



NEIGHBORHOOD HOUSING MID COMMENT PERIOD UPDATES

The meeting will begin shortly

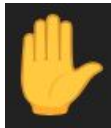


ZOOM CONTROLS TO LISTEN TO INTERPRETERS

- The Planning Department will be recording this meeting and posting it on the Planning Department's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- Zoom controls are available at the bottom of your screen. Clicking on these symbols activates different features.
- Use raise hand function (dial *9 if joining by phone) and wait to be called upon to unmute (dial *6 if joining by phone) before asking your question or providing comment.



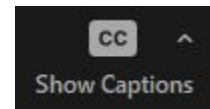
Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off



Turn on captions

ZOOM MEETING INFO AND TIPS

(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a - **Entèpretasyon pa Jardine Jerome**

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar - **Interpretación de Melisa Martin**



For interpretation look for this icon at the bottom of your screen!

WE WANT TO HEAR FROM ALL OF YOU!

We would like to make space for as many of you tonight, and engagement and conversations will continue with more opportunities to hear from you throughout the process.



ASK FOR CLARIFICATION IF NEEDED.
ASK QUESTIONS IN THE CHAT ALONG THE WAY.



PLEASE KEEP QUESTIONS OR COMMENTS TO 2 MINUTES.



RAISE YOUR HAND TO SPEAK AND AVOID INTERRUPTING OTHERS.



SPEAK FROM THE "I" AND BE MINDFUL OF THE DIVERSITY OF EXPERIENCES BOTH IN THE ROOM AND NOT.

MEET THE TEAM



Kathleen Onufer

Deputy Director of Zoning



Meera Deean

Deputy Director of Urban Design



Will Cohen

Senior Planner II



Jonathan Palazzolo

Senior Planner II



Lindsay Michelle Crockett

Planner II



Jein Park

Planner I



Tara Lecamwasam

Planning Assistant



September 15, 2026

NEIGHBORHOOD HOUSING ZONING STATUS UPDATE

Virtual Public Meeting



TODAY'S AGENDA

1 QUICK RECAP ON NEIGHBORHOOD HOUSING

2 ENGAGEMENT UP TO DATE

3 GETTING TO THE DISTRICTS

4 TREE CANOPY AND STREET TREE BONUS

5 WHAT ELSE WE HAVE BEEN HEARING

6 ENGAGEMENT AND NEXT STEPS



NEIGHBORHOOD HOUSING

Quick recap on what we're proposing



RESIDENTIAL ZONING TODAY

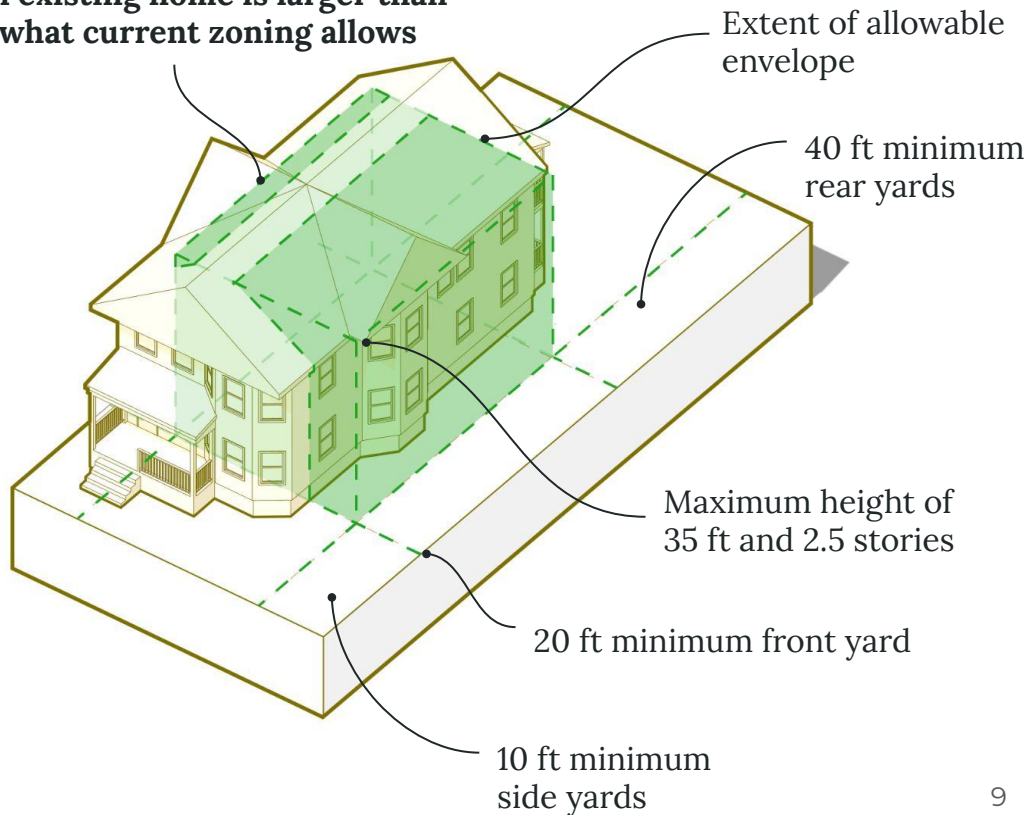
Zoning across the City of Boston today isn't working.

99% of lots have buildings where the zoning is too small for the existing building, even though most of them were built before the code was written.

This means its harder for homes to:

- Add small additions like dormers
- Perform exterior maintenance and repair
- Build ADUs for aging parents or extra income

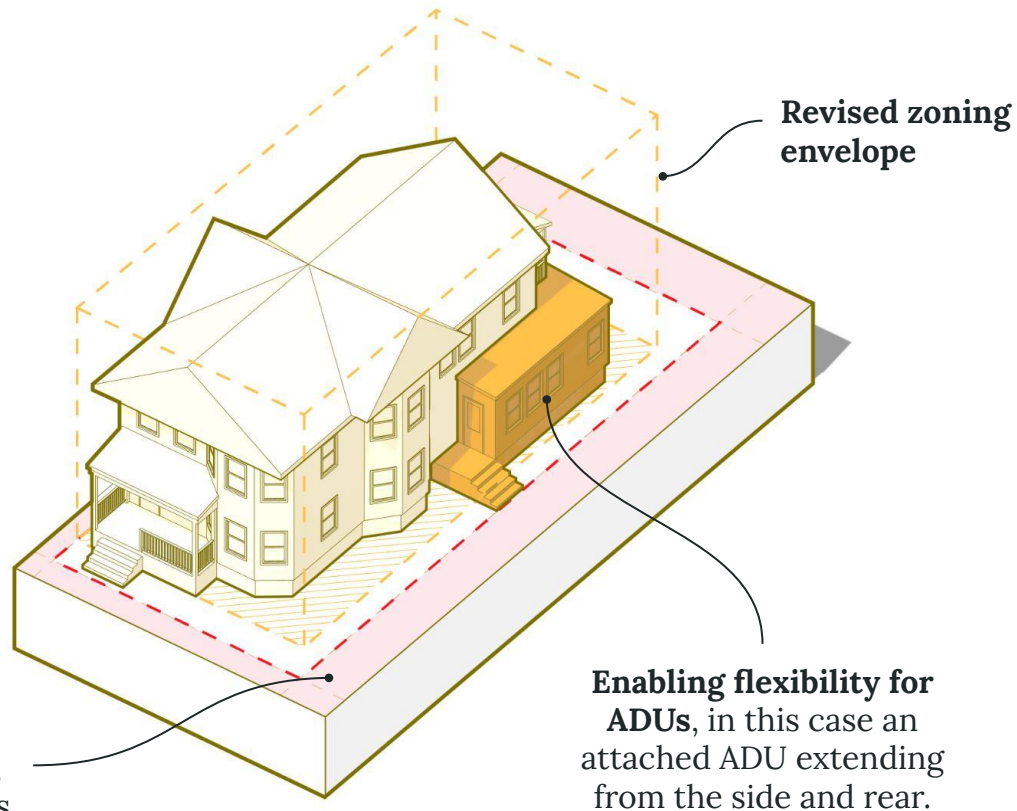
An existing home is larger than what current zoning allows



ZONING THAT LOOKS LIKE YOUR NEIGHBORHOOD

We looked at existing patterns and created new rules that match those patterns.

Applying these rules to existing properties makes it possible to allow **ADUs and additions**, and makes new construction, when it happens, better fit into the neighborhood.



ENGAGEMENT UP TO DATE

How we're connecting with the community

2

ENGAGEMENT SO FAR

Where we've been...

9 community and civic group meetings

8 office hours

9 tabling events

Who we've met...

