Zoning Comments and Requests by NCNA : Satellite Maps

- NCNA accepts VC2 zone #3: Richardson St south side
 - Together with the Richardson St triangle, this zone will form a viable business area
 - One question: Should the apartment building and funeral home on Centre St be included?



Zoning Comments and Requests by NCNA: Satellite Maps

- NCNA proposal for a more moderate VC2 zone #4
 - The Underwood School should not be in any zone
 - Zone the remaining buildings in the original VC2 zone #4 as VC1

