



Zoning & Planning and Public Facilities Committee

Agenda

Joint Meeting

City of Newton

In City Council

Monday, August 26, 2019

6:30pm-Note early start time

Room 205

7:00pm

Council Chamber

Items Scheduled for Discussion:

***Chair's Note:** The Zoning and Planning Committee will discuss the following 3 items in room 205 from 6:30-7:00. Immediately following, the Committee will move to the Chamber and begin a joint meeting with the Public Facilities Committee to discuss items #143-19 and the related item #13-19. The Public Facilities Committee is invited to remain for the discussion relative to items, #14-19 and #245-19.*

- #275-19 Appointment of Carol Todreas to the Urban Design Commission**
HER HONOR THE MAYOR appointing CAROL TODREAS, 89 Windsor Road, Waban, as a member of the URBAN DESIGN COMMISSION for a term to expire August 15, 2022.
- #276-19 Appointment of Robert Linsky to the Urban Design Commission**
HER HONOR THE MAYOR appointing ROBERT LINSKY, 99 Walnut Hill Road, Newton Highlands, as a member of the URBAN DESIGN COMMISSION for a term to expire August 15, 2022.
- #191-19 Ordinance amendment relative to Community Preservation Act and Committee**
COUNCILORS LAPPIN, ALBRIGHT, CROSSLEY, LEARY AND DOWNS requesting amendments to Chapter 7, Section 81 of the City of Newton Ordinances, to better define the membership of the Community Preservation Committee, to clarify oversight, and to include City approval procedures required by the 2012 update to MGL Chapter 44B, Section 5(d), the Community Preservation Act.

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Referred to Public Facilities and Zoning & Planning Committees

- #143-19** **Discussion/Adoption of Climate Action Plan/Citizens Climate Action Plan**
COUNCILORS ALBRIGHT AND CROSSLEY on behalf of the Zoning & Planning and Public Facilities committees, requesting discussion and adoption of items within the Climate Action Plan and the Citizen’s Climate Action Plan with the Sustainability Directors, Climate Action Planning team led by Jennifer Steel (Planning Department staff, MAPC and volunteers) and the Citizens' Commission on Energy. The focus will be to understand the synergies between the two complimentary plans and how items within the plans can be integrated to achieve the significant reductions in greenhouse gas emissions called for in recent national and international reports.
- #13-19** **Adoption of the Climate Action Plan**
DIRECTOR OF PLANNING requesting discussion and adoption of the Climate Action Plan as an amendment to the 2007 Comprehensive Plan.
- #14-19** **Zoning amendment to require solar system installation**
COUNCILORS ALBRIGHT, CROSSLEY, KRINTZMAN, NORTON, BROUSAL-GLASER, DOWNS, LAPPIN, DANBERG, LIPOF, NOEL, LEARY, MARKIEWICZ AND KELLY requesting an amendment to Chapter 30, Newton Zoning Ordinance, to require solar system installation in certain new construction projects greater than 10,000 square feet.
- #245-19** **Amend zoning ordinance special permit criteria related to energy conservation**
COUNCILORS CROSSLEY AND ALBRIGHT seeking a review and possible amendments to Section 7.3.3.C.5 of Chapter 30, Newton Zoning Ordinance, to further inform the objectives of reducing energy consumption and limiting use of natural resources, consider reducing the threshold for compliance to apply the requirement to buildings 10,000 sq. ft. and larger.
- #518-18** **Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

Respectfully Submitted,

Susan S. Albright, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

275-19

Telephone
(617) 796-1100

Fax

(617) 796-1113

TDD/TTY

(617) 796-1089

Email

rfuller@newtonma.gov

July 12, 2019

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Carol Todreas of 89 Windsor Road, Waban as a member of the Urban Design Commission. Her term of office shall expire on August 15, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
CITY OF NEWTON
2019 JUL 15 PM 3:44
CITY OF NEWTON, MA 02459

Application Form

Profile

<u>Carol</u>		<u>Todreas</u>
First Name	Middle Initial	Last Name

[REDACTED]
 Email Address

<u>89 Windsor Rd</u>	
Home Address	Suite or Apt

<u>Waban</u>	<u>MA</u>	<u>02468</u>
City	State	Postal Code

What Ward do you live in?

Ward 5

<u>[REDACTED]</u>	<u>[REDACTED]</u>
Primary Phone	Alternate Phone

<u>self</u>	<u>consultant</u>
Employer	Job Title

Which Boards would you like to apply for?