402 residents attended meetings

260 residents engaged through tabling

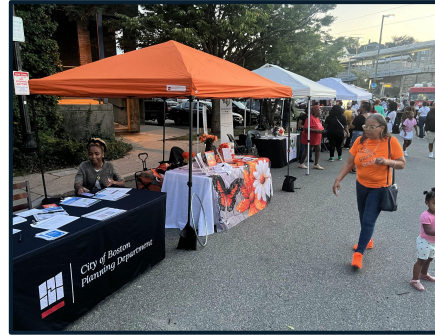
229 forms of feedback collected



ENTHUSIASM AT TABLING EVENTS

9 community events so far including:

- Mayor's Movie Nights
- Roslindale Farmers Market
- Neighborhood Group Block Parties



Block Party, Hyde Park



Roslindale Farmers Market



Block Party, Hyde Park



Block Party, Roslindale



Movie Night, Roslindale



BridgeFest, Hyde Park



Coffee Hour, Hyde Park

HOW WE'RE COLLECTING FEEDBACK

We've been collecting feedback through various channels...

130 responses from survey

67 comments via project email and comment cards

32 office hour/one-on-one conversations

 City of Boston
Planning Department

New residential zoning through the Neighborhood Housing Zoning Initiative will set clear, straightforward rules that better align with how our neighborhoods look today. This means that if you own a home, the rules for what modifications you can make to it will become less burdensome.

The first phase of this project will focus on Roslindale, West Roxbury, and Hyde Park, building on work completed in Mattapan.

[Learn more about these proposed new zoning districts](#) or provide feedback here!

What is your name?*

What neighborhood or zip code do you live in?*

What is your opinion on the proposed rezoning?*

☐ I have concerns ☐ Unsure ☐ Support

**FEEDBACK FOR
NEIGHBORHOOD HOUSING
UPDATED ZONING**

Address
La dirección
Aíres

15 BASTO TER / RES

**What do you wish to highlight
about a location?**
¿Qué desea destacar de una ubicación?
Ki sa ou ta renmen mete aksan sou you kote?

LOVE THE
DORMER/DECKER 7
FOR US! /THX!!!

CITY of BOSTON  Planning Department

The Neighborhood Housing Zoning Initiative proposes an easier, faster, and less expensive path to make minor updates to your home.

What feedback or questions do you have about the draft zoning?

Thank you for reaching out to the Hyde Park Community. I support this!

If you've gone through the Zoning Board of Appeal (ZBA), can the city contact you about your experience?

Yes No

What do you think about updating the zoning in your neighborhood?

I have concerns
I feel unsure
I support zoning reform

What updates do you most want to see? (Select all that apply)

☒ Easier to build an ADU
☒ More flexibility for home additions and renovations
☒ More projects allowed without a ZBA
☒ Hearing
☒ Zoning rules that are simpler to understand
Other

City of Boston
Planning Department

Sharing my thoughts on neighborhood housing – building permit process.

- I am VERY supportive of the efforts to adjust the zoning code to the reality of the housing stock in Roslindale. With over 90% of the residential units not conforming to current zoning regulations, upgrading and adding on to houses in Roslindale most often requires the VERY expensive and time consuming process of filing for a variance.
- We purchased a 1400 SF house in Roslindale in April of 2023 that required significant upgrades to kitchen, bathrooms, heating, plumbing, and electrical systems. In addition, we wanted to add a 15' x 15' family room and replace the corrugated metal garage that had a tree growing through it and was falling down. It took 8.5 months to obtain a building permit. Each month meant we were carrying the mortgage on our existing house with a monthly payment of \$4,200. Each week cost us another \$1,000. From this experience, I have suggestions for the process in addition to changing the zoning code:
 - Residents must submit plans to the building department even if it is known that the plans will require a variance. As our property is only 4,000 SF and does not meet current set back and setbacks, we know that it would require a variance. The building department has 30 days to review and reject. Suggestion: If the architect submitting the plans notes that the changes will require a variance, the plans are immediately rejected so that the application for a variance may be started right away. \$4,200.
 - The rejection notice is submitted to the Neighborhood Services department in order for the notice to the architect including a description of the requested variance is prepared by this department. The staff member assigned to our application left the department. We then had to submit all the paperwork (design, rejection notice, etc.) twice more as a temporary person was assigned (after we did not get a response to our follow up calls and called 311) and then again as the replacement staff was hired. The replacement then took considerable time to draft the notice as she was inexperienced and seemed to have difficulty obtaining guidance from her supervisor. This delayed getting notices to neighbors for a month. \$4,200. Suggestion: The Neighborhood Services department should implement a case management or tracking system to track documents and requests to ensure that applications do not slip through the cracks.
 - We were then notified that the garage would require a separate permit as it was considered new construction and not a renovation. This distinction

Common questions about process

3

HOW WERE DISTRICTS DEVELOPED?

We have received feedback that residents want to better understand the process to inventory existing conditions, how the department went about designing new dimensional requirements, and where the districts were drawn.

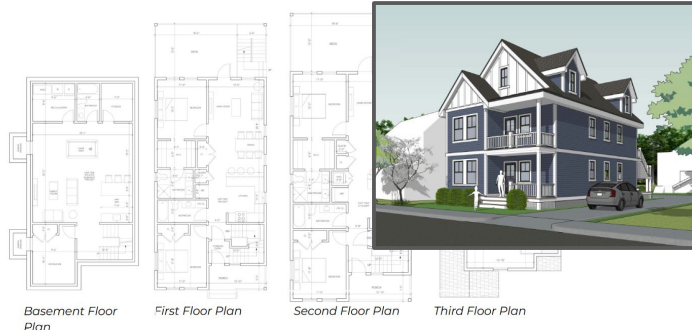


Lot Type Analyses

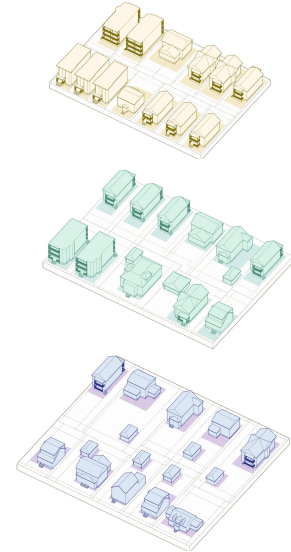
New Construction:

Two units new build on vacant lot

- Lot subdivision (from 42'x205' to 45'x102')



**Building Permitting and Zoning
Board of Appeal Cases**



Modeling and Test Fits

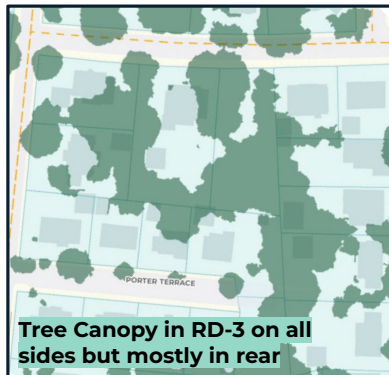
NEW ZONING GUIDED BY “YARD FIRST” CONFORMITY

The proposed zoning first evaluated existing development patterns, including yards, lot coverage, tree canopy and permeable area, in addition to unit count/mix. While these attributes are interrelated, each also has a distinct impact when establishing dimensional requirements.



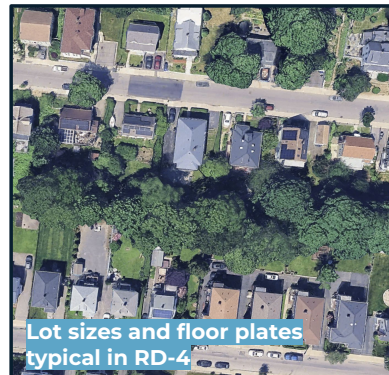
YARD PATTERNS AND OPEN SPACE

The sizes of yards are the most common attribute that homes share with one another across blocks and across neighborhoods.



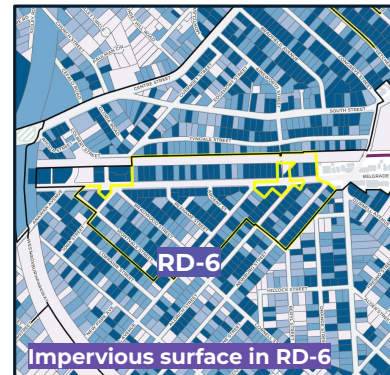
TREE CANOPY

The location and density of tree canopy was used to shape the yard requirements to protect these trees. Example: where large trees occur in rear yards, rear yard requirements ensure buildings can not extend to where trees are.



BUILDING LOT COVERAGE

Building lot coverage is key to understanding both lot sizes and building floor plates. Understanding this pattern shaped the requirements that prevent overcrowding and overbuilding.



