

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE REPORT  
SPECIAL MEETING

THURSDAY, AUGUST 7, 2014

Present: Ald. Johnson (Chairman), Danberg, Hess-Mahan, Sangiolo, Kalis, Yates, Danberg and Leary

Absent: Ald. Baker

Also Present: Ald. Crossley and Blazar

City Staff Present: John Lojek (Commissioner, Inspectional Services), Candace Havens (Director, Planning & Development), Ouida Young (Associate City Solicitor), Marie Lawlor (Assistant City Solicitor), Karyn Dean (Committee Clerk)

#237-14      ALD. SANGIOLO on behalf of concerned citizens requesting a one-year moratorium on the demolition of single- and two-family homes.  
[06/12/14 @ 10:45AM]

**ACTION:**      **HELD 7-0**

**NOTE:** Ald. Sangiolo presented this item along with a PowerPoint which is attached. The Chairman called for a special meeting to be held on Thursday, September 4<sup>th</sup> to discuss this item further. She asked that the Law and Planning Departments develop some alternative recommendations to present to Committee at that time. A more detailed report will follow the September 4<sup>th</sup> meeting. The Committee voted to hold this item.

*All other items were held in Committee. A more detailed report of each will follow.*

#142-09(7)      ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of “*Floor area, gross*” for residential structures as it is used in the definition and calculation of “*Floor area ratio*” in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City’s Comprehensive Plan.  
[07/03/14 @ 9:10AM]

**ACTION:**      **HELD 7-0**

#265-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days; to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days; to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months; and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months.

**ACTION:** **HELD 7-0**

#266-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership; and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the issuance of a demolition permit, no demolition permit shall issue until the new owner complies with the procedures of Section 22-50(c)(5).

**ACTION:** **HELD 7-0**

#267-13 LAND USE COMMITTEE proposing to amend Section 30-21(c) to permit de minimis relief for alternations, enlargements, reconstruction of or extensions to lawfully nonconforming structures in which the nonconformity is due to Floor Area Ratio (FAR) requirements set out in section 30-15(u) Table A, subject to administrative review by the Planning Department.

**ACTION:** **HELD 7-0**

Respectfully Submitted,

Marcia T. Johnson, Chairman



# DEMOLITION MORATORIUM PROPOSAL

Zoning and Planning  
Committee August 7, 2014

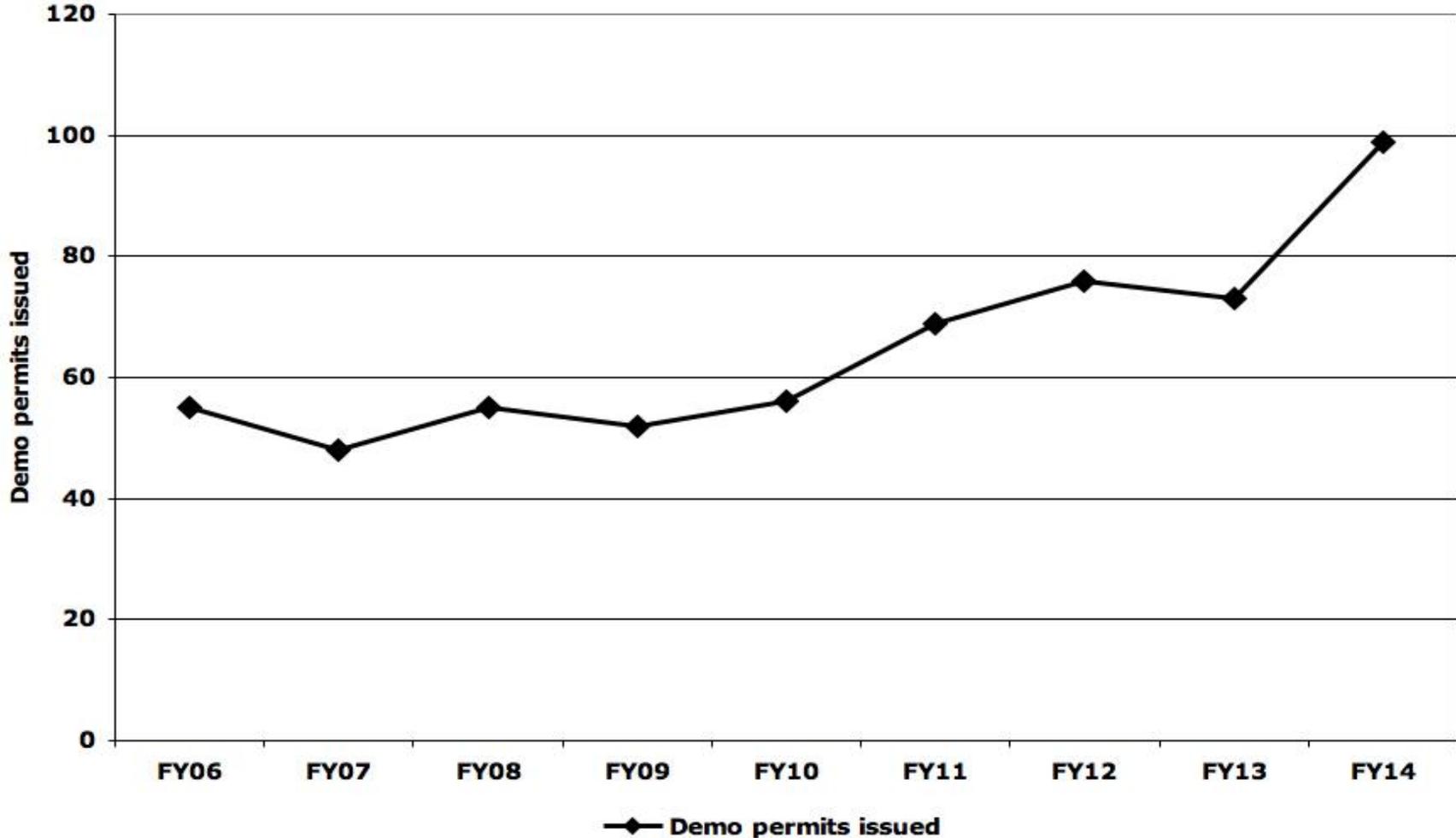
# THE PROBLEM OVERVIEW

- Loss of historic and affordable homes
- Loss of neighborhood character
- Loss of trees and open space