Economic Development Commission: Submitted
 Newton Historical Commission: Submitted
 Planning and Development Board: Submitted
 Urban Design Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Carol Todreas has 30+ years of retail planning, marketing and leasing experience.

As a retail development consultant, Todreas has worked with all categories of retail stores, centers and developments including downtown commercial blocks, big box developments, factory outlet centers, lifestyle centers and mixed-use projects.

This work consists of assisting developers, owners, architects, managers and merchants plan or improve their business operations to compete effectively in their marketplaces and to realize the full potential of their real estate.

A few examples of local civic projects that Todreas and her firm, Todreas Hanley Associates (THA) have been engaged in include retail planning for small town centers such as Belmont, Medford, Wellesley, Ayer, and Webster, MA with a focus on strategic tenanting for sustainable growth.

Carol has been a consultant for diverse creative "non" shopping center projects. Locally these projects are : One Kendall Square, MIT's Stratton Student Center, The Ray and Maria Stata Center and Cambridge Center. In Northampton, MA . Thorne's Market , a downtown Innovative retail center is also exemplary of a non shopping center property.

Larger scale retail centers for private sector clients include the innovative Designer Outlet in Secaucus, NJ, and life style center , The Grove, in Shrewsbury, NJ., The Strand, the

largest iron front building district in the US, Galveston, TX, focused on transforming underperforming properties into profitable retail assets.

Additionally, Carol Todreas has leased retail space to many independent stores and consulted for existing retailers and start-ups on a variety of industry wide topics such as merchandise selection , product development, marketing and merchandising , including working with urban designers and architects on shopper-related design subjects.

Among other professional experience, Todreas was a Preservation Planner at the Boston Redevelopment Authority and was the recipient of the Public Relations Society Award for the initiative as Director of Public Relations for Faneuil Hall Marketplace.

She also has had experience as a store owner , cashmere sweater and bed throw designer, with particular expertise in women's fashion enabling her to understand the issues and challenges of retailing and distribution channels in both physical stores and in the e-commerce space.

Carol Todreas is currently the Retail Expert Columnist for the New England Real Estate Journal and continues to research the changes , successes, and failures of retail development and real estate both locally and abroad. Her other real estate business, Windsor Realty, is located in Cambridge and specializes in multi-family residential real estate services with a focus on pedestrian -friendly neighborhoods.

Why are you interested in serving on a board or commission?

This is a most important time in the history of America and the world as well. We are a nation facing unheard of challenges with the environment and with the social order. We are transitioning from the ways of the last century to a new way of living with a constant barrage of new technology changing social, cultural, and intellectual life. We in Newton are blessed by being in the middle of it all with all its benefits and all its drawbacks. It is critical that our living environments relate positively to relevant innovation, and crucial that our habitats enrich and support us as we navigate through changes we must make in our communities. My work experience has been in the forefront of planning for communities, helping private and public sectors achieve their goals. Through my firm, Todreas Hanley Associates, I have years of experience with a variety of diverse markets and geographic regions. Now more than ever I have the benefit of being at the cutting edge of innovation and entrepreneurship as a mentor at MIT's Venture Mentoring Services (VMS) while simultaneously researching and writing about the trends and developments of existing markets and marketplaces for the New England Real Estate Journal. Through Windsor Realty, the real estate company of Todreas Hanley Associates, I have broad experience working with the multi-family market and local developers. I am interesting in helping Newton move forward through this most challenging time.

[vms_mentor_profile.docx](#)

Upload a Resume



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

276-19

Telephone
(617) 796-1100

Fax

(617) 796-1113

TDD/TTY

(617) 796-1089

Email

rfuller@newtonma.gov

July 8, 2019

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Robert Linsky of 99 Walnut Hill Road, Newton as a member of the Urban Design Commission. His term of office shall expire on August 15, 2022 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
CITY OF NEWTON
2019 JUL 12 PM 12: 21
1000 COMMONWEALTH AVENUE
NEWTON, MA 02459

Application Form

Profile

robert First Name Middle Initial linsky Last Name

[Redacted] Email Address

99 walnut hill road Home Address Suite or Apt

newton City MA State 02461 Postal Code

What Ward do you live in?

[X] Ward 6

[Redacted] Primary Phone [Redacted] Alternate Phone

taylor communications Employer director of information design Job Title

Which Boards would you like to apply for?