PERMEABLE AREA

Analysis looked at permeable area of each lot to understand the relationship between open space for trees and paved surfaces including off-street parking availability.

DISTRICTS ALIGN TO OTHER PATTERNS TOO

Building Forms:

- Architectural patterns vary across the neighborhoods but also within blocks
- We heard through engagement that **architectural diversity is important to residents**. The districts as proposed reflect existing patterns.

Unit Counts:

- District unit counts align with existing density patterns, while also enabling ADUs for many buildings. In certain areas, **buildings already meet the max. unit count** allowance proposed.
 - In these cases, the updated zoning enables maintenance and renovation, rather than increasing density.

BUILDING FORMS

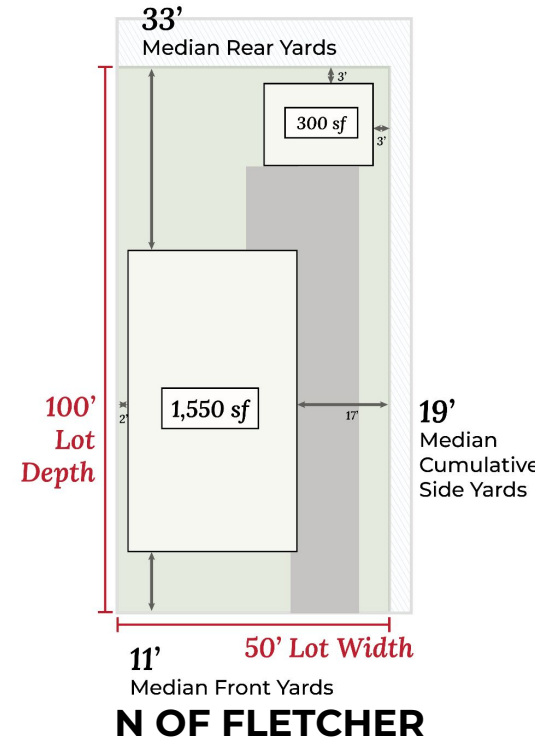
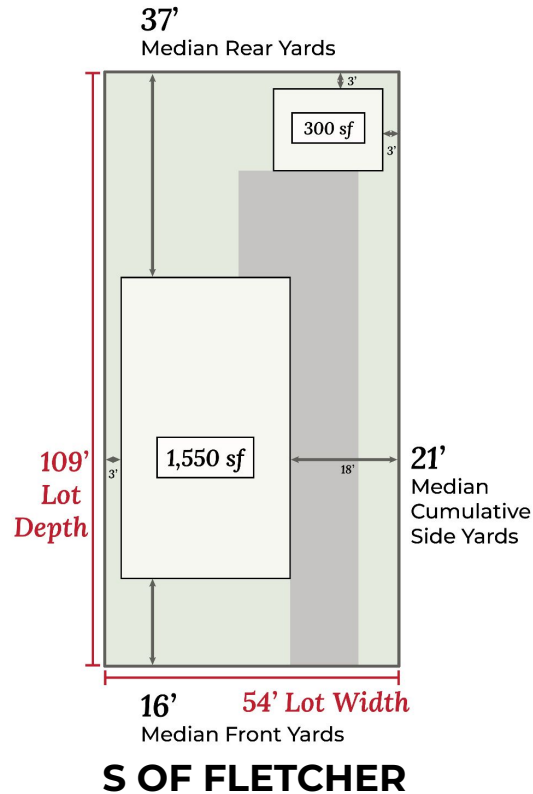


UNIT COUNTS



SMALL DIFFERENCES CAN MEAN DIFFERENT DISTRICTS

- District mapping was determined looking at shared characteristics and patterns across blocks. Still, lots and homes have a lot of variation across the city.
- This means that minor differences within the same neighborhood could make one district appropriate for one block and a different district appropriate for another, just across the street.
- **Much of the feedback that we have heard thus far focuses on incidences where the proposed district feels misaligned with resident perceptions.**



Fletcher/Farquhar St. are examples where small differences across a portion of a neighborhood have resulted in different proposed districts.

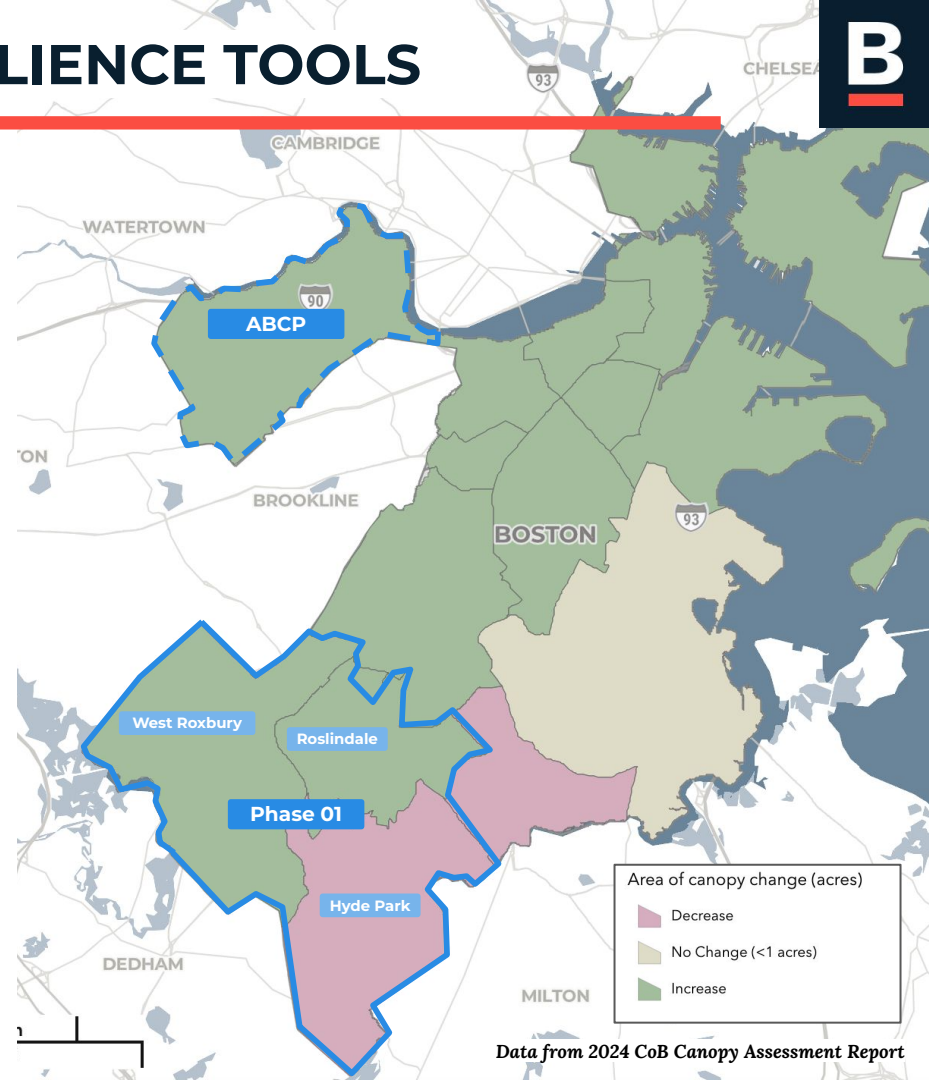
WHAT WE'VE BEEN HEARING

- *Streetscape, Sidewalk, and Street Tree Bonus in Dormer and Decker Districts*
- *Permeable Area of Lot*

4

TREE, OPEN SPACE, AND RESILIENCE TOOLS

- We know that the highest losses of tree canopy in Boston happen on privately-owned residential lots.
- Requiring **permeable area of lot** in addition to creating yard requirement regulations that line up with the existing placement of trees helps protect trees which are already present.
- Neighborhood Housing zoning provides an **additional “Streetscape, Sidewalk, and Street Tree Bonus”** to further incentivizing tree canopy in the public realm.

