



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, July 15, 2019

6:30PM – NOTE early start time
Room 205/Council Chamber

Items Scheduled for Discussion:

- #241-19** **Appointment of Leigh Gilligan to the Conservation Commission**
HER HONOR THE MAYOR appointing LEIGH GILLIGAN, 16 Bradford Road, Newton Highlands, to the CONSERVATION COMMISSION for a term to expire July 31, 2022. (60 days: 9/6/19)
- #242-19** **Reappointment of Paul Snyder to Newton Upper Falls Historic District Comm**
HER HONOR THE MAYOR reappointing PAUL SNYDER, 9 Ardmore Road, West Newton, as a member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire July 1, 2022. (60 days: 9/6/19)
- #243-19** **Reappointment of Susana Lannik to the Chestnut Hill Historic District Comm**
HER HONOR THE MAYOR reappointing SUSANA LANNIK, 25 Essex Road, Chestnut Hill, as a member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire July 15, 2022. (60 days: 9/6/19)
- #165-19** **Adoption of Washington Street Vision Plan as part of the Comprehensive Plan**
DIRECTOR OF PLANNING requesting approval and adoption of the Washington Street Vision Plan as an amendment to the 2007 Newton Comprehensive Plan.
- #140-19(3)** **Zoning amendments for Riverside Station**
RIVERSIDE STATION/355 GROVE STREET AND 399 GROVE STREET requesting amendments to Chapter 30, Newton Zoning Ordinance, in Sections 4.2.3 and 4.2.4 relative to the Mixed Use 3 District.

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.

- #187-19 Zoning amendment from Newton LFIA for Riverside Station**
LOWER FALLS IMPROVEMENT ASSOCIATION RIVERSIDE COMMITTEE requesting to amend Chapter 30, City of Newton Zoning Ordinance, Sections 4.2 and 7.3.5 pertaining to the Mixed Use3/Transit-Oriented zoning district.
- #244-19 Amend ordinances by creating a temporary suspension on landmark designation**
COUNCILORS ALBRIGHT, AUCHINCLOSS, CROSSLEY, DOWNS, KELLEY, LIPOF, GREENBERG, KRINTZMAN, COTE, NOEL, LEARY, AND DANBERG proposing an amendment to Chapter 22 of the Revised Ordinance of the City of Newton, 2017 to create a temporary suspension on the landmark designation of any land, buildings, and structures in the City of Newton in order to allow the City adequate time to review the landmark ordinance and consider what revisions are appropriate. The temporary suspension will prevent and suspend the nominating, processing, and approval of any future landmarks or any property currently under consideration for landmark designation.
- #128-19 Zoning Amendment for short-term rentals**
DIRECTOR OF PLANNING proposing to amend Chapter 30, City of Newton Zoning Ordinances, in order to create a short-term rental ordinance that defines the short-term rental and bed & breakfast uses, identifies what zoning districts they would be allowed in and under what criteria, conditions, limitations and permitting process.
Zoning & Planning Approved as amended 4-0-2 on 6/24/19
Recommitted to Zoning & Planning Committee by City Council 6/27/19

Referred to Zoning & Planning, Public Safety, and Finance Committees

- #136-19 Short-term rental ordinance with fees**
DIRECTOR OF PLANNING proposing amendments to Chapter 20 and 17 of the Revised Ordinances of the City of Newton to create a short-term rental ordinance with fees that would require registration of short-term rentals with the City's Inspectional Services Department and fire inspections to protect public health and safety.
Public Safety Approved 4-0-1 (Cote abstaining; Grossman not voting) on 06/05/19
Finance Approved 4-0 (Grossman recused) on 06/10/19
Zoning & Planning Approved as amended 4-0-2 on 6/24/19
Recommitted to Zoning & Planning Committee by City Council 6/27/19

Respectfully Submitted,

Susan S. Albright, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#241-19
Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

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

RECEIVED
Newton City Clerk
2019 JUN 19 AM 9:45
June 17, 2019
Dorinda A. Gironi, Clerk
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Leigh Gilligan of 16 Bradford Road, Newton as an Alternate member of the Conservation Commission. Her term of office shall expire on July 31, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

