



Memorandum

To: Barney S. Heath, Director of Planning and Development;
Jennifer Caira, Deputy Director

From: Councilor Pam Wright

Re: Additional proposed amendments to zoning

Date: August 11, 2023

On July 28, I forwarded 30 amendments. Please consider the following additional amendments in our next ZAP meeting.

Dimensional Standards Site:

1. Has the fire department reviewed the setbacks for VC1 and MRT? Are they adequate for their work? Do they have any recommendations to the zoning?

Dimensional Standards Building:

1. I'm concerned the MBTA Act zoned units would not be large enough for families. I would like to add in those zones that the average size for units is 1000 sf. Presently the developer can make any size including very small units which are not conducive to families.
2. Change maximum top floor sloped roof to 14'. The proposed 18-foot height for a half story is very high. Or decrease maximum height and developer can choose where to put the height.
3. Increase top floor setback from 7' to 10'.
4. VC1 4000 sf footprint is greatly out of scale for the areas zoned VC1. I recommend lowering the maximum footprint to 3000 sf footprint.

Allowed Uses:

1. Town homes are excluded from the table of allowable uses. Was this an oversight?