



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, March 27, 2017

7:45PM

Room 205

Items Scheduled for Discussion:

- #67-17** **Mayor's appointment of Mark Chudy to Newtonville Historic District Commission**
MARK CHUDY, 34 Prescott Street, Newtonville, appointed as a member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire May 31, 2020 (60 days 05/19/17) [03/13/17 @ 3:26PM]
- #68-17** **Mayor's appointment of Ralph Abele to Newtonville Historic District Commission**
RALPH ABELE, 15 Page Road, Newtonville, appointed as a member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire May 31, 2020 (60 days 05/19/17) [03/13/17 @ 3:26PM]
- #69-17** **Mayor's appointment of Brett Catlin to Chestnut Hill Historic District Commission**
BRETT CATLIN, 121 Suffolk Road, Chestnut Hill, appointed as a member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire May 31, 2020 (60 days 05/19/17) [03/13/17 @ 3:26PM]
- #70-17** **Mayor's appointment of Ed Zielinski to Chestnut Hill Historic District Commission**
ED ZIELINSKI, 128 Gibbs Street, Newton Centre, appointed as an alternate member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire May 31, 2020. (60 days 05/19/17) [03/13/17 @ 3:26PM]
- #343-16** **Zoning amendment relative to accessory apartments**
HIS HONOR THE MAYOR, COUNCILOR HESS-MAHAN, ALBRIGHT, CICCONE, CROSSLEY, AND NORTON proposing to amend Chapter 30 Section 6.7.1 Accessory Apartments and Section 5.1.4 Number of Parking Stalls in order to create a new accessory apartment ordinance that expands the availability of accessory apartments. [10/07/16 @ 10:03 AM) **Hearing closed 11/14/16 (90 days 2/12/17)**
Hearing closed 02/27/16 (90 days 5/29/17)

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.

#109-15

Zoning amendment for inclusionary housing provisions from 15% to 20%

HIS HONOR THE MAYOR requesting consideration of changes to the inclusionary housing provisions of the Zoning Ordinance to increase the required percentage of affordable units to 20% with the additional 5% set aside for middle income households. [04/24/15 @ 2:38 PM]

Items not Scheduled for Discussion at this meeting:

- #66-17** **Mayor's appointment of Martin Smargiassi to Auburndale Historic District Comm.**
MARTIN SMARGIASSI, 20 Fern Street, Auburndale, appointed as a member of the AUBURNDALE HISTORIC DISTRICT COMMISSION for a term to expire May 31, 2020 (60 days 05/19/17) [03/13/17 @ 3:26PM]
- #140-14** **Zoning amendment for lodging house ordinance**
ALD. CROSSLEY AND HESS-MAHAN requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to include a "lodging house" ordinance to promulgate rules requiring annual fire, safety and health inspections and licensing of buildings providing single room occupancy and/or congregate living arrangements.
- #140-14 (2)** **Amend ordinances to add licensing requirements and criteria for lodging houses**
ZONING & PLANNING COMMITTEE requesting to amend Chapter 17, City of Newton Ordinances, to establish licensing requirements and criteria for lodging houses.
- #80-13** **Updates on the zoning reform project**
THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]
- Referred to Finance and Appropriate Committees**
- #359-16** **Submittal of the FY 2018 to FY 2021 Capital Improvement Plan**
HIS HONOR THE MAYOR submitting the Fiscal Years 2018 to 2022 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/11/16 @ 11:28 AM]
- #220-16** **Discussion relative to regulating Airbnb-type companies**
COUNCILORS FULLER, HESS-MAHAN, LAPPIN, COTE AND NORTON requesting a discussion with the Planning, Inspectional Services and Fire Departments regarding appropriate regulations, permits, licensing and/or taxes for residential owners who host short-term guests through house-sharing companies such as Airbnb.[06/06/16 @ 2:19 PM]
- #3-17** **Proposed ordinance to create a Newton Housing Partnership**
COUNCILORS CROSSLY, ALBRIGHT, AND HESS-MAHAN proposing an Ordinance to create a Newton Housing Partnership with members jointly appointed by the City Council and Mayor, to continue the mission of the Newton Housing Partnership that was advisory to the Mayor, and which the Mayor has disbanded. [12/23/16 @ 8:37 AM]

#35-16 **Creation of policy to require posting of materials of boards/commissions**
COUNCILOR SANGIOLO requesting a discussion with the Planning Department relative to creating a policy to require audio recordings of all meetings of boards and commissions and posting of same to the City’s website, as well as posting of all documentation that is reviewed by boards and commissions and/or by their designated City staff member. [01/19/16 @ 2:35 PM]