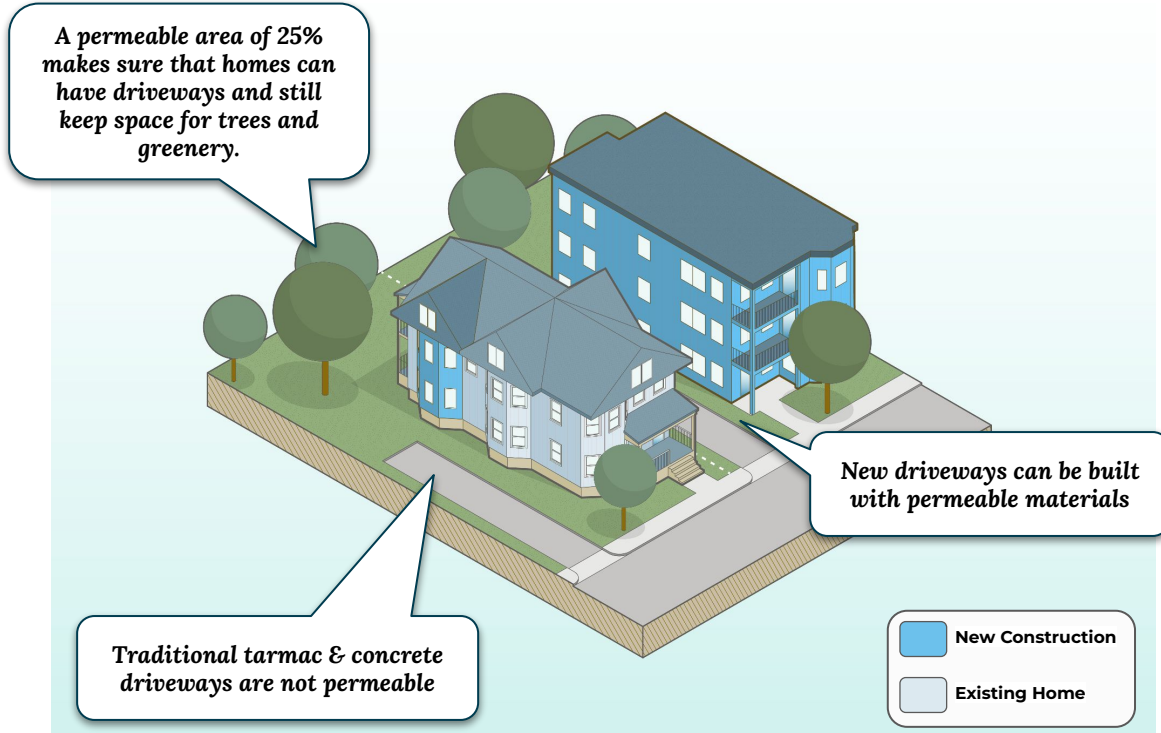


NEWLY REQUIRED PERMEABLE AREA OF LOT

Current zoning does not regulate the types of surfaces on the open spaces on residential lots. Property owners in all neighborhoods are currently fully allowed to pave over as much yard as they want.

A new permeable area of lot requirement will ensure that substantive portions of open space on lots in every district **remain viable for gardens and tree coverage.**

- RD-2: 45%
- RD-3: 30%
- RD-4: 25%
- RD-6: 15%



AVOIDING DEMOLITION AND PRESERVING SITE CONTROLS

This zoning update creates parcel-scale zoning tools that balance resilience, urban design, and housing production.

- By-right renovations reduce the incentive to demolish and rebuild.
- Lot coverage caps combined with required permeable open space cut on-site heat island effects.
- Removing outdated parking mandates reduce car dependence.
- Urban design guidelines help homeowners rebuild with resilience in mind.



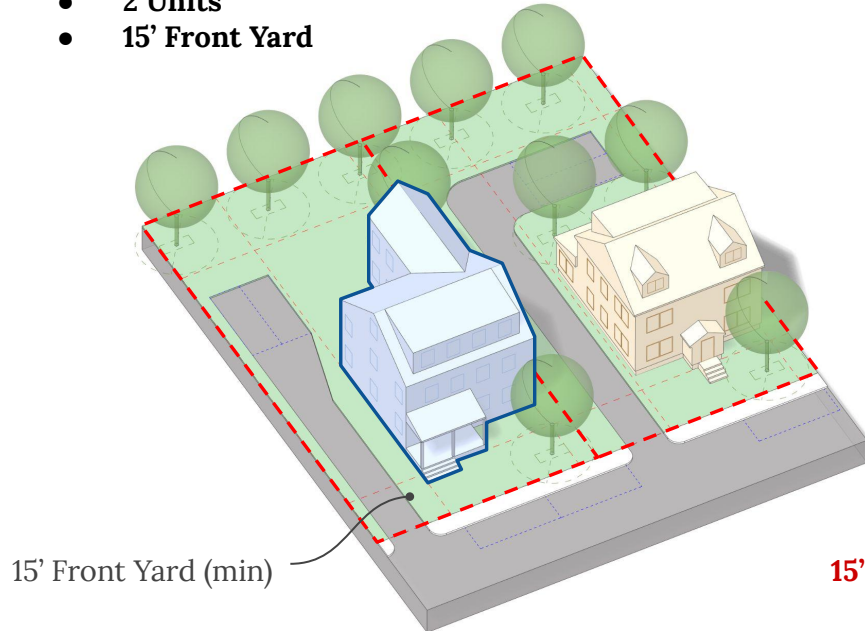
The updated zoning allows for homeowner choice between parking, units, and open space. Under the existing zoning, this 2-unit home would be required to have four parking spaces.

DORMER-2: +1 Dwelling Unit

Dormer-2 would allow projects an **additional unit** and **modest dimensional flexibility**. Front Yards are already large enough to provide the easement without shifting the building back.

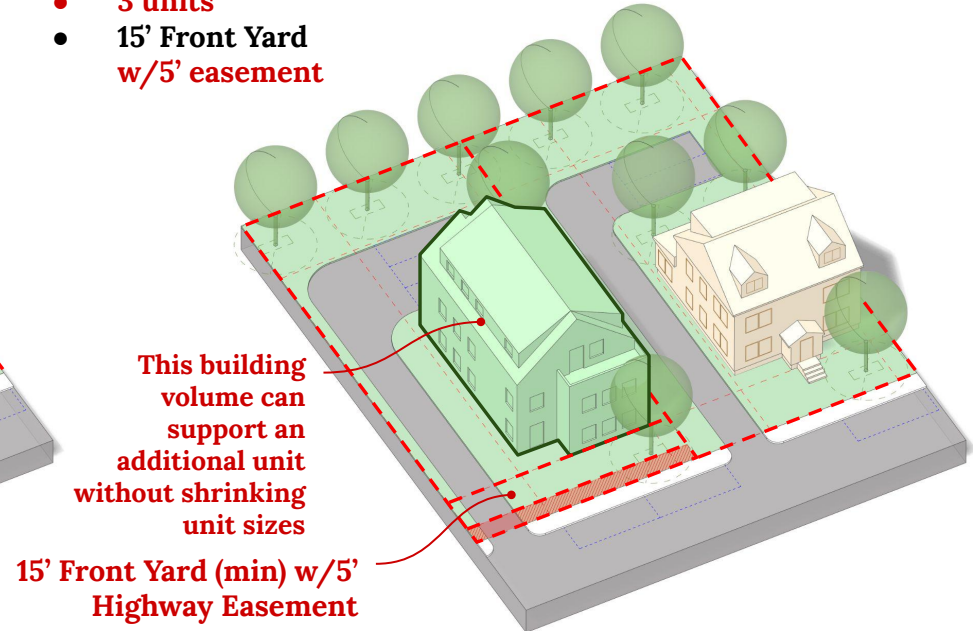
Base Zoning Allows/Requires:

- 2 Units
- 15' Front Yard



Street Tree Easement Option:

- 3 units
- 15' Front Yard w/5' easement

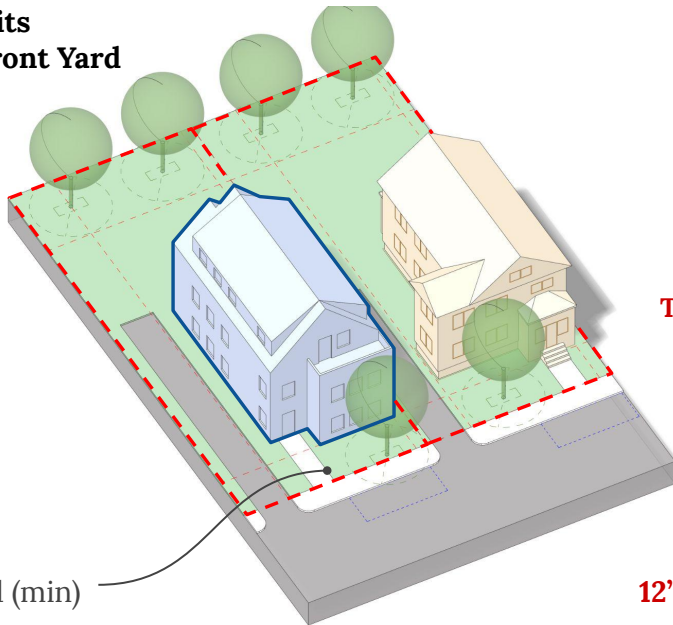


DORMER-3: +1 Dwelling Unit

Dormer-3 would allow projects an **additional unit** and **modest dimensional flexibility**. Front Yards are already large enough to provide the easement without shifting the building back.

