



Zoning & Planning Committee Report

City of Newton In City Council

Tuesday, April 30, 2024

Present: Councilors Baker (Chair), Oliver, Albright, Wright, Krintzman, Getz, Danberg, and Kalis

Also Present: Councilors Downs, Block, Lucas, Greenberg, Bixby, and Farell

City Staff: Barney Heath, Director of Planning; Jennifer Caira, Deputy Director of Planning; Zachary LeMel, Chief of Long Range Planning; Lara Kritzer, Director of Housing and Community Development; Jenn Marton, Director of Transportation Planning; Mollie Hutchings, CPA Program Manager; Katie Whewell, Chief Planner for Current Planning; Shubee Sikka, Urban Designer; David Lewis, Chief Preservation Planner; Barbara Kurze, Senior Preservation Planner; John Sisson, Economic Development Director; Perry Rosenfield, Manager of Financial Planning & Analysis; Connor Roach, Senior Financial Analyst; Anthony Ciccariello, Commissioner of Inspectional Services; Deb Finamore, Administrative Assistant; Jonathan Yeo, Chief Operating Officer; and Jaelyn Norton, Committee Clerk

For more information regarding this meeting, a video recording can be found at the following link: [Zoning and Planning Committee - April 30 , 2024 - YouTube](#)

#170-24 Reappointment of Brooke Lipsitt to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing Brooke Lipsitt, 54 Kirkstall Road, Newton as a full member of the Zoning Board of Appeals for a term of office set to expire on April 30, 2027. (60 Days: 05/31/2024)

Action: **Zoning & Planning Approved 7-0 (Councilor Danberg Not Voting)**

Note: Ms. Lipsitt joined the Committee and described how she is honored to have previously served on the Board of Aldermen (currently City Council) and currently on the ZBA. Councilors asked Ms. Lipsitt her views regarding the process for hearing from the community on a project. She described that the ZBA for all projects uses the same procedure for all proposals in that the petitioner will provide a presentation and will then hear from the public before the members ask questions. During that public hearing, all individuals are allotted the same three minutes of speaking time. Community members are also welcome to submit written testimony via email. A Councilor asked if Ms. Lipsitt could speak about the City reaching the safe harbor threshold. Ms. Lipsitt responded that the City has been successful in securing deeper levels of affordability in 40B projects before reaching safe harbor and will continue to have that as a focus. During the discussion, Ms. Lipsitt noted that in speaking with the Chair of the ZBA they would be willing to have a future discussion with Councilors regarding the community engagement process for the ZBA.

Committee members voted 7-0 (Councilor Danberg Not Voting) on a motion to approve from Councilor Albright.

#171-24 Appointment of Edward J. Dailey to the Planning and Development Board
HER HONOR THE MAYOR appointing Edward J. Dailey, 67 Maplewood Avenue, Newton as a full member of the Planning & Development Board for a term of office set to expire on February 1, 2029. (60 Days: 05/31/2024)

Action: **Zoning & Planning Approved 8-0**

Note: Mr. Dailey joined the Committee and described his prior experience serving on the Planning & Development Board in Newton and Wrentham along with chairing the affordable housing commission under former Mayor Cohen. He also noted his experience prevailing in lawsuits including writing a brief for the Supreme Judicial Court on slapp suits as they pertain to land use and zoning decisions. Committee members voiced support for his reappointment and voted 8-0 on a motion to approve from Councilor Danberg.

#183-24 Appointment of Terrence Brown to the Newton Upper Falls Historic District Commission
HER HONOR THE MAYOR appointing Terrence Brown, 183 Oka Street, Newton Upper Falls as an alternate member of the Newton Upper Falls Historic District Commission for a term of office to expire on May 20, 2025. (60 Days: 06/15/2024)

Action: **Zoning & Planning Approved 8-0**

Note: Mr. Brown described his experience working in education and real estate along with his interests in historic preservation. A Councilor thanked him for his willingness to serve and asked if he had attended any prior Commission meetings. Mr. Brown responded that he attended prior meetings remotely. Committee members voted 8-0 on a motion to approve from Councilor Getz.

The meeting adjourned at 10:16 pm.

Respectfully Submitted,

R. Lisle Baker, Chair