#170-15 **Discussion of HUD settlement relative to creating 9-12 affordable units**
ALD. HESS-MAHAN, JOHNSON, CROSSLEY AND ALBRIGHT requesting a discussion relative to the HUD Settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center in conjunction with the Law and Planning Departments, to explain the settlement and possible implications for the Zoning Board of Appeals and the Board of Aldermen in terms of the City’s obligation to identify sites and facilitate the creation of, and issue permits for, affordable housing for 9-12 chronically homeless persons in Newton. [07/06/15 @ 4:18 PM]

#110-15 **Discussion of the Smart Growth Zoning Overlay District Act in Newton**
HIS HONOR THE MAYOR requesting discussion of The Smart Growth Zoning Overlay District Act M.G.L. Chapter 40R and its potential application in Newton [04/24/15 @ 2:38 PM]

Referred to Zoning & Planning, Land Use and Finance Committees

#104-15 **Qualification of affordable units on Comm Ave, Pearl and Eddy Streets**
ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department with the following information: How many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify to be included on the State’s Subsidized Housing Inventory List. If a property is not currently on the list, what can be done to make it eligible. [04/09/15 @ 12:00 PM]

#22-15 **Zoning amendment to allow rental voucher program re: inclusionary zoning**
ALD. YATES requesting that utilization of the Massachusetts Rental Voucher Program be added as an allowable means of complying with the inclusionary zoning provision in Phase II of Zoning Reform. [01/05/15 @ 9:53 PM]

#447-14 **Proposing an ordinance to require building plans with demolition applications**
ALD. SANGIOLO proposing an ordinance requiring the submission of building plans with applications for full or partial demolitions. [11/13/14 @ 2:03 PM]

#265-14 **Request to increase several time periods for demolition delays**
ALD. BLAZAR, YATES AND DANBERG requesting:
 1. to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for

hearings, rulings and written notice on appeals from historical significance determinations to 60 days;

2. to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days;
3. to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months;
4. and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months. [7/07/14 @ 12:35 PM]

#238-14 Request for development of Housing Production Plan

ALD. SANGIOLO requesting the Executive Department and Planning Department work with the Board of Aldermen to develop a Housing Production Plan in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department of Housing and Community Development as soon as possible. [06/09/14 @ 11:55 AM]

#107-15 Discussion of middle income housing supportive of City employees

HIS HONOR THE MAYOR requesting discussion of approaches to create middle income housing as a means of allowing City of Newton employees the opportunity to live in the community in which they work. [04/24/15 @ 2:38 PM]

#81-13 Request for naturally affordable compact housing opportunities

DIRECTOR OF PLANNING & DEVELOPMENT on behalf of the Newton Housing Partnership requesting consideration of naturally affordable compact housing opportunities in MR1 zones. [02/22/13 @ 1:13 PM]

#86-15 Discussion and review of CDBG fund expenditures and citywide goals

ALD. CROSSLEY, ALBRIGHT, HESS-MAHAN, & JOHNSON requesting a review and discussion of Community Development Block Grant expenditures and past years' accounting to assess progress in meeting citywide program goals as adopted in the consolidated plan, including creating and sustaining affordable housing, as well as facilities improvements in approved neighborhood districts. [03/30/15 @ 6:02 PM]

#427-13 Discussion of CDBG, HOME and ESG funds and fair housing

ALD. HESS-MAHAN requesting discussion and periodic updates of steps the City of Newton is taking to ensure that its implementation of the Consolidated Plan, Annual Action Plan and Citizen Participation Plan and use of CDBG, HOME and ESG funds comply with federal and state fair housing and anti-discrimination laws and regulations, and its duty to affirmatively further fair housing. [12/06/13 @ 9:51 AM]