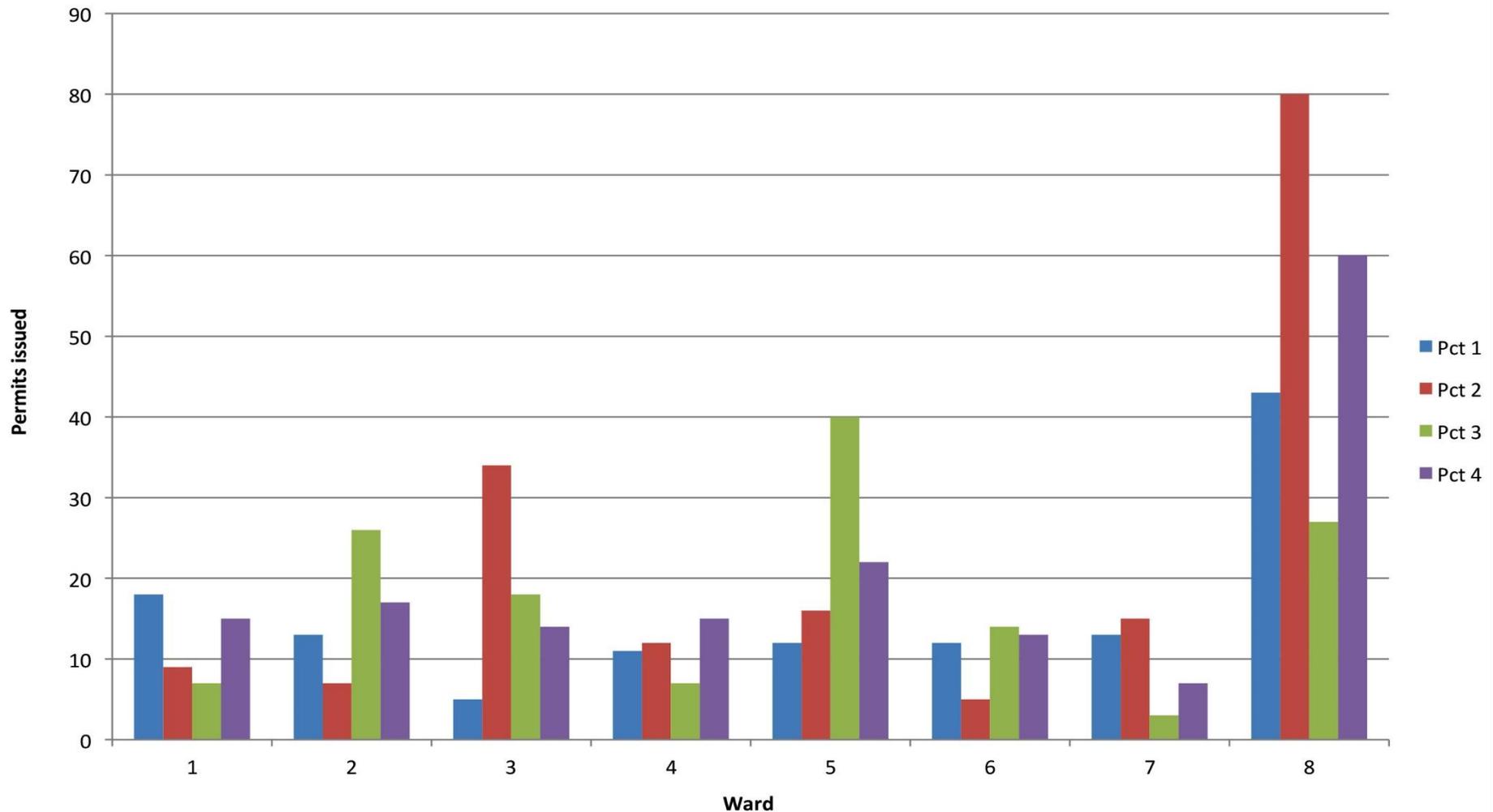
# THE PROBLEM OVERVIEW

- Replacement properties often 4x size and 3x price of previous home
- Environmental Impact – disposal of previous home and carbon footprint of new ones
- Single Family homes replaced by multi-family dwellings, stressing city infrastructure

# FULL-HOUSE DEMO PERMITS 2006-2014



# FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 BY WARD



# PARTIAL DEMOLITIONS NOT INCLUDED

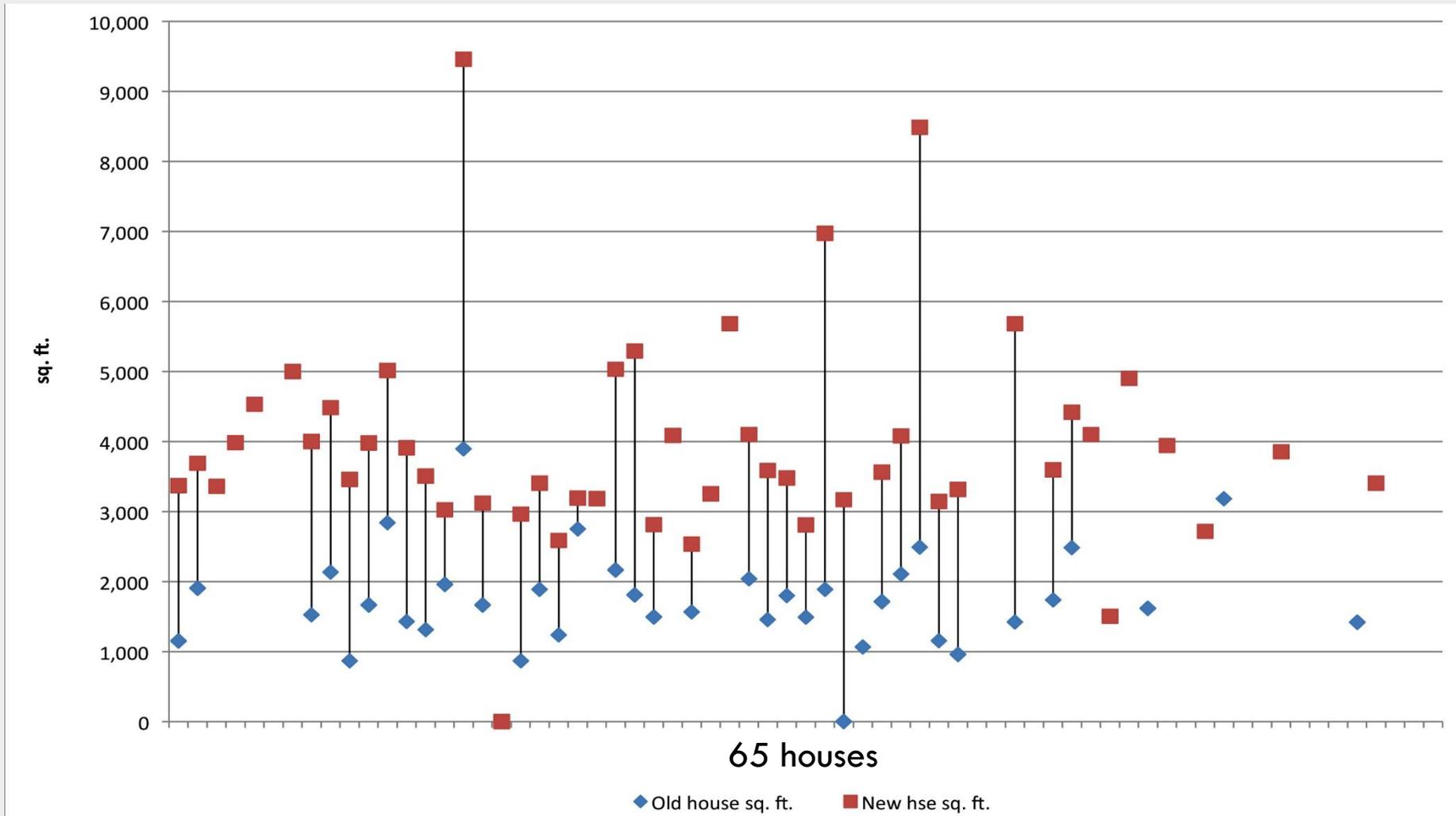
Partial Demolitions like this one are not included in the Full-House Demo numbers previously shown

