

Zoning By-law Committee Hearing Minutes (VIA ZOOM)

September 29, 2021

Committee Members Present: Bernard Greene, John Van Scoyac, Roger Blood, Mark Zarrillo, Linda Hamlin, Lynda Roseman, Dan Saltzman, Carla Benka, Linda Olson Pehlke, Phil Hresko

Staff present: Polly Selkoe, Victor Panak

Petitioners Present: Steve Heikin, Michael Zoorob

Co-Chair Bernard Greene opened the hearing. He moved to accept the Minutes of 9/13 with revisions. The ZBLC voted unanimously to accept the revised minutes.

Planning Board and Citizen Petition Parking Amendments

Michael Zoorob showed 3 slides he prepared 1) percentage of household not owning vehicles; 2) the 2016 HPOP suggesting one space per unit is enough if near public transit; 3) a compromise proposal to reduce parking in TPOD to 1 space per unit (0.5 per studio), and any further reductions would be by special permit.

Steven Heikin responded that both Warrant Articles have the same goal to update our parking requirements. The Planning Board prefers that all reductions be by special permit. There will be two new Planning Board members for the vote on the Warrant Articles on October 7th. Since all new projects in the TPOD over 4 units need zoning relief, parking should also be reviewed at that time.

Michael Zoorob explained that the compromise was reducing all parking in TPOD, by right. and more than that, by special permit.

Roger Blood likes the compromise concept. The Housing Advisory Board will hold a public hearing on parking Warrant Articles on October 20th.

Linda Olson Pehlke is not comfortable reducing required parking to 0 spaces. Parking reductions should be proposed after a parking study. A reduction of 50% would be reasonable. A pilot is needed.

Public Comment

Johnathan Klein, co-petitioner, emphasized the climate challenges and the importance of people using rapid transit, not cars. We should require less parking. A lot of parking spaces in his building are empty. He supports the compromise.

Lisa Cunningham, co-petitioner, stated parking areas for 1, 2 and 3 units, particularly, produce heat islands. She would support the compromise.

Bernard Green said some parking is necessary for those who don't ride bicycles or are not able to use public transit.

Linda Olson Pehlke agrees that without analyzing impacts requiring no parking is not right. Also the MBTA is not getting investments.

Dan Saltzman asked how a pilot would work and why don't we require a special permit.

Michael Zoorob explained that the parking requirement gives certainty to developers and a special permit is not a sure thing. Also, there are many smaller developments that don't need special permits.

Linda Hamlin said some of our parking requirements promote luxury housing.

Roger Blood supports the compromise because he is concerned that going to zero might prompt the Town to eliminate the overnight parking on the street. Many seniors still want to keep one car.

Steve Heikin explained part of keeping the special permit is allowing consideration of different points of view of developers and abutters.

Lisa Cunningham stated the co-petitioners would be against eliminating the ban on overnight parking on the street.

Michael Zoorob pointed out that in 1962 the parking requirement was less than what is being proposed now.

Roger Blood moved that the compromise be recommended. Phil Hresko seconded it.

The Zoning By-Law Committee voted to support the compromise as follows.

	MZ Compromise
Bernard	yes
Roger	Moved - yes
Carla	abstain
Cliff	absent
Daniel	yes
Jesse	absent
Johanna	absent
John	yes
Ken	absent
Linda H.	yes
Linda P.	no
Lynda R.	yes
Mark	yes
Paul	absent
Philip	2nd - yes
Paula	absent
Total	8-1-1 6 absent

With no further discussion, the Hearing was adjourned.

DRAFT