- #308-12** **Discussion of policies relative to CDBG fund expenditures**
ALD. HESS-MAHAN & ALBRIGHT requesting a discussion with the Mayor's office and the Planning & Development Department of policies, procedures, and criteria relating to determinations concerning expenditures of Community Development Block Grant (CDBG) funds. [10/09/12 @ 3:59 PM]
- #142-09(7)** **Resolution to reconvene Floor Area Ratio working group**
ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of "*Floor area, gross*" for residential structures as it is used in the definition and calculation of "*Floor area ratio*" in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City's Comprehensive Plan.
- Referred to Zoning & Planning and Finance Committees**
- #315-14** **Ordinance amendment for procurement requirements for non-profits**
ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY AND DANBERG proposing an amendment to Chapter 2 of the City of Newton Ordinances setting forth requirements for procurement of materials and services by non-governmental recipients of federal, state or local funds administered by the City, such as CDBG and CPA funds. In order to encourage non-profit and other private organizations to participate in affordable housing, cultural and other public-private collaborations, such procurement requirements should accommodate the needs of non-governmental recipients for flexibility given the multiple public and private sources of funds necessary for any project by not placing undue or unreasonable burdens on them.
[08/04/14 @ 5:08 PM] Finance voted NAN
- #446-14** **Discussion with Commission on Disability regarding the City's ADA compliance**
ALD. SANGIOLO requesting a discussion with the Commission on Disability regarding the status of City compliance with ADA regulations. [11/13/14 @ 2:03 PM]
- #168-15** **Discussion of Metropolitan Area Planning Council's Wells Avenue Market Study**
THE NEWTON-NEEDHAM CHAMBER OF COMMERCE requesting a discussion of the Metropolitan Area Planning Council's 2015 Wells Avenue Market Study.
[07/06/15 @ 5:34 PM]

#95-15 Discussion to consider mix of uses at Wells Avenue Office Park
ALD. CROSSLEY, JOHNSON, LEARY, HESS-MAHAN, DANBERG, ALBRIGHT AND BLAZAR requesting a discussion with the Planning Department to consider the mix of uses in the Wells Avenue Office Park, with and without a second egress to the site, pursuant to the recent MAPC study recommending a strategic introduction of retail and restaurant uses to attract and sustain healthy commercial uses, and some number of residential units sufficient to support an economically viable and vibrant mixed use environment. [04/13/15 @ 2:46 PM]

Referred to Zoning & Planning, Land Use and Finance Committees

#273-12 Request to restructure and increase of fees for various permits
ALD. CROSSLEY & HESS-MAHAN requesting a restructuring and increase in fees for permits charged by the Inspectional Services Department and fees charged by the Planning Department and City Clerk to assure that fees are both sufficient to fund related services provided and simple to administer. [09/10/12 @ 1:17 PM]
Finance and Land Use voted NAN

#195-15(3) Request to acquire land at 300 Hammond Pond Parkway
ALD. ALBRIGHT, BAKER, BLAZAR, BROUSAL-GLASER, CICCONE, COTE, CROSSLEY, DANBERG, FULLER, GENTILE, HESS-MAHAN, JOHNSON, KALIS, LAPPIN, LEARY, LAREDO, LENNON, LIPOF, NORTON, RICE, SANGIOLO, SCHWARTZ, AND YATES requesting that, in order to preserve the conservation and recreation values of the land, and to protect existing adjacent public open spaces, the Board of Aldermen vote to acquire for the City of Newton either the undeveloped portion of the land at 300 Hammond Pond Parkway or a conservation restriction on such land. [10/23/15 @ 2:55 PM]

ZONING AMENDMENT AGENDA ITEMS:

#22-17 Zoning amendment to further define village commercial centers
COUNCILORS ALBRIGHT AND AUCHINCLOSS proposing to amend **Chapter 30**, Section 4.2.1.C. which states the purpose of the Multi Use 4 (MU4) district, to further define “Newton’s village commercial centers” as found in this section. The definition would include criteria to guide land use decisions to rezone an area to MU4. The purpose of this definition is to give guidance to both developers and residents concerning areas appropriate to be rezoned as “village commercial centers” and therefore appropriate to become an MU4 zone. [01/22/17 @ 10:35PM]

#16-17 Zoning amendment regarding Administrative Site Plan Approval
COUNCILOR HARNEY requesting an amendment to the City of Newton Revised Ordinances Chapter 30, Sec. 7.5. Administrative Site Plan Review, to require that as part of the process, the Planning & Development Department conduct a public

hearing and to extend the amount of time that the City has to review the application. [01-17-17 @ 3:35 PM]

#222-13(7) Additional zoning amendment to Garage Ordinance

COUNCILORS ALBRIGHT, LENNON, CROSSLEY, DANBERG, LIPOF, FULLER AND COTE proposing to amend Chapter 30, Section 3.4.4. of the Revised Ordinances as amended by Ordinance A-78, as follows: (1) limit the application of a maximum (45%) proportional width of garage to total building to all lots in MR districts; and/or (2) limit the application of a maximum (45%) proportional width of garage to total building to lots in SR districts having a maximum frontage of 70 feet; and/or (3) use the special permit process to determine exceptions providing clear and specific guiding criteria, such as preservation of historic properties, topography, odd lot configurations, preservation of certain natural features, etc., where such features may prohibit otherwise safe access to or parking on a site. [10/31/16 @ 3:51 PM]