Before

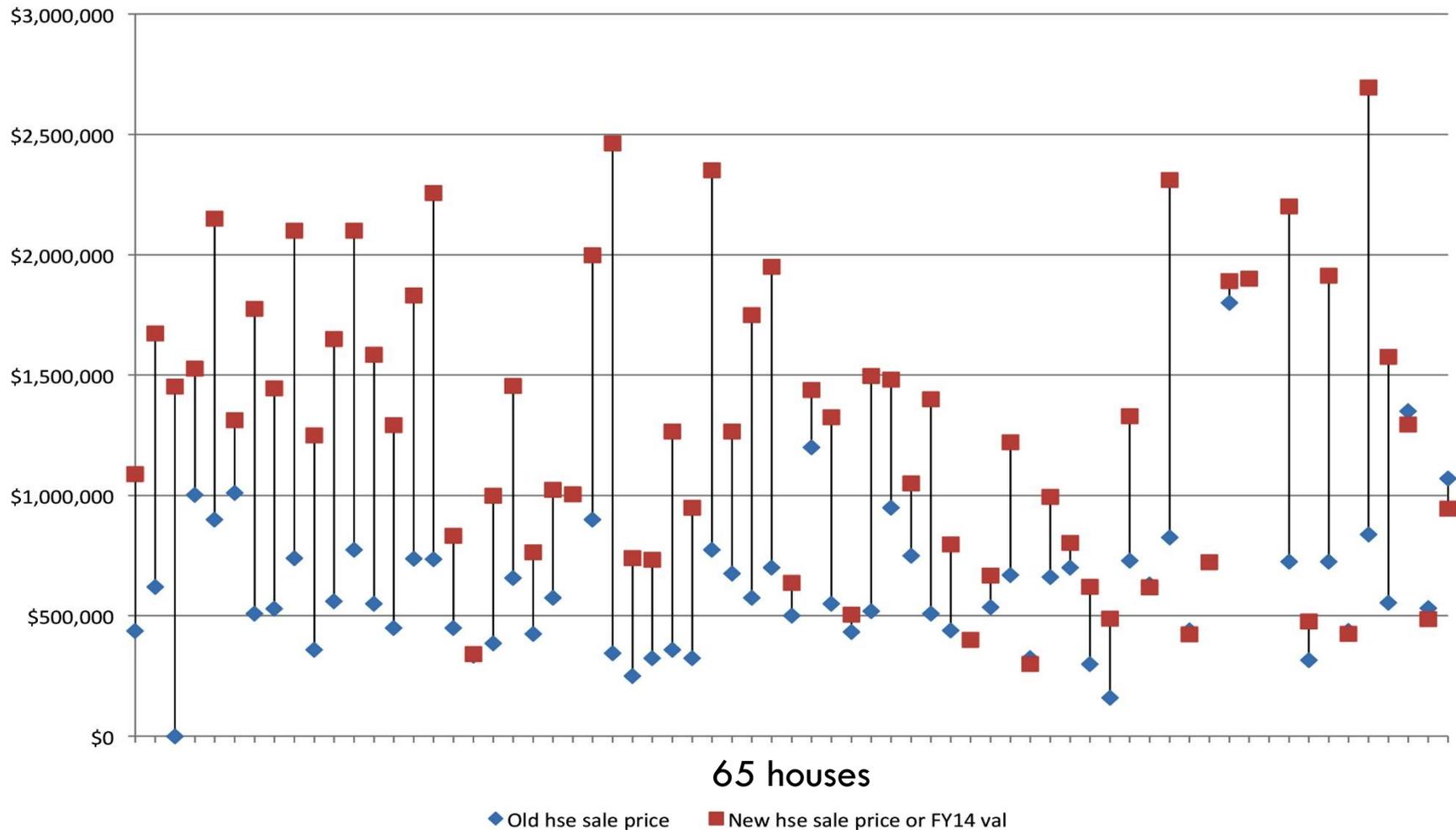
After



# FLOOR AREA SQUARE FOOTAGE CHANGE OLD HOUSE VERSUS REBUILD



# SALE PRICE BEFORE VS AFTER DEMOLITION AND NEW BUILD



# LOSING HISTORIC HOMES

Before

Sargent St



# LOSING HISTORIC HOMES

During

Sargent St



# LOSING HISTORIC HOMES

After

Sargent St



# LOSING HISTORIC AND NATURALLY AFFORDABLE HOMES

Before

55 Auburn \$580,000  
1900 Gambrel Style



# LOSING HISTORIC AND NATURALLY AFFORDABLE HOMES

After

55 Auburn  
2 Units - \$2,000,000



# LOSING HISTORIC AND NATURALLY AFFORDABLE HOMES

Before

29 Shute Path  
\$375,000



# LOSING HISTORIC AND NATURALLY AFFORDABLE HOMES

After

29 Shute Path  
\$1,099,000  
Now 150 Spiers Rd



# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

Before

24 Druid Hill \$780,000



# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

After



24 Druid Hill \$2,150,000

# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

Before



48 Druid Hill \$705,000

# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

After

48 Druid Hill \$2,050,000



# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

Before



40 Druid Hill \$740,000

# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

After

40 Druid Hill \$2,100,000



# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

Before

53 Wallace \$322,300



# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

After

53 Wallace \$1,750,000



# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

Before



295 Upland \$575,000

# REBUILT PROPERTY 4x SIZE AND 3x PRICE OF PREVIOUS HOME

After

295 Upland \$2,475,000



# LOSS OF NEIGHBORHOOD CHARACTER

Before

100 & 104 Hull



# LOSS OF NEIGHBORHOOD CHARACTER

After

100 & 104 Hull



# LOSING HISTORIC AND NATURALLY AFFORDABLE HOMES

Before

\$491,900  
1928 Colonial  
361 Winchester



# LOSS OF TREE CANOPY

During



361 Winchester

# REGRADE

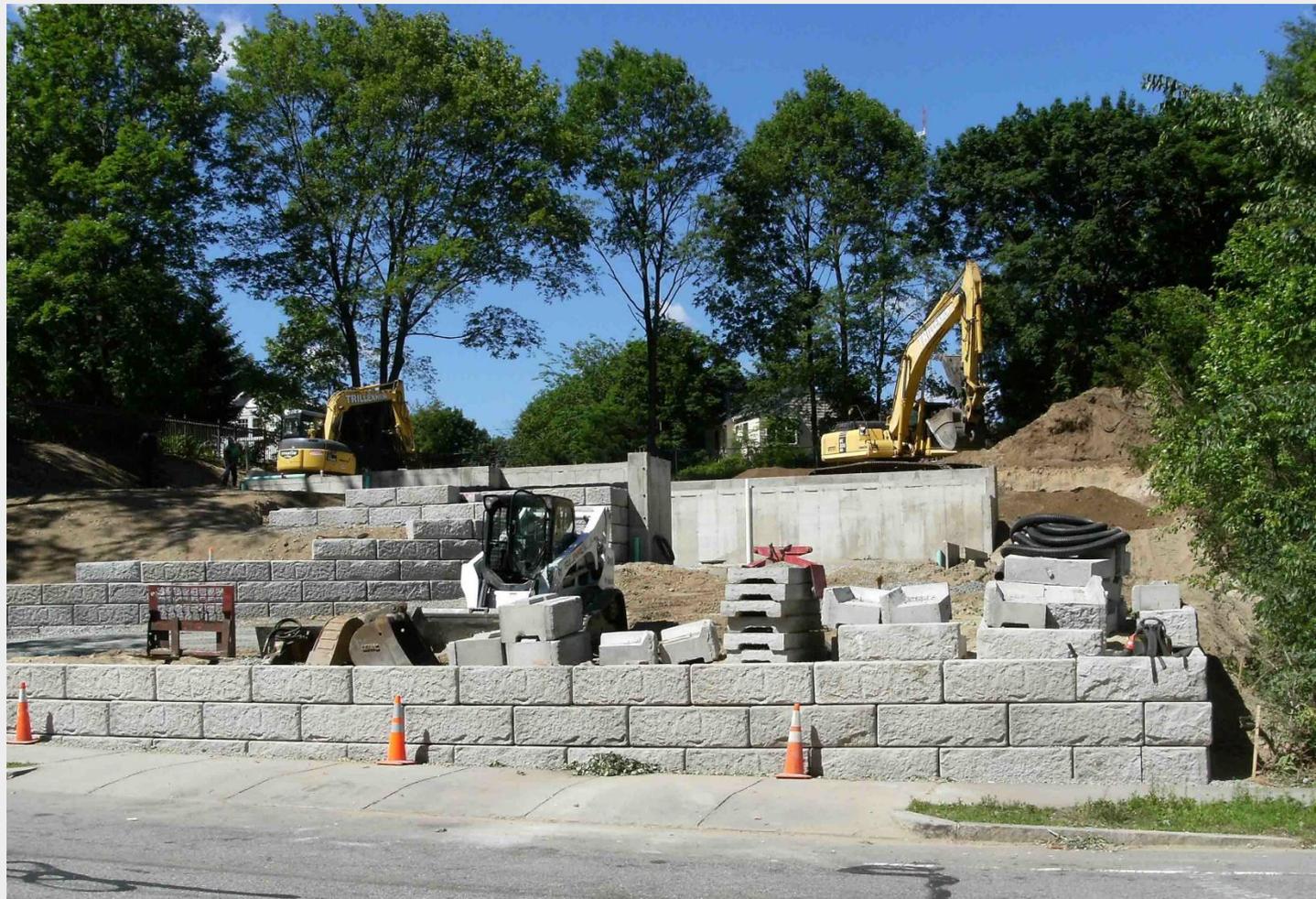
During



361 Winchester

# RETAINING WALL

During



361 Winchester

# OVERBUILT AND OUT OF CONTEXT

After



361 Winchester

# OVERBUILT AND OUT OF CONTEXT



65 Albemarle

# OVERBUILT AND OUT OF CONTEXT

Oak Hill Park



# LOSS OF RESIDENTIAL OPEN SPACE

97 Auburn St, 1800 sq ft house with grass and trees  
replaced by 8400 sq ft. structure

Before



# LOSS OF RESIDENTIAL OPEN SPACE

97 Auburn St, 1800 sq ft house with grass and trees replaced by 8400 sq ft. structure

After



# LOSS OF MATURE TREE CANOPY

60 trees lost at Commonwealth Ave and Dartmouth St