Urban Design Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I've in Newton, ward six, for the past 43 years. I am very concerned about the future of the city and would like to get involved with helping Newton stay a great, vibrant community. My expertise is in clear communications of all kinds and I believe I can bring that design voice to this commission. although I have not served on any boards or commissions in the city of Newton, I did serve on the Massachusetts College of Art and Design Board of Trustees for 12 years. This included chairing multiple committees such as Administration and Finance as well as two terms as Chair of the Board.

robert_linsky_bio_4-29-19.doc Upload a Resume

Robert H. Linsky

99 Walnut Hill Road, Newton, MA 02461

Ward 6 resident since 1976

SUMMARY

Robert Linsky's expertise includes significant experience in clear communications and graphic design solutions for a wide range of nationally and internationally recognized companies including Xerox, Liberty Mutual Insurance Group, T. Rowe Price, Sun Life Financial, Bank of America, Wells Fargo, Bank One, Merrill Lynch, MetLife, TIAA-CREF, Northwestern Mutual and WoodmenLife.

He served on the Board of Trustees of the Massachusetts College of Art and Design from 1997 to 2007 including:

Chairman (2001 - 2003), Vice Chairman (1999 – 2001)

Chair, External Affairs Committee (2003-2007)

Chair, Administration & Finance Committee (1997 – 2001)

Created the **LUNA** Philosophy – Locate/Understand/Act – for any communications to be successful, the user must be able to **L**ocate information easily and quickly, **U**nderstand the information found and be able to **A**ct on that information. If any one of these three pillars does not happen, the communications will fail.

Founded The International Society of Graphic Designers, Ltd. (ISGD)

College professor, experienced lecturer, seminar leader, published author

WORK EXPERIENCE

TAYLOR COMMUNICATIONS, 12 Manor Parkway, Salem, NH 03079
(formally NEPS, LLC) 2007- Present

Director of Information Design

Clients include: TIAA-CREF, MassMutual, Dreyfus (A BNY Mellon Asset Management Company), Principal Financial, Thrivent Financial, Manulife Financial, MetLife Insurance

Lead all design projects, overseeing staff from strategy to final product. Provide client relationship management.

ART PLUS TECHNOLOGY, INC. (APT), Boston, MA, 1997 – 2007
In 2007, NEPS, LLC purchased Art Plus Technology, Inc.
Senior Vice President, Design

CLARK/LINSKY DESIGN, Boston, MA, 1981 - 1997

Managing Partner, Senior Designer

A full-service graphic design firm with a specialty in marketing collaterals including logos, brochures, signage, etc. Responsible for all new business development including marketing and sales, client relationship management, budgeting, staffing, office management.

Teaching Experience

Massachusetts College of Art & Design, Adjunct Faculty

Bentley College, Adjunct Faculty

The New England School of Art & Design, Chairman, Graphic/Advertising Design

The New England School of Art & Design, Professor, Graphic, Packaging Design

Professional Associations

- The International Society of Graphic Designers, Ltd. (ISGD)
 - Founding member, Executive Director
 - The ISGD promotes dialogue and cooperation between American designers and their counterparts in other countries. Robert organized and led three Design Dialogues. The first was between American and Russian designers in 1990, the second was between American and Chinese designers and the third was between American and Czech and Hungarian designers.
- The American Institute of Graphic Arts (AIGA)
- DesignNET
 - A Xerox partnership, Robert was one of the original members and the only designer to be on the Board of Directors. In addition, Mr. Linsky spoke at the DesignNET conference and at various conferences representing this organization.
- Design Management Institute
 - Includes participation in various seminars and workshops.
- International Institute of Information Design (IIID)
 - Member, Financial Services Expert Forum
- Communications Research Institute (CRI)
 - Life Fellow, 2007 -
- Information Design Journal
 - Member, Editorial Board, 2008 -
- Information Design Association
 - Member, 2008 -

Education

Art Institute of Boston, BFA

Allegheny College



Memo

August 22, 2019

Subject: Docket item # 191-19 – CPA ordinance revision
From: Susan Albright, Deb Crossley, Andreae Downs, Cheryl Lapin, Alison Leary

Alice Ingerson, the Community Preservation Program Manager, will be leaving the city this year. One of her final goals was help us update our CPA ordinance. Newton was one of the earliest cities to adopt the CPA and our ordinance was written in the very early days of implementation. The rules for CPA membership with pairing of required expertise in a certain area with residency in a particular Ward have proven to be difficult, making it hard to find members who could serve. We decided to propose changes to this as well as a couple of other areas. Primarily these are: to create a mandate that there be CPC participation in the development of job descriptions of CPA-funded administrative staff, and to give the CPC a role in selecting CPA-funded staff. We look forward to a discussion on the proposed draft of a new CPA ordinance for Newton. Attached is the proposed draft as well as a redlined version of the existing ordinance in 7-80.