#222-13(5) Zoning amendment to Garage Ordinance

COUNCILOR HESS-MAHAN proposing to amend Chapter 30, Section 3.4.4. of Revised Ordinances as amended by Ordinance A-78, as follows: (1) allow front facing garages that are no closer to the front lot line than the longest front facing wall, or a front porch at least 6 feet wide, to be the greater of up to 12 feet wide or 50% of the total length of the building parallel to the street; (2) allow front-facing garages that are closer to the front setback than the rest of the building and at least 24 feet from the front lot line to be up to 40% of the total length of the building parallel to the street; (3) delete Sec. 3.4.4.F "Exemptions"; and (4) add a provision grandfathering permits requested or construction begun on or after the date of the notice of public hearing on Ordinance A-78 [08/01/16 @ 4:58 PM]

Public Hearing Closed on 9/26/16; 90 Days: 12/26/16

#222-13(3) Review of Garage Ordinance

COUNCILOR LENNON, LIPOF, ALBRIGHT, CROSSLEY, LAPPIN, LAREDO, GENTILE AND CICCONE requesting a review of Ordinance A-78, which amends Chapter 30, Section 3.4.4 of the Revised Ordinances, for the purpose of amending, clarifying, and/or interpreting the Ordinance. [08/01/16 @ 4:53 PM]

#291-16 Zoning Amendment relative to nonconforming single- and two-family dwellings

COUNCILOR SANGIOLLO proposing to amend Chapter 30, Section 7.8.2.A.1.a. regarding nonconforming buildings, structures and uses, to also require that if an existing nonconforming single- or two-family structure is demolished, and the lot on which that structure existed does not meet current lot area or lot frontage requirements, then a special permit or variance would be required for any alteration, reconstruction, extensions or structural changes from the original structure. [08/22/16 @ 2:08 PM]

- #238-16 Zoning amendment for exempt lots definition**
COUNCILOR HESS-MAHAN proposing to amend Chapter 30: Zoning Ordinance, Section 7.8.4.C by amending the definition of “exempt lots” to include lots changed in size or shape as a result of an adverse possession claim. [06/30/16 @ 4:12 PM]
- #54-16 Zoning ordinance amendment relative to Health Club use**
ACTING DIRECTOR OF PLANNING proposing amendments to the Newton Zoning Ordinance to allow the “Health Club” use in Business 1, Business 2 and Business 4 districts; and to clarify the definition of “Personal Service” as it relates to health and fitness uses. [02/09/16 @ 4:24 PM]
ITEM SPLIT INTO PART A AND PART B:
PART A – To allow Health Club use in BU1, BU2 and BU4;
PART B – To clarify the definition of Personal Services as it relates to health and fitness issues.
Approved Part A 6-0
Held Part B 6-0
- #34-16 Zoning amendment for large house review process**
COUNCILORS SANGIOLO, KALIS AND DANBERG proposing an amendment to Chapter 30 for a large house review ordinance requiring design review and approval of by-right single and multi-residence residential structures exceeding certain dimensional limits. [01/19/16 @ 2:35 PM]
- #169-15 Zoning amendment to require new lot standards after demolition**
ALD. SANGIOLO requesting a zoning amendment which would require any residential structures in Single Residence or Multi Residence zoning districts built after the demolition of an existing structure conform to new lot standards. [07/02/15 @ 3:20 PM]
- #323-14 Zoning amendment to require front-facing front doors in residential zones**
ALD. YATES, NORTON, COTE AND SANGIOLO proposing to amend **Chapter 30** to require that the front doors of single-family homes, two-family homes and other residential structures face the street on which their lots are located. [08/25/14 @ 11:42 AM]
- #139-14 Zoning amendment to clarify rules for retaining walls**
ALD. ALBRIGHT requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to clarify rules relative to retaining walls.
- #429-13 Zoning amendment for Congregate Living Facility parking requirements**
ALD. HESS-MAHAN requesting repeal and/or amendment of Zoning Ordinances **Section 30-1**, Definitions, 30-8(b)(2), Special Permits in Single Family Residential Districts, and 30-10(d)(4), Number of Parking Stalls, concerning “Congregate Living