McCARTER & ENGLISH

ATTORNEYS AT LAW

www.mccarter.com

BOSTON | HARTFORD | STAMFORD | NEW YORK | NEWARK
EAST BRUNSWICK | PHILADELPHIA | WILMINGTON | WASHINGTON, DC



LEIGH A. GILLIGAN PARTNER BOSTON

PRACTICE GROUP

Environment & Energy

CONTACT

265 Franklin Street
Boston, MA 02110
617.449.6520
lgilligan@mccarter.com

EDUCATION

J.D., George Washington University Law
School, 1990 (formerly George
Washington University, The National Law
Center)

B.A., University of Vermont, 1987

ADMITTED TO PRACTICE

Massachusetts

U.S. District Court, District of
Massachusetts

U.S. Court of Appeals, First Circuit

MEMBERSHIPS AND PROFESSIONAL ACTIVITIES

American Bar Association, Section of
Natural Resources, Energy and
Environmental Law

Boston Bar Association, Environmental
Law Section

New England Women in Real Estate
(NEWIRE), Member of the Steering
Committee (2004-2007), Programs and
Seminars Committee, Chair, Legacy
Council



McCarter & English, LLP

Clients report Gilligan "explains complex
legal situations in clear ways and makes
excellent recommendations for solving
our problems." - Chambers USA

Leigh Gilligan of McCarter & English, LLP
"displays a perfect blend of commanding
legal knowledge and creative business
know-how," clients say. - Chambers USA

Ms. Gilligan is a partner in the firm's Environment & Energy Practice Group. She has extensive experience in many aspects of environmental and land use law including licensing and permitting, compliance counseling, and representation in connection with business and lending transactions, as well as real estate development.

Ms. Gilligan represents parties involved in federal and state hazardous waste sites including legal proceedings, private cost recovery actions and dealings with governmental agencies. She regularly represents lenders in the evaluation, management and resolution of environmental issues. She also has extensive experience in environmental issues involved in transactions for the purchase and sale of land and businesses, including confirming and securing liability protections and economic incentives in connection with Brownfields redevelopment. Her representation also includes preparation of environmental opinions in connection with loans and bond issuances; compliance counseling to businesses of all sizes; representation of parties in environmentally-related state and local administrative and enforcement proceedings (including wetlands, tidelands and Massachusetts Environmental Policy Act review and facility site assignments); and working with site owners and developers in the management of environmental issues and permitting in the context of development. Ms. Gilligan is a frequent author and lecturer on environmentally related topics. She has in the past been an Instructor/Guest Lecturer at MIT's Center for Real Estate.

The "very helpful and responsive" Leigh Gilligan has a solid and broad-ranging environment and land use practice and she leads the team's Boston offering. Ms. Gilligan is recognized in *Massachusetts Super Lawyers* for 2004-2018, and is listed in *Chambers USA* from 2010-2019. Her broad practice includes the representation of clients in compliance, licensing and permitting matters.

Application Form

Profile

Leigh	A.	Gilligan
<small>First Name</small>	<small>Middle Initial</small>	<small>Last Name</small>

[Redacted] _____
Email Address

16 Bradford Road	_____
<small>Home Address</small>	<small>Suite or Apt</small>

Newton	MA	02461
<small>City</small>	<small>State</small>	<small>Postal Code</small>

What Ward do you live in?

Ward 5

[Redacted]	:	[Redacted]
<small>Primary Phone</small>		<small>Alternate Phone</small>

[Redacted]	Partner / Lawyer
<small>Employer</small>	<small>Job Title</small>

Which Boards would you like to apply for?

Conservation 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 have been a Newton resident since 2000, and an environmental attorney since 1990. I am keenly interested in applying my skills to become an engaged and active member of the Conservation Commission to participate in its able stewardship of Newton's important wetlands and conservation resources and find that this is a good time for me to make a substantial commitment to our community. I have worked in the wetlands regulatory world on behalf of many clients over the decades and greatly enjoy this aspect of my professional life. I have a wide body of experience within wetlands law and regulation at the local, state and federal level. I would greatly appreciate the opportunity to apply this experience in the Commission context. I greatly enjoyed sitting with Jennifer Steel and Claire Rundelli (City of Newton) and hearing about the Commission's important work, priorities and methodologies. I think I would be a good addition to the Commission and would greatly look forward to working with these impressive professionals.