**ARTICLE VIII.
COMMUNITY PRESERVATION COMMITTEE**

Sec. 7-80. Establishment, duties and organization.

- (a) The Newton community preservation committee (“CPC”) is hereby established to carry out the functions and duties of such a community preservation committee as provided in General Laws chapter 44B, the Community Preservation Act, including
- (1) The community preservation committee shall study the needs, possibilities and resources of the city regarding community preservation.
 - (2) The community preservation committee shall make recommendations to the city council for funding of projects that involve open space, historic resources, land for recreational use, and community housing and that meet the other requirements in General Laws chapter 44B, including that such funds shall not be used for maintenance.
 - (3) To the greatest degree possible, this fund shall be used to augment or make whole projects that otherwise may not be possible to achieve or preserve. Projects should use CPA funds to leverage other resources, and should not be targeted as a fund to substitute for the General Fund.
- (b) The community preservation committee shall annually elect one of its members to serve as chairperson and may elect such other officers, adopt procedural rules and regulations and establish any subcommittees as it deems appropriate. (Ord. No. W-66, 11-19-01; Rev. Ord. 2007, § 2-350)
- (c) The CPC and city council shall evaluate all requests for project funding from the community preservation fund in the same manner, in accordance with the goals of the Community Preservation Act and the guidelines and procedures established by the CPC.
- (d) The CPC shall meet annually with the city council, separately from review of project funding recommendations and the annual budget, to review the status of the community preservation fund, Newton’s community preservation program, and the ordinance. The city council may request additional meetings with the CPC as needed.

Sec. 7-81. Composition, eligibility, terms of office, term limits.

- (a) The committee shall consist of nine members, as follows:
- (1) The conservation commission, planning and development board, housing authority, historic commission, and parks and recreation commission shall each designate one of its members, who may be one of their alternate members, to serve as a member of the community preservation committee (the “statutory members”).
 - (2) The remaining four members (the “appointed members”) shall be appointed by the mayor with approval of the city council in accordance with section 7.1. The appointed members shall include at least one citizen who has expertise or demonstrated interest in open space, at least one citizen who has expertise or demonstrated interest in recreation, at least one citizen who has expertise or demonstrated interest in historic preservation and at least one citizen who has expertise or demonstrated interest in affordable housing. In making such appointments, the mayor shall be guided by the goals that the committee’s overall membership includes persons with relevant professional expertise and represents the diversity of

the City's residents and neighborhoods.

- (3) No appointed member shall be an employee or elected official of the City.
- (b) Members shall serve for terms of three (3) years or until their successors shall take office. Appointments shall allow for staggered terms.
- (c) No person shall be eligible to serve as a member for more than three (3) consecutive full terms.
- (d) When an appointed member removes his or her residence from the City he or she shall be considered thereby to have resigned from the committee.

Sec. 7-82. Mechanisms for legislative approval or veto.

- (a) The CPC shall transmit recommendations for expenditure of community preservation funds to the city council and shall provide a copy of such recommendations to the Mayor.
- (b) The city council shall refer each CPC funding recommendation to appropriate council committees, including the finance committee, for review.
 - (c) After receiving a project funding recommendation from the CPC, the city council may approve appropriations from the community preservation fund for an amount up to and including that recommended by the CPC; may vote not to appropriate the recommended funds; or may hold the item and return the funding recommendation to the CPC for revisions.
- (d) The city council may also condition its approval of community preservation funds on the availability of such additional non-community preservation funds as have been designated by their authorizing bodies for application to the project.