Facility”, as required by federal and state anti-discrimination and fair housing laws and regulations. [12/06/13 @ 9:51 AM]

- #404-13 Request for rezoning in Newton Centre**
NATASHA STALLER et al. requesting a revision to the zoning District boundary Lines so as to transfer from Multi-Residence 1 District to a Single Residence 3 District the following properties:
Assessors’ parcels SBL nos. 61-037-0004 through 61-037-0013; 61-042-0007 through 61-042-0023; 65-019-0001; 65-019-0007 through 65-019-0012; 65-019-0014 through 65-019-0022; 65-019-0009A; 65-019-0017B and 65-019-0022A. Also requesting transfer from a Single Residence 2 District to a Single Residence 3 District SBL no. 65-019-0015A.
- #264-13 Zoning amendment to develop residential districts for small lots**
ALD. YATES requesting that the Zoning Reform Group or its successor consider amending City of Newton Zoning Ordinances **Chapter 30** to develop additional residential districts reflecting the small lots in older sections of the City and map changes to bring the zones of more residential sections of the City into conformity with the existing land uses. [08/15/13 @ 12:28 PM]
- #129-13 Zoning amendment for special permits for attached dwellings**
ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, **Chapter 30-1, 30-8(b)(13) and 30-9(b)(5)**. [05/25/13 @ 5:14 PM]
- #65-13 Zoning amendment to require special permit for major topographic changes**
ALD. YATES, FISCHMAN, KALIS requesting that **Chapter 30** be amended to require a special permit for major topographic changes.]
- #153-11 Zoning amendment for Retail Overlay Districts around village centers**
ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting that **Chapter 30** be amended by adding a new **Sec. 30-14** creating certain Retail Overlay Districts around selected village centers in order to encourage vibrant pedestrian-oriented streetscapes which would allow certain uses at street level, including but not limited to financial institutions, professional offices, and salons, by special permit only and require minimum transparency standards for street-level windows for all commercial uses within the proposed overlay districts.
- #152-10 Zoning amendment to clarify parking requirements for colleges and universities**
ALD. BAKER, FULLER, SCHNIPPER, SHAPIRO, FISCHMAN, YATES AND DANBERG recommending discussion of possible amendments to **Section 30-19** of the City of Newton Ordinances to clarify parking requirements applicable to colleges and universities.

#391-09 **Zoning amendment to allow payments-in-lieu of parking spaces: special permits**
ALD. DANBERG, MANSFIELD, VANCE AND HESS-MAHAN requesting an amendment
to **§30-19** to allow payments-in-lieu of providing required off-street parking spaces
when parking spaces are waived as part of a special permit application.
[09/09/09 @ 3:53 PM]

Respectfully Submitted,

Ted Hess-Mahan, Chair



SETTI D. WARREN
MAYOR

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Office of the Mayor

#67-17

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March 13, 2017

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

RECEIVED
Newton City Clerk
2017 MAR 13 PM 3:26
David A. Olson, GMC
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Mark Chudy of 34 Prescott Street Newtonville as a permanent member rather than alternate member of the Newtonville Historic District Commission. His term of office shall expire May 31, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Seth D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Mark Chudy

Senior Engineering Operations Manager
Associate

Mr. Chudy is a senior electrical designer and operations manager with more than 40 years of proven experience providing electrical design for a wide variety of projects, including movable bridge control systems, street and bridge lighting, waste management facilities, tunnels, pump stations, substations, rail yards, and garages at government, educational, and commercial facilities. He is experienced with medium- and low-voltage distribution, indoor and outdoor lighting, HVAC and other control systems, communications, and fire detection and life safety systems. Mr. Chudy has worked on numerous high-profile and historic projects, including the illumination of historic monuments and bridges and the development of innovative lighting designs for a major commuter rail station. He is familiar with the latest recommendations of the Illuminating Engineering Society (IES), American Association of State Highway and Transportation Officials (AASHTO), and the Federal Aviation Administration (FAA).