Base Zoning Allows/Requires:

- 3 Units
- 12' Front Yard

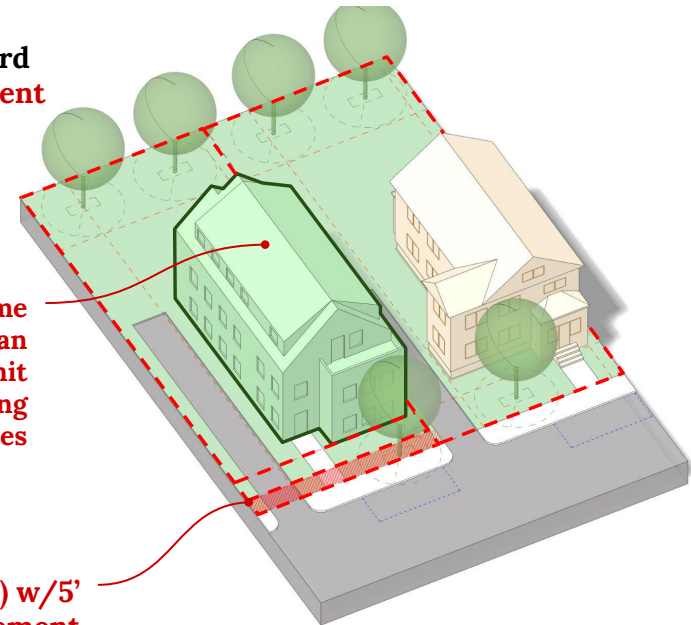


Street Tree Easement Option:

- 4 units
- 12' Front Yard w/5' easement

This building volume can support an additional unit without shrinking unit sizes

12' Front Yard (min) w/5' Highway Easement

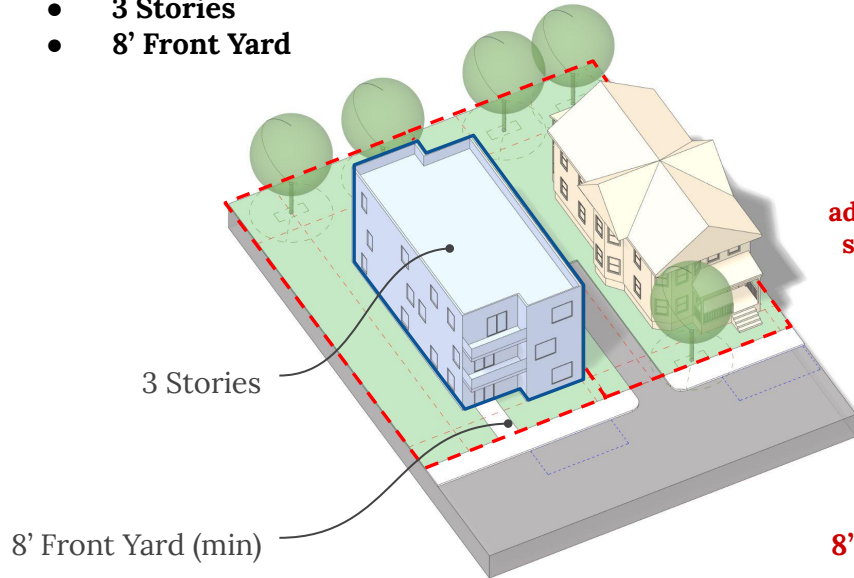


DECKER-4: +2 Dwelling Units + 1 Story

Decker-4 would allow **2 additional units and 1 additional story**. Because lots here are spatially constrained we allow existing homes that add units to have up to 4 stories to **encourage building up instead of out**. Projects that opt in to the easement would also be allowed up to 4 stories - this makes it easier for projects to take advantage of the incentive w/o shrinking unit sizes and expanding horizontally which would endanger existing trees.

Base Zoning Allows/Requires:

- 4 Units
- 3 Stories
- 8' Front Yard

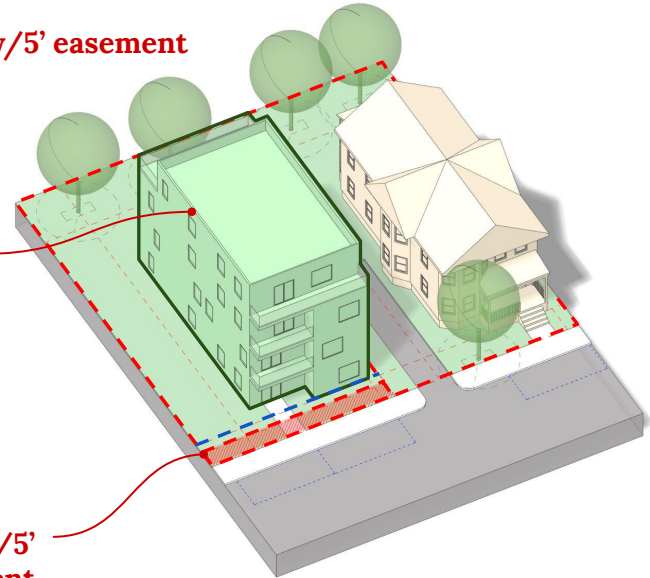


Street Tree Easement Option:

- 6 units
- 4 Stories
- 8' Front Yard w/5' easement

4 Stories allows space for the additional units w/o shrinking the units nor expanding lot coverage and endangering existing trees

8' Front Yard (min) w/5' Highway Easement



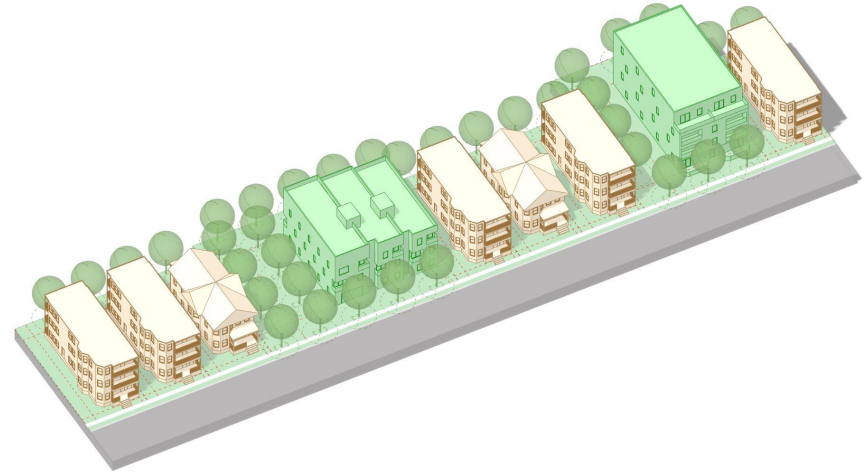
DECKER-6: *Spatial and Regulatory Constraints*



Decker-6 maxes out a number of zoning and State Building Code thresholds. To help make the street tree bonus work for this district, we provide a more significant bonus to help overcome the regulatory costs.

For Decker-6 we propose that these Small-Multifamily buildings (7-16 units) be allowed instead of conditional if:

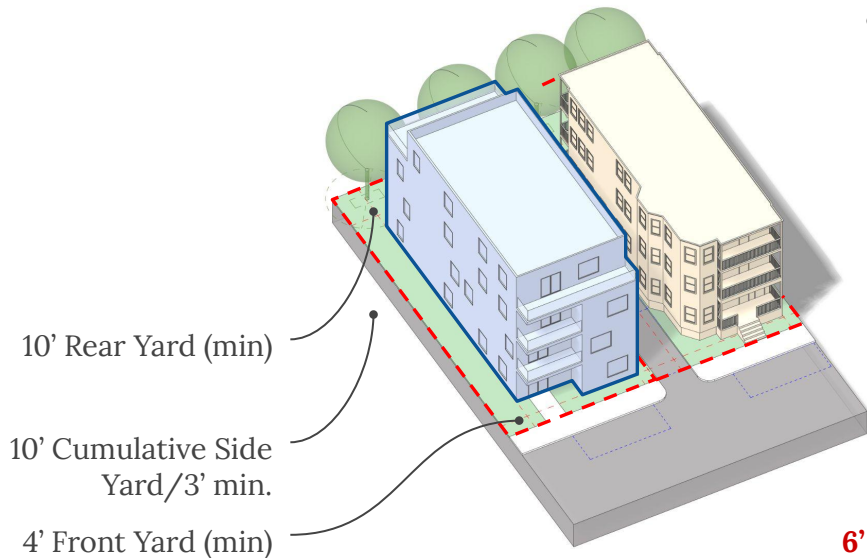
1. They opt into providing a 5' pedestrian easement
2. Provide a 6' min Front Yard inclusive of the easement (the proposed zoning only requires 4' min otherwise)
3. Follow all other dimensional constraints in the Small-Multifamily Conditional table.