# HISTORIC HURLEY HILL RAZED

34 Wilde



# HISTORIC HURLEY HILL RAZED

34 Wilde



34 Wilde

After

# ENVIRONMENTAL IMPACT DISPOSAL OF PREVIOUS HOME AND CARBON FOOTPRINT OF NEW ONES



# SINGLE FAMILY HOMES REPLACED BY MULTI FAMILY DWELLINGS STRESSING CITY INFRASTRUCTURE

Before

648 Watertown St.



# SINGLE FAMILY HOMES REPLACED BY MULTI FAMILY DWELLINGS STRESSING CITY INFRASTRUCTURE

After

648 Watertown St.



# CLARIFY DEFINITIONS OF ATTACHED DWELLING VERSUS 2 FAMILY



Property Details | Maps & Directions | Community Info | Nearby Schools

648 Watertown Street #2  
Newton, MA 02460

Recently Reduced

Like Tweet +1 Pin It

Save Email Print

### Basic Information

Price:	\$1,249,500	<a href="#">Get Pre-Approved</a>
Type:	Condo	
Bedrooms:	4	
Bathrooms:	3 Full, 2 Partial	
Lot Size:	0.30 Acres	
Living Area:	3,869 Sq.Ft.	
MLS ID:	71680022	

[Request More Information](#)

[Schedule a Showing](#)

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Large Photos

Or call us at (866) 339-6533

# CLARIFY DEFINITIONS OF ATTACHED DWELLING VERSUS 2 FAMILY

95-97 Webster Park



# DESIGN ISSUES

Snout House  
64 Freeman St



# DESIGN ISSUES

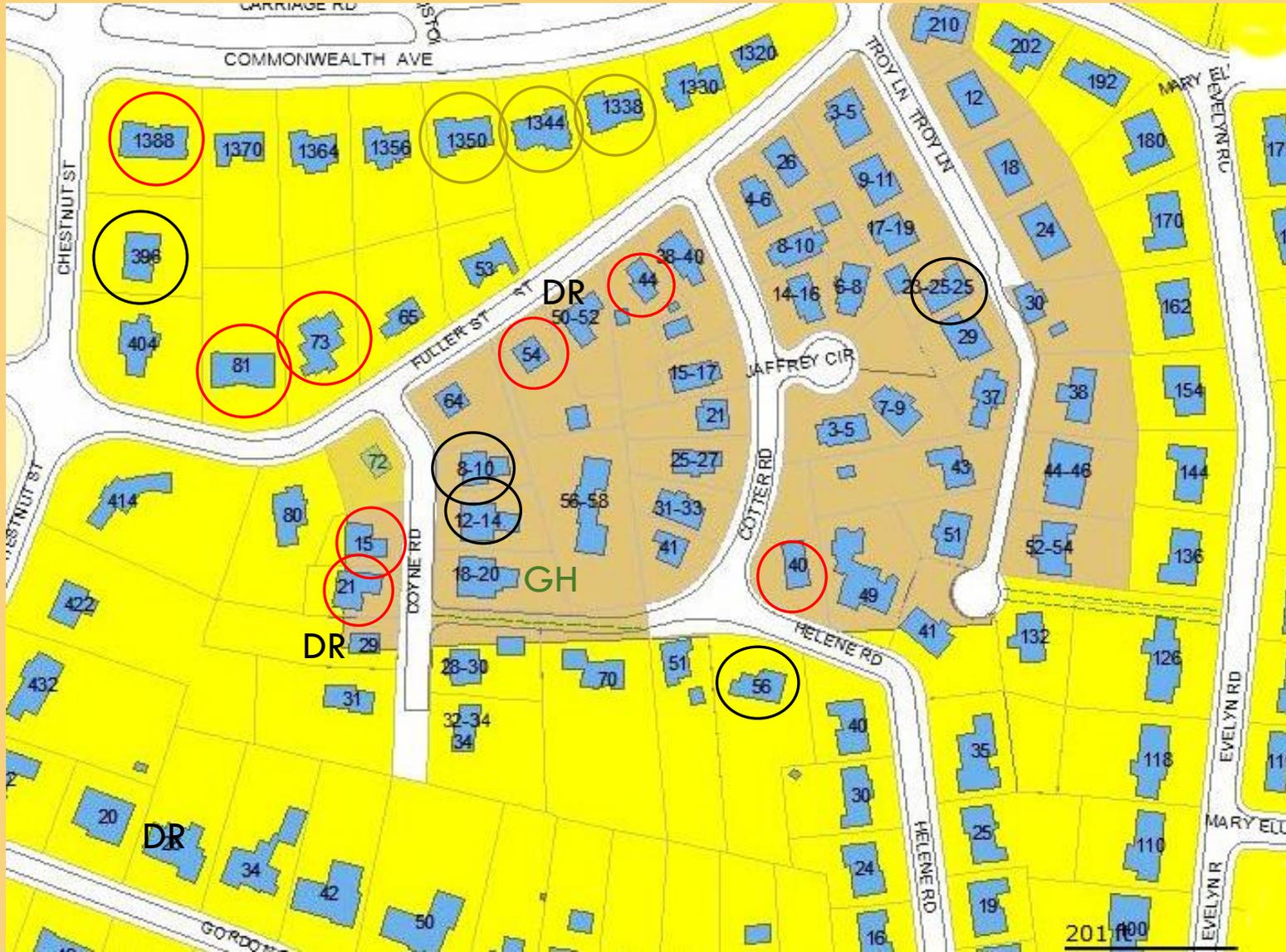
Sideways House  
104 Hull St



# CASE STUDY:

2012 - Present

## FULLER ST NEIGHBORHOOD



New Build

DEMO

04-06 Demo

CASE STUDY:

75 FULLER ST

## HARDSCAPE FRONT YARD



CASE STUDY:

1388 COMMONWEALTH AVE

HARDSCAPE FRONT YARD



CASE STUDY:

33 HELENE ST

EXAMPLE OF CONTEXTUAL RENOVATION



CASE STUDY:

44 FULLER



Before

CASE STUDY:

44 FULLER

SNOUT HOUSE,  
RAISING GRADE ON ENTIRE LOT

After



CASE STUDY:

29 COYNE RD

## DEED RESTRICTED AFFORDABLE HOUSING



CASE STUDY:

50-52 FULLER ST

## DEED RESTRICTED AFFORDABLE HOUSING



CASE STUDY:

81 FULLER ST

## NEW BUILD OLD LOT SIDE SETBACKS



CASE STUDY:

81 FULLER ST

## NEW BUILD OLD LOT SIDE SETBACKS



CASE STUDY:

15 COYNE RD

SNOUT HOUSE



CASE STUDY:

21 COYNE RD

SNOUT HOUSE



CASE STUDY:

12-14 COYNE RD

SCHEDULED FOR DEMOLITION



CASE STUDY:

8-10 COYNE RD

SCHEDULED FOR DEMOLITION



CASE STUDY:

18-20 COYNE RD

LONG ESTABLISHED GROUP HOME



# CASE STUDY:

40 COTTER & 53 HELENE

## CORNER BUILD ATTACHED DWELLINGS



Before

CASE STUDY:

40 COTTER

## CORNER BUILD ATTACHED DWELLINGS



After

CASE STUDY:

53 HELENE

## CORNER BUILD ATTACHED DWELLINGS



After

# WHY A DEMOLITION MORATORIUM ?

To prevent further derogation of residential neighborhood character and housing diversity while new zoning provisions are developed and adopted.