Sec. 7-83 Administration and operations

- (a) In response to the annual program budget proposed by the CPC, the city council shall make appropriations from the community preservation fund as it deems necessary for the CPC's administrative and operating expenses, including staffing. Such appropriations shall not exceed 5 per cent of the annual revenues in the community preservation fund.
- (b) City departments hosting staff positions funded by CPC administrative and operating expenses shall collaborate with the CPC in finalizing job descriptions and organizational structure for said positions. The CPC Chair and up to one other appointed member of the CPC shall participate in the hiring process and shall have final approval of the Community Preservation Program Manager or any other CPC-funded staff.

Sec. 7-84 The provisions of this Article shall be interpreted and applied at all times consistently with the provisions of Chapter 44B of the General Laws, as Chapter 44B may be from time to time amended, and with the provisions of any relevant general or special law.

Secs. 7-85—7-89. Reserved.

191-19 DRAFT FOR DISCUSSION PURPOSES 8/22/2019

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COMMUNITY PRESERVATION COMMITTEE**Sec. 7-80. Establishment, duties and organization.**

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 3. **To the greatest degree possible, this fund shall be used to augment or make whole projects that otherwise may not be possible to achieve or preserve. Projects should use CPA funds to leverage other resources, and should not be targeted as a fund to substitute for the General Fund.**
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Sec. 7-81. Composition; eligibility, terms of office, term limits

- (a) The committee shall consist of nine members, as follows:
- (1) The conservation commission, planning and development board, housing authority, historic commission and parks and recreation commission shall each designate one of its members, who may be an alternate member, to serve as a member of the committee (the “statutory members”).
 - (2) The remaining four members (the “appointed members”) shall be appointed by the mayor with approval of the city council in accordance with section 7-1 of the city ordinances. The appointed members shall include at least one citizen who has expertise or demonstrated interest in open space, at least one citizen who has expertise or demonstrated interest in recreation, at least one citizen who has expertise or demonstrated interest in historic preservation and at least one citizen who has expertise or demonstrated interest in affordable housing. ~~In making such appointments, the mayor shall be guided by the goal that the membership of the committee include persons with professional expertise in real estate, finance, architecture and law.—In making such~~

191-19 DRAFT FOR DISCUSSION PURPOSES 8/22/2019

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(3) No appointed member shall be an employee or elected official of the City.

~~(b) There shall be a ward residency requirement for the appointed members. One appointed member shall be appointed from ward 1 or 2; one from ward 3 or 4; one from ward 5 or 6; and one from ward 7 or 8. In order to qualify, an appointee must be a resident of such ward on the effective date of the appointment. An appointed member who subsequently removes his or her residence to another location in the city may continue to serve for the remainder of the term. However, an appointed member who removes his or her residence from the city shall be considered thereby to have resigned from the committee. (Ord. No. W 66, 11 19 01; Rev. Ord. 2007, § 2 351)~~

(b) Members shall serve for terms of three (3) years or until their successors shall take office. Appointments shall allow for staggered terms.

(c) No person shall be eligible to serve as a member for more than three (3) consecutive full terms.

(d) When an appointed member removes his or her residence from the City he or she shall be considered thereby to have resigned from the committee.

~~Sec. 7-82. Terms of office; limits~~

~~(a) Members shall serve for terms of three (3) years or until their successors shall take office. However, in order to provide for staggered terms, the initial appointments shall be as follows:~~

~~(1) Statutory members: The planning and development board shall designate one member for a one (1) year term. The parks and recreation commission and historic commission shall each designate one statutory member for a two (2) year term. The housing authority and the conservation commission shall each designate a statutory member for a three (3) year term.~~

~~(2) Appointed members: Two appointed members shall be appointed for a one year term; one appointed member shall be appointed for a two year term; and one appointed member shall be appointed for a three year term. (b) No person shall be eligible to serve as a member for more than two (2) consecutive full terms. For purposes of this clause, the initial one (1) and two (2) year appointments shall be deemed not to constitute full terms. (Ord. No. W 66, 11 19 01; Rev. Ord. 2007, § 2 352) Editor's note—Ord. No. W 66 provided that sections 2-350 through 2-352 take effect on January 1, 2002.~~

~~Secs. 7-83—7-89. Reserved~~

Sec. 7-82. Mechanisms for legislative approval or veto.

(a) The CPC shall transmit recommendations for expenditure of community preservation funds to the city council and shall provide a copy of such recommendations to the Mayor.