DECKER-6: Small Multi-family Allowed

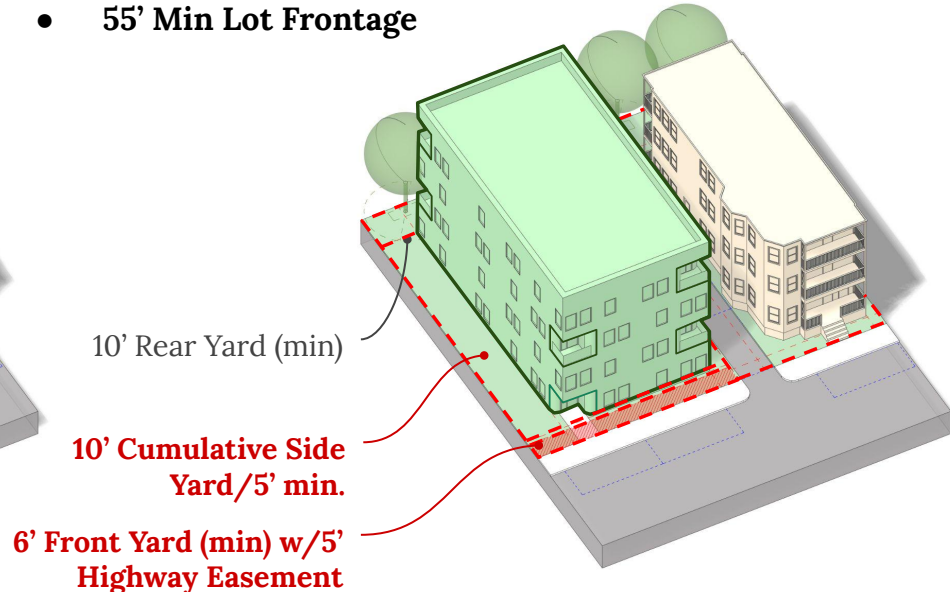
Base Zoning Allows/Requires:

- 6 Units
- 4 Stories
- 4' Front Yard
- 10' Cumulative Side Yard
- 10' Rear Yard



Street Tree Incentive Small-Multifamily Pathway:

- **Up to 16 Units**
- 4 Stories
- **6' Front Yard w/5' Highway Easement**
- 10' Cumulative Side Yard
- 10' Rear Yard
- 55' Min Lot Frontage





WHAT WE'VE BEEN HEARING

Common questions and themes

FOR MANY, DENSITY IS THE PRIMARY CONCERN

We have received comments from homeowners that the unit counts support their goals for their properties, as well as feedback from neighbors that increased density, however incremental, is undesirable. Some residents have indicated that the unit counts actually limit the kind of development they would like to see.

Support

Residents have expressed support for...

- Modernizing the zoning code to reflect current conditions incl. permitting and process reform
- Introducing greater flexibility for homeowners
- Allowing gentle density to assist in the housing crisis
- Enabling multigenerational living and adapting to changing housing needs

“It offers most every homeowner to make needed improvements, and/or expand their living space. From what I've learned so far, it would meet my needs for building an addition or possibly a separate ADU.”

Concerns

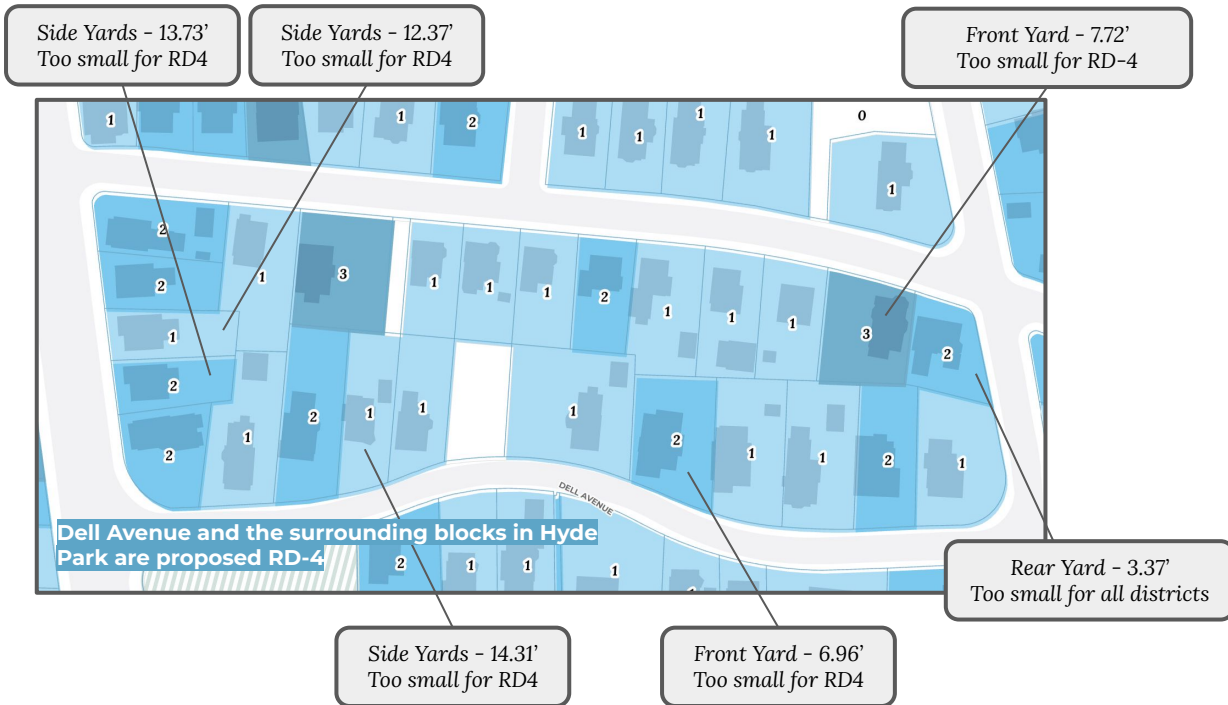
Residents have expressed concerns that ADUs and additional density will contribute to...

- Loss of neighborhood scale and character
- Strain on existing infrastructure and parking availability, exacerbating loss of green space
- Profit-driven developers coming in and building unaffordable homes

“I'm deeply concerned that historic SF homes will be knocked down by profiteering developers with no stake in the community to build 4 unit condo buildings right up to the lot lines. That level of density isn't reflective of the community I chose to live in, and has the potential to displace longtime residents.”

DISTRICTS DESCRIBE MORE THAN JUST ALLOWED UNITS

- Districts were selected on **physical compatibility** with dimensional requirements.
- Along West St. and Dell Ave, for example, the existing lot patterns (building lot coverage, permeable area, yards, etc.) vary across the board. **Some yards are too small even for RD-4. Updated zoning will not capture everything.**
- Though the majority of homes are 1 or 2 units, the combination of the presence of 3-unit buildings, and dimensional parameters makes RD-4 the most appropriate.

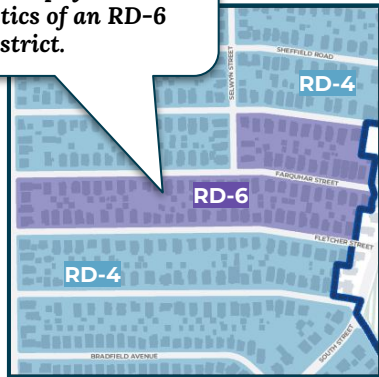


A LOWER UNIT DISTRICT LIKE RD-3 WOULD RESTRICT THE BY-RIGHT UNITS ALLOWED, BUT IT WOULD ALSO BLOCK MANY MORE HOMES FROM THE BENEFITS OF UPDATING THE ZONING

DISTRICTS DESCRIBE MORE THAN JUST ALLOWED UNITS

Feedback about the proposed unit counts for the districts has been mixed. We have heard that some areas feel too upzoned, while others could benefit from greater density. Because the districts were mapped with yards as a starting point, there are some areas where the proposed unit counts are not aligned to existing conditions.

A predominantly 1-3 unit area that has the physical characteristics of an RD-6 district.



FLETCHER/FARQUHAR, ROZ

Some residents have raised concerns that RD-6 would incentivize new construction and redevelopment. Other residents support RD-6 in this area and want it expanded.