# ISSUES TO ADDRESS

- Size, Setback and Height of New Construction
- Single Family to Multi-Family Conversions
- Distinction between Two-Family vs. Attached Dwelling
- Side-facing houses and snout houses
- Topographical changes

# WHAT HAVE OTHER COMMUNITIES DONE?

- Belmont recently used a demolition moratorium to adopt new guidelines for rebuilding in MR districts
- Wellesley instituted a large house review ordinance
- Needham has commissioned a study committee

# SCOPE OF MORATORIUM APPLIES TO :

1. Partial or full demolitions where the resulting build will increase the square footage of the existing structure by more than 20%; and/or
2. Partial or full demolitions where the resulting build will increase the number of housing units.

# RECOMMENDATIONS

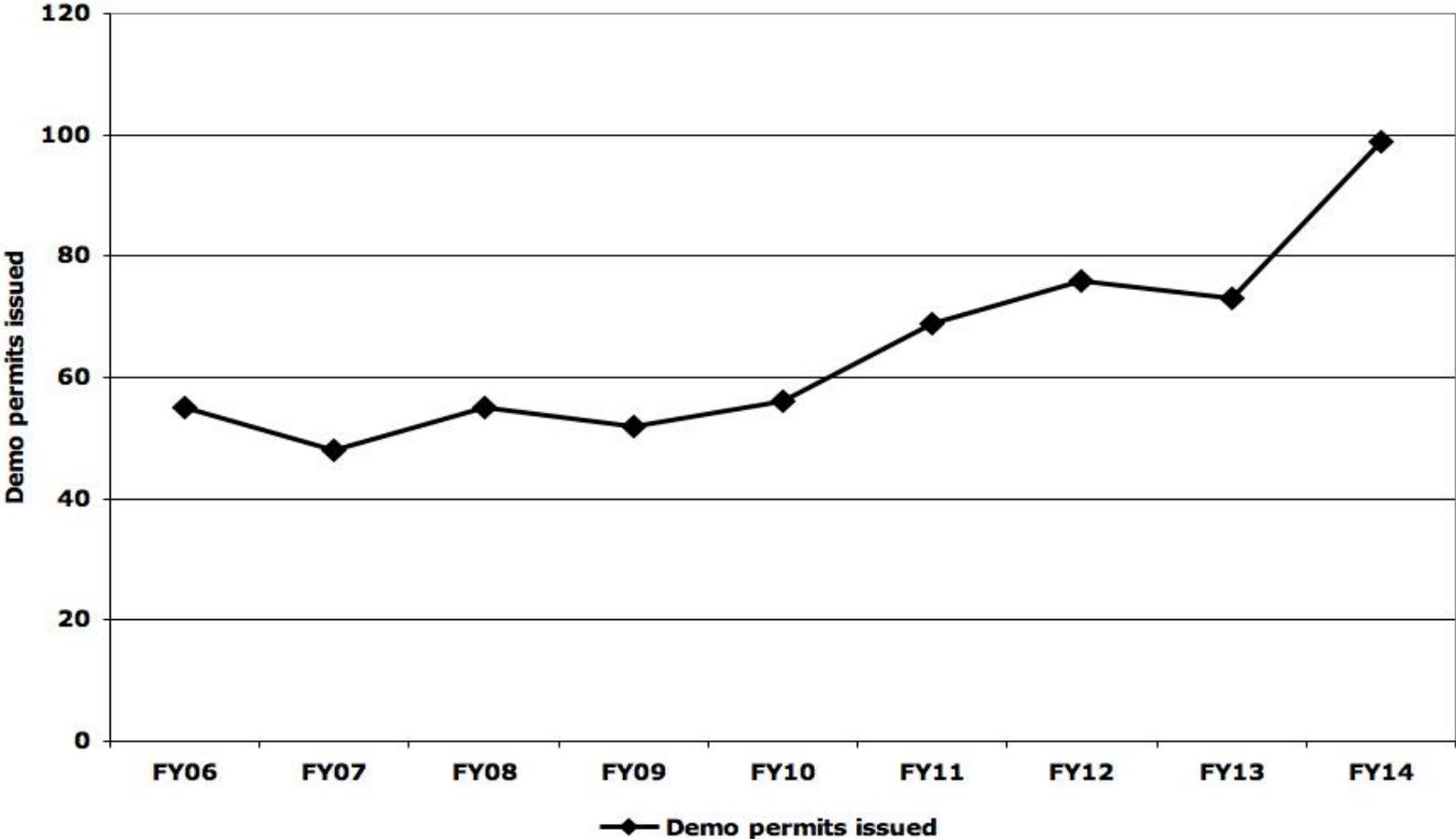
Adopt a time-restricted, temporary moratorium on demolition of single and two-family structures to allow the City of Newton to address the following issues:

- Clarify the definitions of attached dwellings and of two-family houses
- Create regulations that require front door orientation to the street for all new construction and discourage or prohibit side facing construction and protruding garage or “snout house” construction
- Create a neighborhood context design and site plan review process for all new construction and expansions that would result in a structure that is 20% more than the original existing structure for which demolition is requested. Adopt additional zoning measures to deal with by-right development that will retain neighborhood character, preserve existing structures, trees and landscapes, and preserve naturally affordable housing stock