[Leigh Gilligan Bio.pdf](#)
Upload a Resume



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#242-19

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TDD/TTY

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Email

rfuller@newtonma.gov

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

June 19, 2019

RECEIVED
NEWTON CITY CLERK
2019 JUN 26 AM 10:46
CAROL A. STONE, CITY
CLERK
NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Paul Snyder of 9 Ardmore Road, West Newton as a full member of the Newton Upper Falls Historic District Commission. His term of office shall expire on July 1, 2022 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Paul D Snyder
First Name

attorneypaulsnyder@yahoo.com
Email Address

9 Ardmore Rd. Suite or Apt
Home Address

West Newton MA 02465
City State Postal Code

What Ward do you live in?

Ward 3

[Redacted] Alternate Phone

[Redacted] Senior Attorney Advisor
Job Title

Which Boards would you like to apply for?

Newton Upper Falls Historic District 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 been a member of the commission for a number of years and take pride in how we've been able to maintain the historic character of Upper Falls

Bio-Paul_Snyder.docx
Upload a Resume

Hi Amalia.

Unfortunately I don't have a current resume and can't seem to locate an old one on my computer

Briefly, I was born in 1944, graduated from St Columbkille High School in Brighton in 1962, the University of Notre Dame in 1966. I graduated from Boston University School of Law and was admitted to the Mass Bar in 1971. I served with Area Counsel's Office and Regional Counsel's Office of the US Department of Housing and Urban Development from 1971 to 1986, was an associate at the law firm of McCullough, Stievater and Polvere to 1988, and with the Regional Counsel's office of the Federal Aviation Administration to 1990. For the next fifteen years I served as Senior Regional Attorney with the Federal Deposit Insurance Corporation.

I was twice elected to the Newton Board of Aldermen and was also elected twice as a National Vice President of the National Treasury Employees Union.

I have authored two novels: "An Angry God" and a sequel, yet to be published.

I live in West Newton, am married and the father of three children and eight grandchildren.

That's my life in a nutshell.

Paul



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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Email
rfuller@newtonma.gov

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

June 19, 2019
RECEIVED
2019 JUN 26 AM 10:46
Newton City Clerk
Daniel A. George, City
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Susana Lannik of 25 Essex Road, Chestnut Hill as a regular member of the Chestnut Hill Historic District Commission. Her term of office shall expire on July 15, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Susana

First Name

Email Address

25 Essex Road

Home Address

Suite or Apt

Chestnut Hill

City

MA

State

02467

Postal Code

What Ward do you live in?

Ward 7

Alternate Phone

Attorney

Job Title

Which Boards would you like to apply for?

Chestnut Hill Historic District 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 have loved serving on the Chestnut Hill Historic District Commission and would like to continue that service. It has been a pleasure to work with my colleagues on the board.

SUSANA_LANNIK_RESUME-

2.docx

Upload a Resume

SUSANA LANNIK

- 1320 CENTRE STREET, SUITE 204, NEWTON MASSACHUSETTS 02459 • [REDACTED]

PROFESSIONAL SUMMARY

The position I am re-applying for with this resume is to serve on the Chestnut Hill Historic Commission Newton, Massachusetts. The skills and experience I bring to this position include a very broad legal knowledge in some areas that may relate to the work of the commission. This includes a knowledge of environmental law. I am familiar with the construct of regulatory schemes as a result of that knowledge and of my work with the Massachusetts Division of Medical Assistance on behalf of my clients. I also have a knowledge of architecture due to my background in art history. I have a passion for old buildings, and a belief in the need to preserve them if at all feasible. At the same time, as a homeowner, I am aware of the need to balance practical needs of a homeowner to have a home that functions well for them in this day and age with preservation. I have lived in Chestnut Hill for twenty years now, and have had the opportunity to briefly serve as an author for the short-lived Chestnut Hill Magazine.