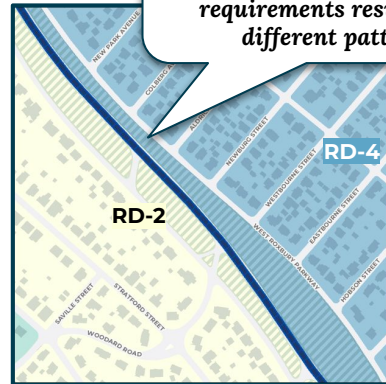
An example of higher unit count buildings, arranged further away from each other in a pattern typical of RD-3



RIVER ST, HP

This stretch of River Street has several 4-unit buildings in an area that is proposed RD-3; exceeding the unit maximum. Residents have asked us to consider a higher density district.

Unit counts on either side are comparable, but previous zoning regs had different lot requirements resulting in different patterns



WEST ROXBURY PARKWAY

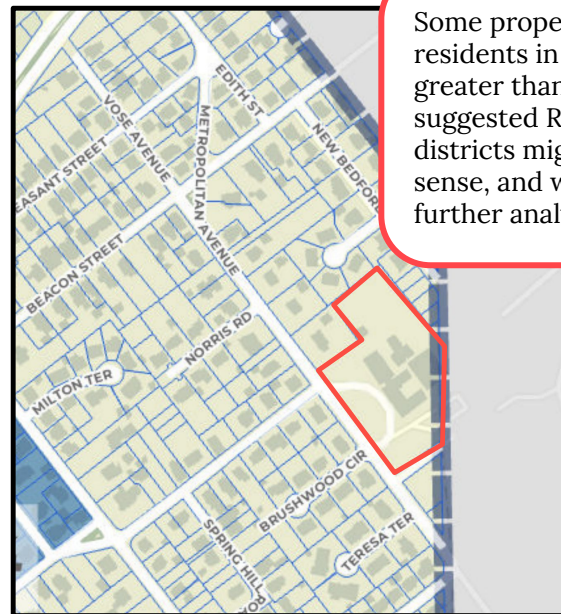
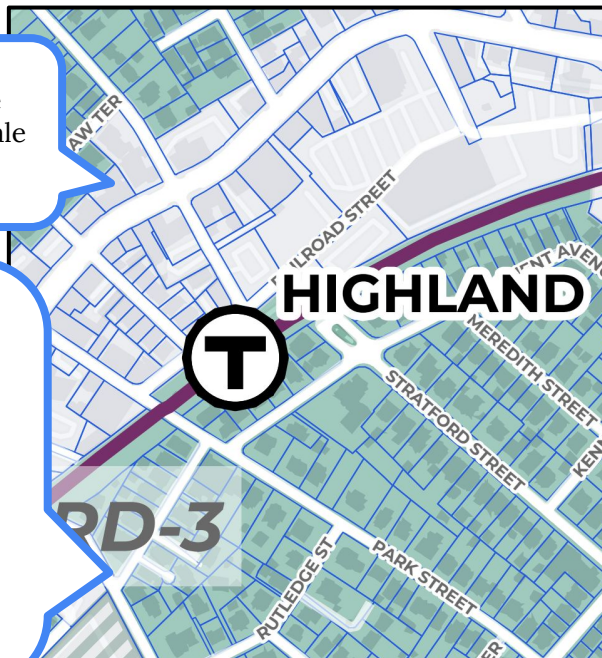
Residents have commented about the difference in proposed districts across the WR Parkway, where neighborhoods have different land use patterns.

MATCHING CONTEXT VERSUS FUTURE VISIONING

Residents have commented that they would expect to see greater Transit Oriented Development through the zoning. These observations do point to places where future planning initiatives could focus. Neighborhood Housing focuses on adjusting zoning to better enable renovations, ADUs, and contextual construction.

"I strongly support opportunities to improve housing density in Roslindale and other areas near the commuter rail."

"This part of the Bellevue Hill section directly abuts the MBTA Needham Line tracks and the Highland station. **Please consider at least RD-4 density here,** increased density like you have done at Bellevue and West Roxbury stations."



Some property owners and residents in areas zoned greater than 1 acre have suggested Residential Garden districts might make more sense, and we are conducting further analysis on those.

Boston Baptist College (outlined) is currently zoned RD-2

PERMITTING REFORM - WHAT WE'RE HEARING

Residents - especially those who have gone through the ZBA - have shared that updated zoning would have saved them months in the permitting process. Some residents are apprehensive about what it would mean for a neighborhood to have more by-right projects.

Support

"The process was **needlessly complicated, expensive,** and allowed for a single neighbor to block the project... Almost all neighbors were supportive of my project, but a single neighbor down the street was able to block the project when I appeared before the Zoning Board of Appeals, which was required because my neighborhood is zoned for single family housing."

"I think the proposed regs make a lot of sense and would allow those of us with small lots to make small improvements without massive bureaucratic headaches."

Concerns

"Who decided to take away the rights of homeowners to give their input on changes made to houses abutting their properties and what was the reason for doing this?"

"I am supportive of reducing zoning barriers to homeowners for improvements, renovations and upkeep. However, I am concerned about the 'encouraging housing production' aspect of the proposed zoning change—**especially as it relates to abutters being involved in the process of new construction and approvals.** As residents, we also have rights and should have a say about what is going to be built in our neighborhoods..."

ROLE OF VARIANCES WILL CHANGE AFTER REZONING

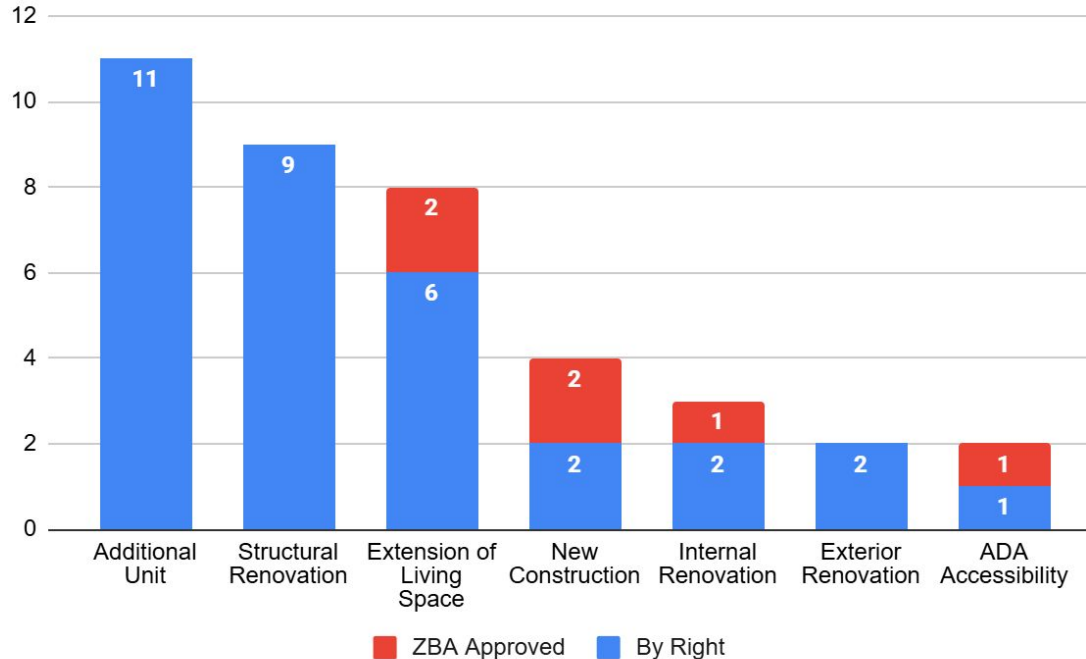
- After rezoning a neighborhood, Planning Department reviews requests for variances and **regularly recommend denials** for projects that do not match updated zoning, and **the Zoning Board of Appeal regularly either denies or defers a decision** until updated plans are refiled.
- Post-rezoning, **ZBA cases** are more likely to be rejected.
- In East Boston, 35% of alteration/new construction projects were by right, after rezoning, 72% projects are by right.
- In Mattapan, 48% of alteration/new construction projects were by right, after rezoning, 82% of projects are by right.