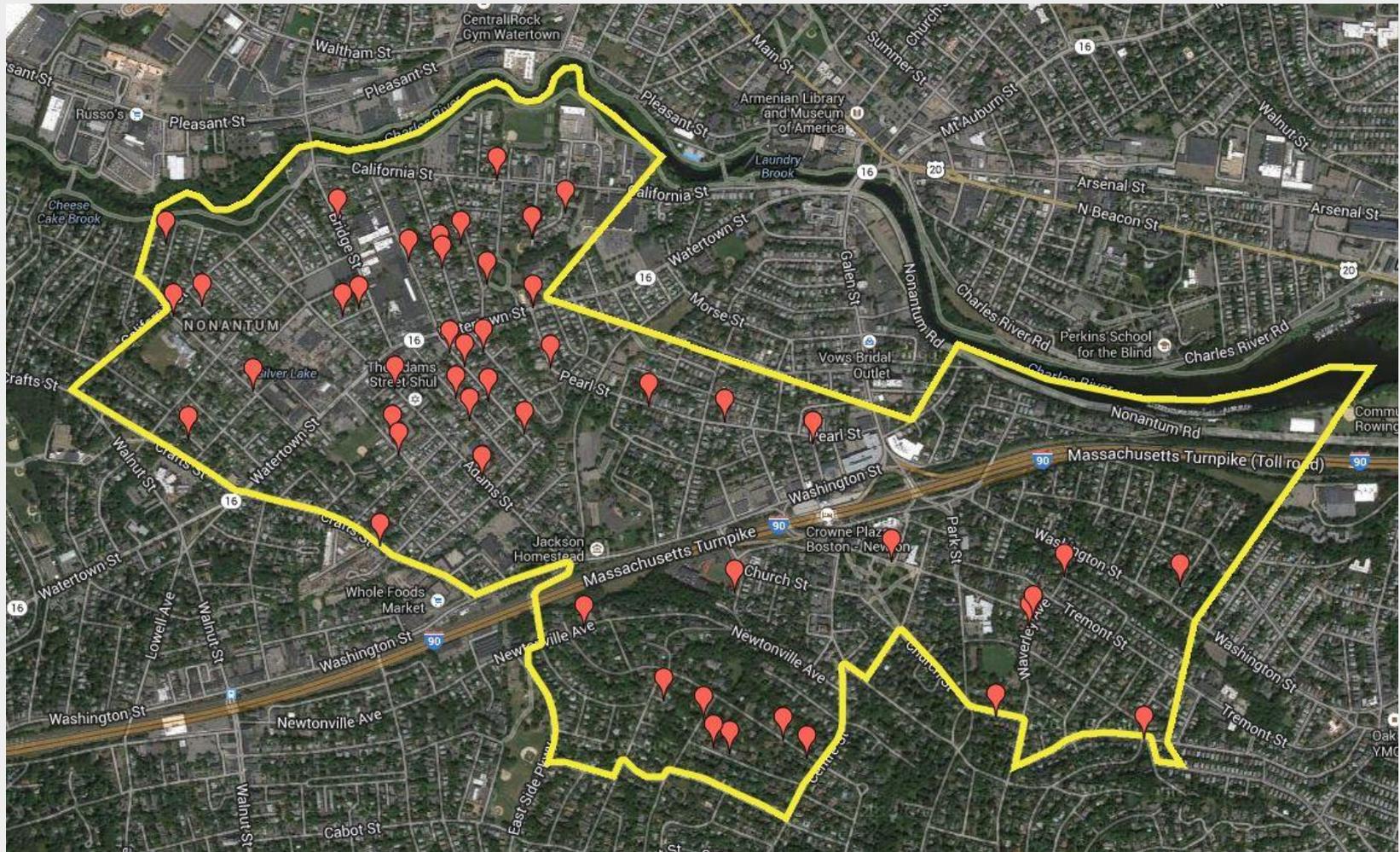


# FULL-HOUSE DEMO PERMITS 2006-2014

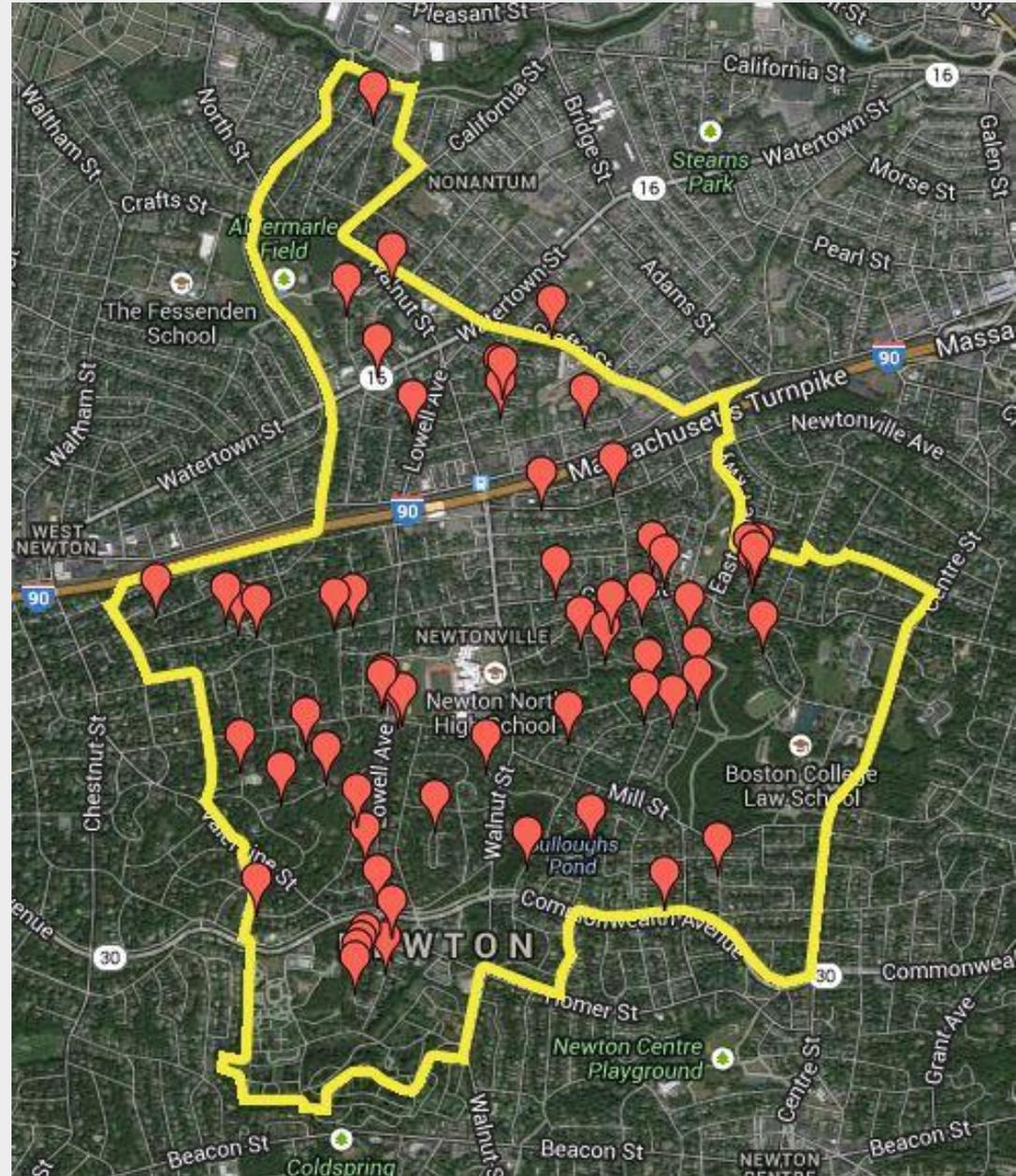
Full-house demolition permits issued, FY 06 - FY 14