SKILLS

- Legal Writing.
- Working knowledge of Medicaid regulatory scheme both federal and Massachusetts.
- Writing also for laypersons in my area of law and some creative writing.
- Environmental laws and litigation.
- Some language skills in French and Italian.
- Understanding of architectural blueprints and renderings.
- Knowledge of Art History.
- Familiar with regulatory compliances in the Medicaid context, financial areas, and environmental areas.
- Licenses, petitions and waivers. Obtained in the Probate and Medicaid context.

WORK HISTORY

Lannik Law, LLC, 01/2006 to Current
Self- Employed – Newton, MA

Lannik Law, LLC specializes exclusively in:

1. Estate Planning. Estate Tax Considerations and Drafting appropriate documents.
2. Interpret laws, rulings and regulations for individuals in the Medicaid, Probate and areas.
3. Asset Protection for the Second Half of Life.
4. Draft strategy letters for long term care clients and estate planning clients.
5. Special Needs Planning.
6. Probate of estates.
7. Medicaid Advocacy for long-term care clients.
8. Develop memoranda related to client situations.
9. Work to apprise clients of potential risks and costs associated with each course of action.

Mendel & Associates, 01/2004 to 01/2006

Associate – Waltham, MA

1. Interpreted laws, rulings and regulations for individuals in the Medicaid, Probate and Disability Law Areas.
2. Analyzed probable outcomes of cases using knowledge of legal precedents.
3. Drafted strategy letters for long term care clients.
4. Drafted documents including wills, trusts, durable powers of attorney, health care proxies and advance directives.
5. Represented firm in Probate court proceedings.
6. Wrote memoranda related to client situations.
7. Apprised clients of potential risks and costs associated with each course of action.

Law Offices of Susana Lannik; Re-named Arber, Lannik and Badaloto, LLP, 07/1982 to 01/2004

Attorney – Brookline, MA

1. Counsel to clients in areas of estate planning/asset preservation, Medicare/Medicaid issues and Advocacy, health care proxies, probate, guardianship, wills durable powers of attorney, long-term care and asset protection planning, elder consumer issues and domestic relations matters.
2. Served as GAL; Rogers Counsel, Monitor and Special Master in Norfolk, Middlesex and Suffolk Probate Courts.
3. Outside advisor to nursing home management company and an assisted living corporation.
4. Residential real estate transactions.(early in the practice)
5. Served as outside counsel to small businesses, managed zoning rent control problems, some commercial leasing; evaluated and conducted personal injury cases and domestic relations actions. (early in the practice)
6. Contract Negotiations and consumer protection. (early in the practice)

EDUCATION

J.D.: Law, 1982

Suffolk University Law School – Boston, MA

Master of Arts: Art History, 1971

Boston University Graduate School – Boston, MA

Bachelor of Arts: Arts History, 1969

New York University – New York, NY

ACCOMPLISHMENTS

- Member of the Chestnut Hill Historic Commission/Publications.
- Author for Chestnut Hill Magazine, during its short life! (2014 – 2015)
- Published Book: Blooper Episodes in Estate Planning and Elder Law.
- Published Book: Seven times Seven, 49 Cat Tails. (poetry book)
- Article: Estate Planning Magazine: Long-Term Care Insurance, When Crisis Calls for Creativity.
- Served as Brookline Town Meeting Member, Precinct 13.
- Brookline Zoning Board of Appeals and Conservation Commission.
- Mashpee Conservation Commission.
- Finance Committee, Congressman Joseph Kennedy and State Auditor Joe DeNucci?

AFFILIATIONS

- National Academy of Elder Law Attorneys. Member, former Board Member and former Chair Programs.
 - Massachusetts Bar Association.
 - Newton-Needham Chamber of Commerce.
 - Mashpee Chamber of Commerce.
 - National League of American Pen Women, Inc. Emeritus
 - Boston Ballet Overseers.
 - University of North Carolina School of the Arts. Board of Visitors Emeritus.
 - Hadassah.
-