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Administration's Preferred Text

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 3. **Community preservation funds shall not replace existing operating funds, only augment them.**
- (b) The committee shall annually elect one of its members to serve as chairperson and may elect such other officers, adopt procedural rules and regulations and establish any subcommittees as it deems appropriate. (Ord. No. W-66, 11-19-01; Rev. Ord. 2007, § 2-350)
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Administration's Preferred Text

neighborhoods.

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(a) The CPC shall transmit recommendations for expenditure of community preservation funds to the city council and shall provide a copy of such recommendations to the Mayor.

(b) The city council shall refer each CPC funding recommendation to appropriate council committees, including the finance committee, for review.

(c) After receiving a project funding recommendation from the CPC, the city council may approve appropriations from the community preservation fund for an amount up to and including that recommended by the CPC; may vote not to appropriate the recommended funds; or may hold the item and return the funding recommendation to the CPC for revisions.

(d) The city council may also condition its approval of community preservation funds on the availability of such additional non-community preservation funds as have been designated by their authorizing bodies for application to the project.

Sec. 7-83 Administration and operations

Administration's Preferred Text

- (a) In response to the annual program budget proposed by the CPC, the city council shall make appropriations from the community preservation fund as it deems necessary for the administrative and operating expenses of the CPC program, including staffing. Such appropriations shall not exceed 5 per cent of the annual revenues in the community preservation fund.
- (b) City departments hosting staff positions funded through the CPC administrative and operating funds shall collaborate with the CPC in finalizing job descriptions and organizational structure for said positions. The CPC Chair and up to one other appointed member of the CPC shall participate in the hiring process for the Community Preservation Program Manager.

OR

- (b) City departments hosting staff positions funded through the CPC administrative and operating funds shall collaborate with the CPC in finalizing job descriptions and organizational structure for said positions. The CPC Chair and up to one other appointed member of the CPC shall participate in the hiring process for the Community Preservation Program Manager. The city department hosting the Community Preservation Program Manager shall notify the City Council of the person selected to fill this position; that selection will become effective 30 days from the date of the first regularly scheduled city council meeting after notice of the proposed selection is filed with the city clerk, unless the city council within said 30 days shall reject such selection.

Sec. 7-84 The provisions of this Article shall be interpreted and applied at all times consistently with the provisions of Chapter 44B of the General Laws, as Chapter 44B may be from time to time amended, and with the provisions of any relevant general or special law.

Secs. 7-85—7-89. Reserved.

#245-19 Amend zoning ordinance special permit criteria related to energy conservation

COUNCILORS CROSSLEY AND ALBRIGHT seeking a review and possible amendments to Section 7.3.3.C.5 of Chapter 30, Newton Zoning Ordinance, to further inform the objectives of reducing energy consumption and limiting use of natural resources, consider reducing the threshold for compliance to apply the requirement to buildings 10,000 sq. ft. and larger.

Chapter 30 Section 7.3.3 Grant of Permit – Current Language

C. The City Council shall not approve any application for a special permit unless it finds, in its judgment, that the use of the site will be in harmony with the conditions, safeguards and limitations of this Sec. 7.3, and that the application meets all the following criteria:

1. The specific site is an appropriate location for such use, structure;
2. The use as developed and operated will not adversely affect the neighborhood;
3. There will be no nuisance or serious hazard to vehicles or pedestrians;
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved; and
5. In cases involving construction of building or structures or additions to existing buildings or structures, if those proposed buildings or structures or additions contain individually or in the aggregate 20,000 or more square feet in gross floor area, the site planning, building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy.

Chapter 30 Section 7.3.3 Grant of Permit – Proposed Language

C. The City Council shall not approve any application for a special permit unless it finds, in its judgment, that the use of the site will be in harmony with the conditions, safeguards and limitations of this Sec. 7.3, and that the application meets all the following criteria:

1. The specific site is an appropriate location for such use, structure;
2. The use as developed and operated will not adversely affect the neighborhood;
3. There will be no nuisance or serious hazard to vehicles or pedestrians;
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved; and
5. In cases involving new construction or additions to an existing building or structures, where the proposed project results in a combined building and structures of **10,000 square feet** or more in gross floor area, and in cases where more than 50% of an existing building or structure of **10,000 square feet** or more in gross floor area is being renovated, the site planning, building design, construction, maintenance and long term operation of the building/s must contribute significantly to the efficient use and conservation of natural resources and energy, **including in particular: minimizing building operating energy, embodied carbon, the use of fossil fuels and the carbon footprint for transportation to and from the site.**