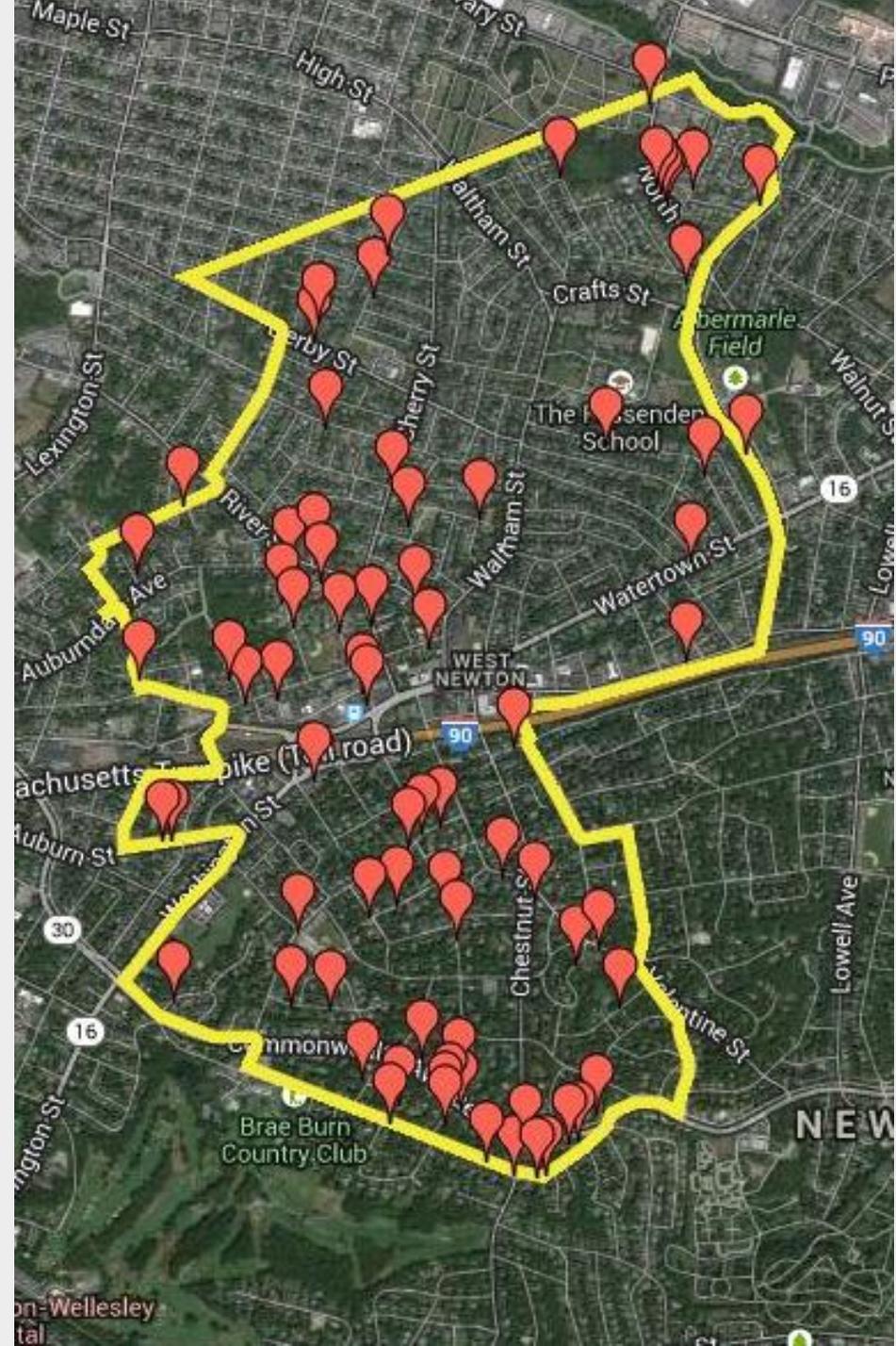
# FULL-HOUSE DEMO PERMITS ISSUED 2005- MID 2014 - WARD 1



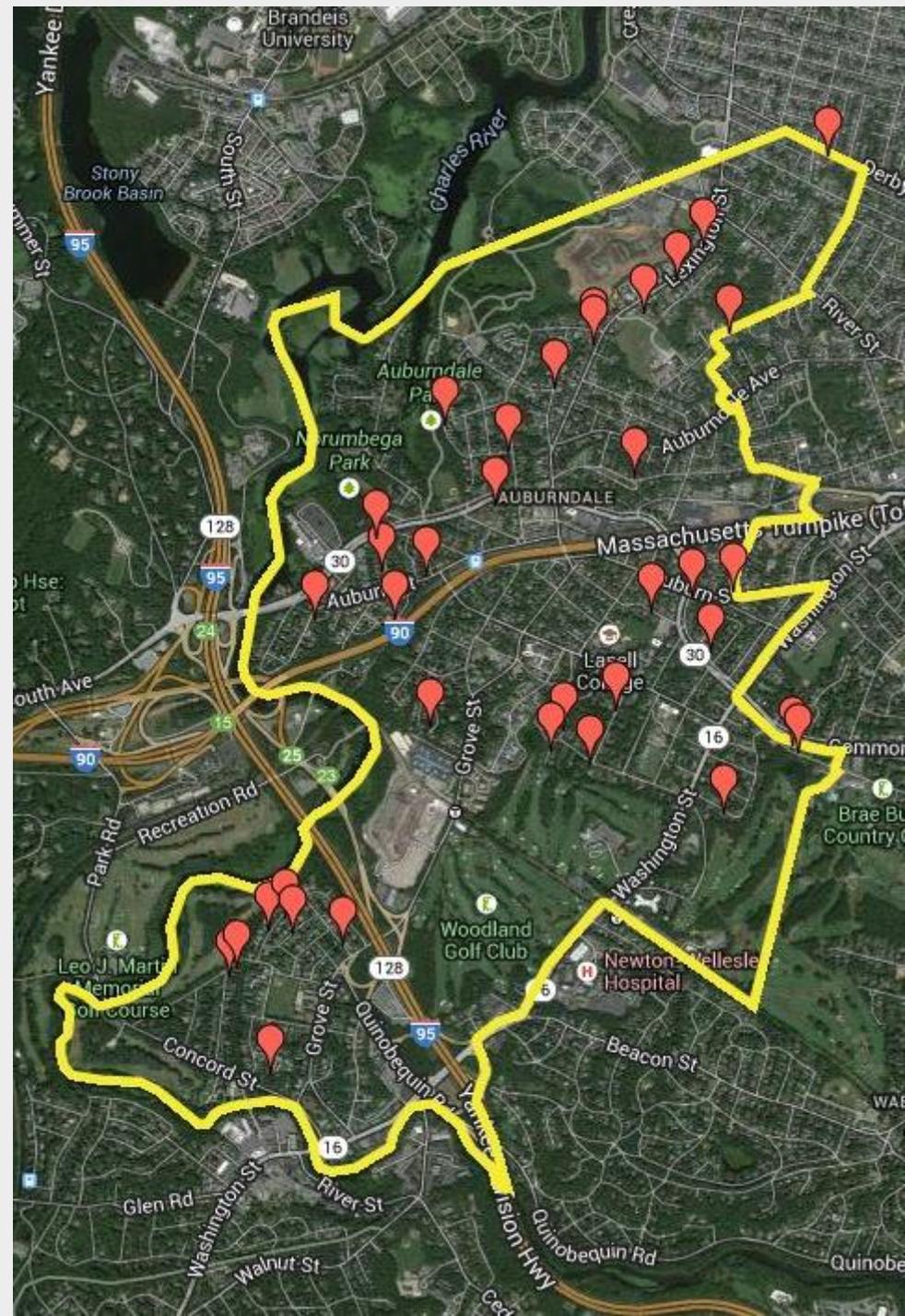
# FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 2



# FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 3



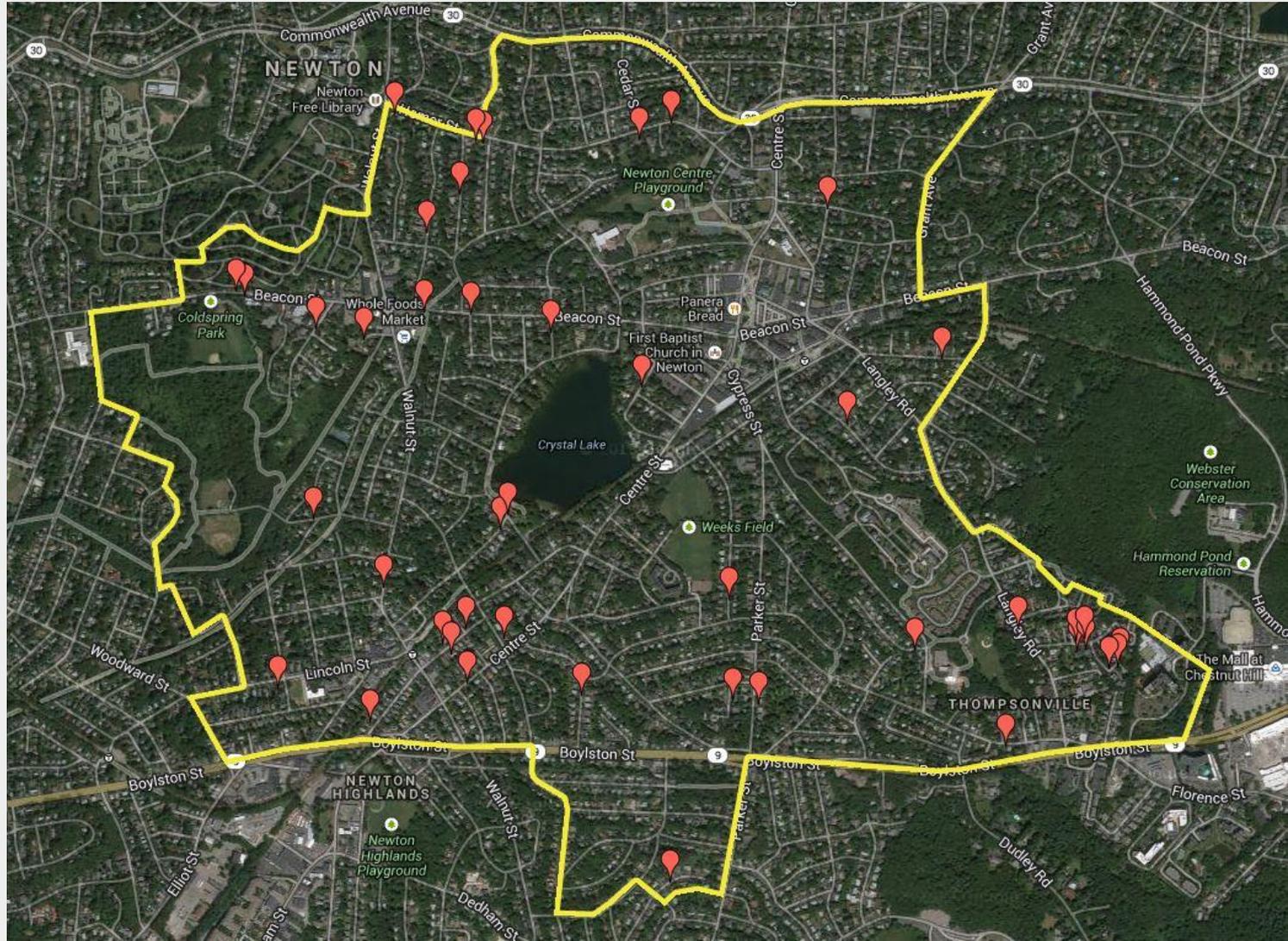
# FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 4



