Zoning Advisory Group (ZAG)   Meeting Agenda   April 4, 2024

1. **Project Schedule Review & Update (Andy) (5 mins)**

2. **Recap from Last Meeting (Andy) (5 mins)**
   a. Criteria established *(review list)*
   b. Districts identified for modeling *(review sketch maps)*
      (primary district mapping options/areas vs. "variations on a theme" – i.e. adding or removing a parcel)

3. **Update on Unit Capacity Calculations (Ian) (10 mins)**

   a. "Compliance Model" framework and factors to be mindful of
   b. Requirements for district mapping and method of calculations *(e.g. excluded areas, use of whole parcels, district contiguity)*
   c. Newburyport focus remains on <u>total Unit Capacity</u>
   d. Clarifications/corrections required from EOHLC *(e.g. maximum building footprints, Hines Way mapping error – excluded land and differing parcel lines)*
   e. Review updated Unit Capacity calculations for various options outside existing 40R District

4. **Updates from Council P&D and Planning Board Meetings (Andy/Rick) (10 mins)**

5. **Confirm Districts for MBTA Compliance (30 mins)**

   a. Review Maps with revised Unit Capacity numbers **(Andy/Ian)**
   b. Review of District options against Criteria from ZAG **(Group Discussion)**

6. **Existing Smart Growth District (Rick/Andy) (25 mins)**

   a. As-of-Right Uses *(Group Discussion)*
   b. Dimensional & Intensity Standards
   c. Off-Street Parking Standards

7. **Next Steps (Andy) (5 mins)**

   a. MVPC to update/finalize compliance analysis on preferred option(s).
   b. Next meeting: 4/18/2028 *(before then: 4/8 CC, 4/16 P&D/COTW, 4/17 PB)*

      i. **Finalize preferred MBTA District Mapping**
         (confirm related details > CC update/review > application for state approval)

      ii. Update on schedule for Storey Ave/Low Street study *(visioning > zoning changes)*
      iii. Discussion regarding Uses at Storey Ave/Low Street area
      iv. Identify related concerns and/or preferences for the future of this area *(scale/massing, parking, walkability, etc.)*