A variance may be granted if the following conditions are met:

- There are special circumstances or conditions applying to the land or structure that are **specific to the lot, but not the neighborhood**
- The variance is **necessary for the reasonable use** of the land/structure
- The variance is in harmony with the general **purpose and intent of the code**

AFTER MATTAPAN REZONING, 82% OF PROJECTS ARE ALLOWED BY RIGHT

Projects that have been approved:

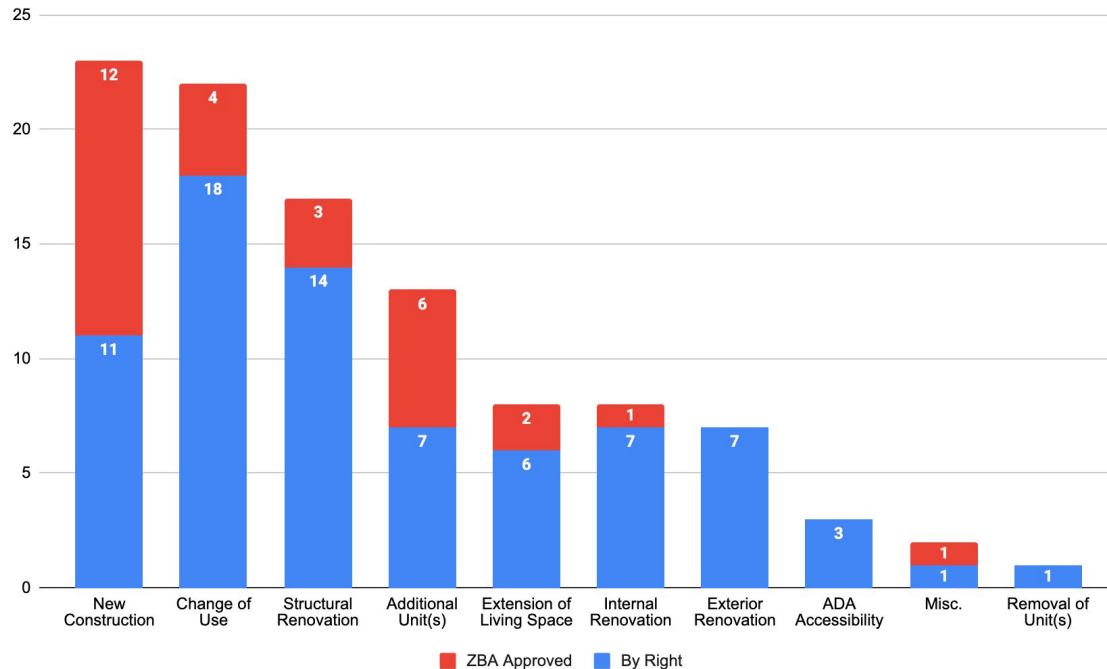


- 39 total small-scale residential projects with permits issued since 2/7/24
- 32 by right, 7 through ZBA

Does not include zoning exempt projects such as fire alarms, solar panels, as well as projects that do not physically alter the building such as subdivision of lots.

AFTER EAST BOSTON REZONING, 72% OF PROJECTS ARE ALLOWED BY RIGHT

Projects that have been approved:



- 105 projects with permits issued since 4/24/24
- 75 by right, 29 through ZBA

Does not include zoning exempt projects such as fire alarms, solar panels, as well as projects that do not physically alter the building such as subdivision of lots.

WHAT WE'VE BEEN HEARING IN ROSLINDALE

Roslindale residents have expressed concern over proposed zoning not matching the built environment they observe, particularly on Fletcher and Farquhar Street. Some residents have concerns that their neighborhood is being zoned differently than in West Roxbury, sparking concerns about equity. Supporters view the proposed zoning as essential for allowing homeowners flexibility to update their properties as their needs change, and adding modest housing density.

“For what it's worth, the overhaul seems **well-considered and sorely needed**. Simply killing FAR as a concept deserves massive praise in my book and anything that keeps routine projects out of the ZBA is a win.”

“Those neighborhoods (in West Roxbury) **have ample yard sizes, well beyond what our average yard sizes are**, and yet they conveniently are zoned D-3 while we are zoned D-4.”

“We had to go through **the same Board of Appeal process to add the classic family room and 3/4 bath in the back that a new build skyscraper in downtown Boston would have to undergo**. It was ludicrous then and it remains ludicrous now.”

“This zoning designation for this specific street (Fletcher) is completely wrong. Will ruin the street and provide an **incentive for developers to tear down existing units** and create parking havoc. Rezone it to be like its neighbor streets.”

WHAT WE'VE BEEN HEARING IN HYDE PARK

Supporters express the desire for **multifamily living** arrangements, which the zoning reform will help enable. Residents with other feedback say that they are already at the maximum unit count for the proposed zoning district and our proposed zone selections **are still insufficient for them to build an ADU**.

“Know and share that we are very interested in the **ability to accommodate our family's need for housing** whether a millennial, friend/other relative or an aging parent.”

“It offers most every homeowner to make needed improvements, and/or expand their living space. From what I've learned so far, **it would meet my needs for building an addition** or possibly a separate ADU.”

“We are a multi generational family and **need more space**. We are interested in adding an ADU in the near future. This new zoning will make it easier for us to expand our home.”

“I own a triple decker and I'm interested in building an ADU but my district is already zoned RD-3 so **I'm at my maximum unit count.**”

“First, credit where it's due: RD-3 would finally make my three existing units conforming — Article 69 treats them as pre-existing nonconforming today — and I genuinely appreciate that.

But I think the draft has a gap that shuts out the very homeowners it's meant to help...My property already has three units — so as written, **I cannot add an ADU at all. It would be a fourth unit and still require a ZBA variance.**”

WHAT WE'VE BEEN HEARING IN WEST ROXBURY

West Roxbury residents have expressed support for making it easier to renovate homes and build ADUs. However, other residents feel strongly about preserving the “single-family character” of the neighborhood, and worry that this initiative will encourage development at a large scale beyond renovations and ADUs.

“Very excited to see the proposed zoning changes for West Roxbury. I am hoping that these changes will be implemented and will **provide a predictable path** for homeowners to build an ADU on their property to provide housing for aging family members or adult children looking to remain in Boston”

“I’m so glad you’re doing away with FAR and bringing in a more holistic measure of how much max one can build on a given lot. While I’m extremely supportive of the changes being brought in, I do think the city should **rethink the parking part** overall.”

“This neighborhood consists of mostly all single family and two family homes. According to the plans as I see, you have proposed this to be RD-4. **I find that proposed change far too drastic for this neighborhood.** I am in favor of ADUs and the need for less stringent requirements for needing zoning approval (having had to get a variance 2 years ago I can attest to the time and cost added to any project for the regular homeowner).”

“My concern primarily lies with the RD-4 zone proposed for the area bounded by Mt Vernon St, Jennett Ave, Westmount Ave, and Lagrange St. This area has a significant slope change from Mount Vernon to Lagrange and is also **already lacking in street parking for residents and schoolteachers** at Lyndon Pilot”

ENGAGEMENT AND NEXT STEPS

6

ENGAGEMENT TIMELINE: NOW TO OCTOBER 31ST

Office Hours

- **SEPT 18**
Hyde Park Office Hours;
Hyde Park Library; 10-12 PM
- **SEPT 21**
Virtual Office Hours;
Zoom; 5-7 PM
- **SEPT 25**
Roslindale Office Hours;
Roslindale Library; 12-2 PM
- **OCT 2**
West Roxbury Office Hours;
Sugar Bakery; 12-2 PM
- **OCT 19**
Virtual Office Hours;
Zoom; 5-7 PM

Community Events and Meetings

- **SEPT 5**
Roslindale Farmers Market
- **SEPT 16**
In-Person Spanish-First Meeting
- **SEPT 30**
Disabilities Commission Civic Engagement Day [Virtual]
- **OCT 3**
Roslindale Farmers Market
- **OCT 18**
Open Streets Roslindale

email nbhdzoning@boston.gov
for more information

ENGAGEMENT TIMELINE: NOW TO OCTOBER 31ST

Neighborhood Specific Meetings

Hyde Park

SEPT 3

Hyde Park Neighborhood Association

SEPT 9

Factory Hill Civic Association

SEPT 14

East River Street Nbhd Assn

SEPT 17

Readville Watch

SEPT 28

West Fairmount Hill

OCT 5

Grew Park Nbhd Assn

OCT 6

Hyde Park Central River Nbhd Group

OCT 13

Roseberry-Ruskindale Road Nbhd Assn

Roslindale

SEPT 13

WalkUP Roslindale

SEPT 24

West Village Nbhd Assn

OCT 8

Mt Hope Canterbury Nbhd Group

OCT 20

Roslindale Village Main Streets Board Meeting

NOV 9

Longfellow Area Nbhd Assn

West Roxbury

SEPT 22

West Roxbury Neighborhood Council

SEPT 28

Highland Civic Nbhd Assn

The public comment period is set to end on October 31, and the Planning Department will review all of our outreach efforts from the summer and fall as we work on revisions to the proposed zoning.

email nbhdzoning@boston.gov
for more information



September 15, 2026

THANK YOU FOR YOUR PARTICIPATION

Questions? Comments? Feedback?

nbhdzoning@boston.gov



***Find your address and
submit specific feedback***