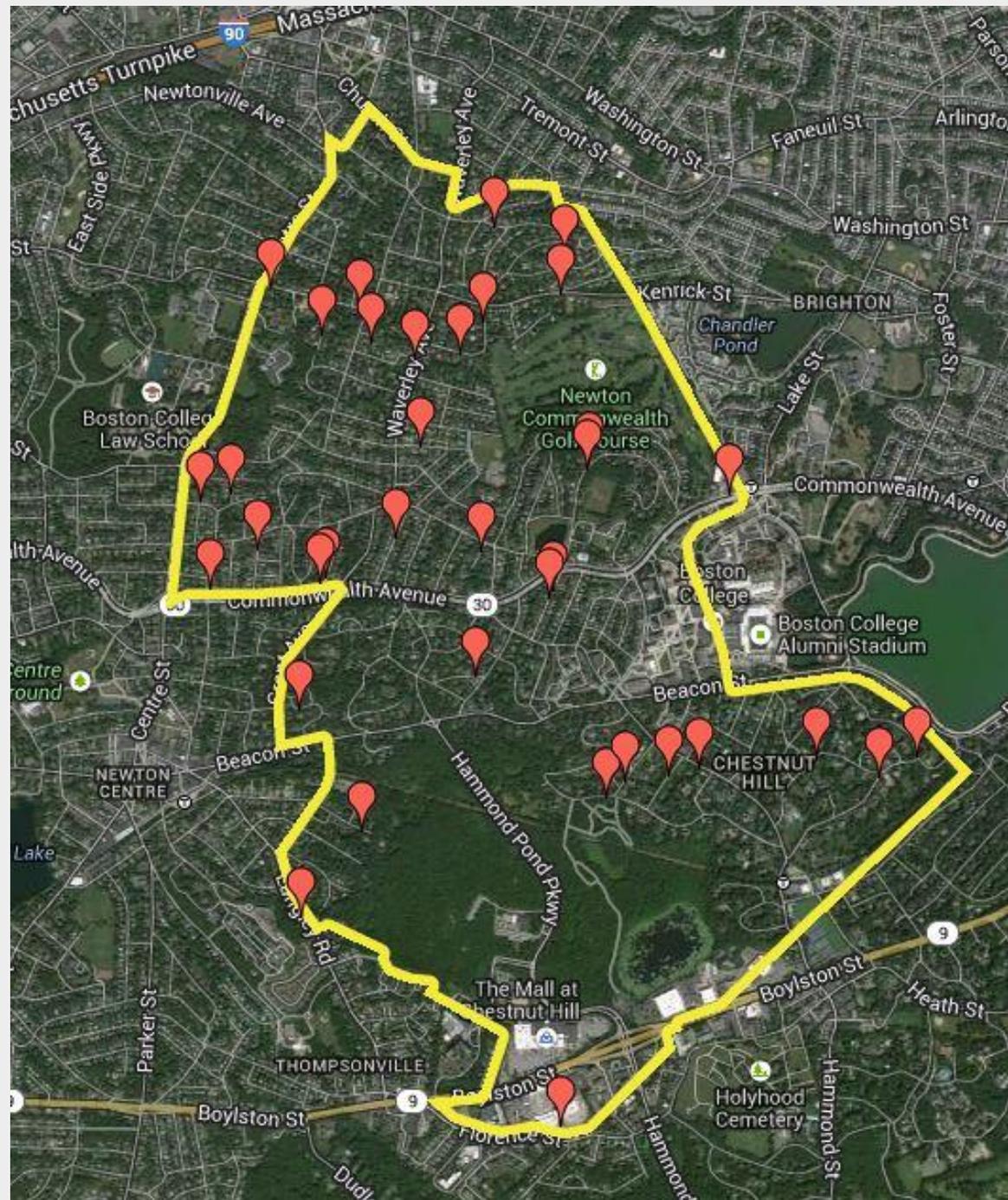
# FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 - WARD 5



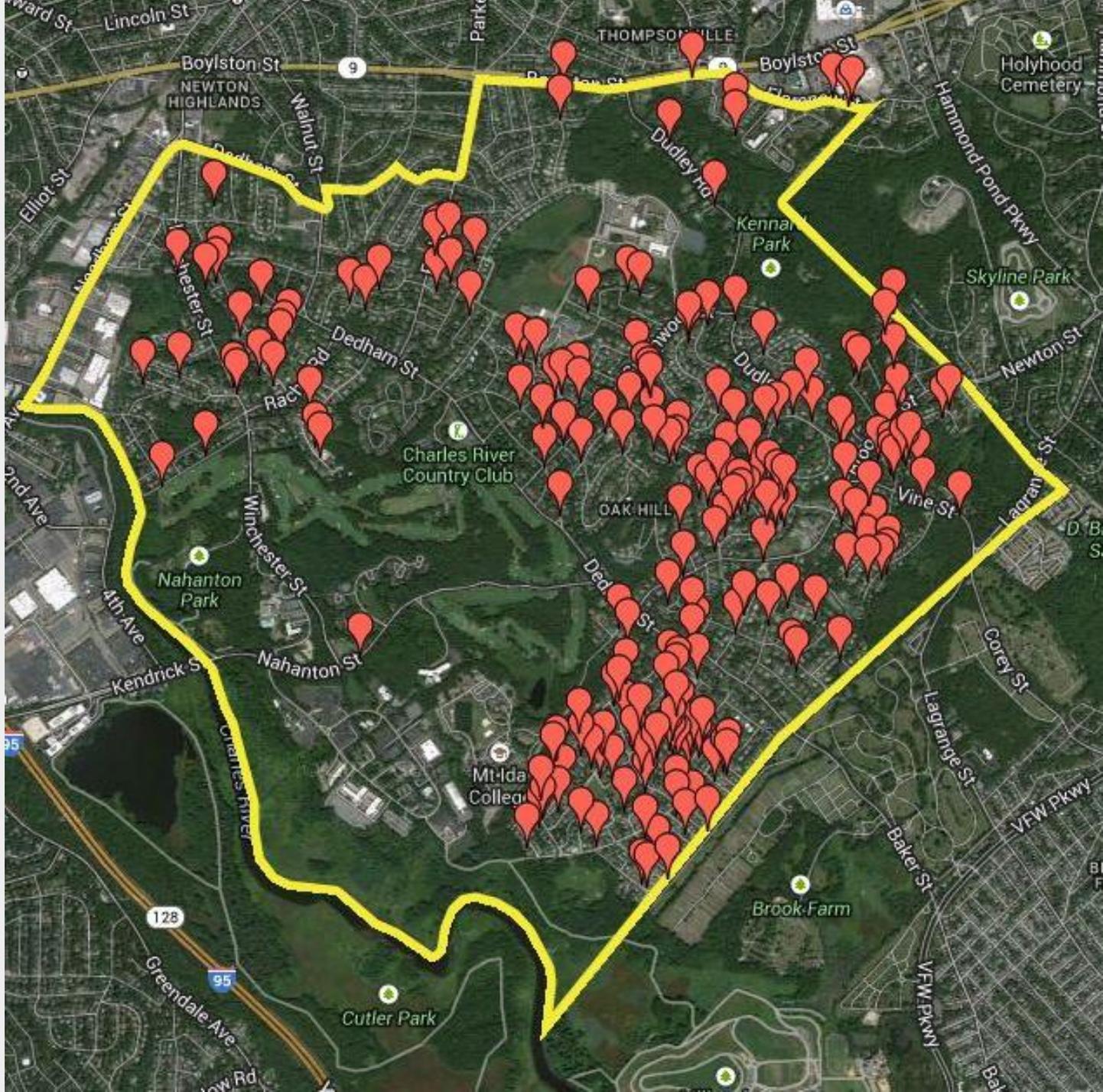
# FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 6



**FULL-HOUSE  
DEMO PERMITS  
ISSUED  
2005-MID 2014  
WARD 7**



**FULL-  
HOUSE  
DEMO  
PERMITS  
ISSUED  
2005-MID  
2014  
WARD 8**





**PRESERVING  
HISTORIC AND  
NATURALLY  
AFFORDABLE  
HOUSES IS OUR  
GIFT TO THE  
FUTURE**