Project Experience

AIRPORTS

Massport MJOC Feasibility Study - Electrical Design Manager

Contributed to a study for the proposed construction of the Massachusetts Joint Operations Center (MJOC) on the 16th floor of tower structure T-16 at Logan International Airport in Boston as part of a task-order agreement with Massport. The facility would streamline security and operational information gathered throughout Massport's properties and serve as the agency's emergency notification and recall center for employees. Mr. Chudy conducted several site visits and interviews with existing and proposed user groups and other stakeholders. (7/12 - 3/13)

BRIDGES: DESIGN

City of Boston Long Island Bridge – Electrical Design Manager

Designing new permanent submarine optical fiber telecommunications cable and 15-kV submarine power cable as the City of Boston prepares to demolish the Long Island Bridge. To minimize utility outages on the island, the firm is designing new permanent utilities to be installed within the water channel. Mr. Chudy is also providing construction phase services. (11/14 - Present)

MassDOT Longfellow Bridge Rehabilitation Design-Build - Electrical Design Manager

Designing electrical power and lighting systems for the Massachusetts Department of Transportation (MassDOT)'s \$255 million rehabilitation of

Employee No.

09118

Department No.

209

Office Location

Boston, MA

Date joined firm

8/30/93

Years with other firms

21

Education

Bachelor of Science,
Electrical Engineering;
Northeastern University
(1972)

Certifications

American Society of Civil
Engineers VI
Scope Management and
Project Planning; Advanced
Management Institute (11/07)
Building Successful Client
Relationships; Advanced
Management Institute (11/07)
Project Profitability;
Advanced Management
Institute (1/08)
The Challenge of Project
Leadership; Advanced
Management Institute (1/08)

Memberships

Illuminating Engineering
Society of North America
(2004)
National Fire Protection
Association (2004)

the Longfellow Bridge. The 2,135-foot steel rib arch bridge carries Route 3 and the Massachusetts Bay Transportation Authority (MBTA)'s Red Line over the Charles River between Boston and Cambridge, MA. The firm is providing multidisciplinary services, including structural, civil, and electrical design for the bridge, as well as plans for trackwork, traction power, communications, and signals for the Red Line. The project involves the re-creation of historic lighting on the bridge, as well as the surrounding roadways. (2/13 - Present)

MassDOT Cambridge Street Vehicular Bridge and Franklin Street Pedestrian Bridge Remediations - Electrical Designer

Designing the lighting system for the reconstruction of the Cambridge Street Bridge, a 5-span, 475-foot steel stringer bridge crossing the Massachusetts Turnpike and CSXT railroad tracks in Allston, MA. This bridge exhibited safety problems twice over an 11-month period. The firm is designing repairs as part of a general engineering consultant contract with the Massachusetts Department of Transportation (MassDOT). (11/10 - Present)

Town of Bellingham Hartford Avenue Bridge Replacement - Electrical Design Manager

Designed electrical heat tracing for the \$300,000 replacement of the Hartford Avenue (Route 126) bridge in Bellingham, MA, over Hopping Brook. The roadway developed a sinkhole in spring of 2011. The firm, as part of an on-call contract with the town, designed the total replacement, including the precast culvert, drainage, and water main. Mr. Chudy designed the heat tracing system to protect the water main that is located on the side of the bridge. (6/11 - 10/11)

City of Boston PWD Historic Congress Street Bridge Rehabilitation - Electrical Design Manager

Designed electrical and lighting systems for the \$18.7 million restoration of this historic Strauss bascule bridge in Boston for the City of Boston Public Works Department (PWD). The project involved the re-creation of historic lighting, which consisted of approximately 12 5-foot-tall glass-and-steel lantern encasements that were mounted on the granite piers, and had been out of use for some time. Mr. Chudy provided construction phase services and oversaw the fabrication and installation of replica lanterns that replaced the steel with aluminum, reducing the weight while increasing durability. The new lanterns use high-pressure sodium bulbs. The firm's efforts led it to receive a 2010 Silver Award for the project's professional design excellence from the American Council of Engineering Companies (ACEC) of Massachusetts. (1993 - 12/08)

MBTA Narragansett Street Bridge - Electrical Design Manager

Oversaw the lighting design, calculations, and coordination with the town for the roadway and bridge lighting in Weymouth, MA, Massachusetts Bay Transportation Authority (MBTA). This bridge runs over the Greenbush commuter rail line. (2004)

MBTA Idlewell Street Bridge - Electrical Design Manager

Oversaw the lighting design, calculations, and coordination with the town for the roadway and bridge lighting in Weymouth, MA, for the Massachusetts Bay Transportation Authority (MBTA). This bridge runs over the Greenbush commuter rail line. (2004)

City of Westfield/MassDOT Great River Bridges Transportation Program - Electrical Designer

Provided electrical design for the rehabilitation of this historic bridge across the Westfield River in Westfield, MA, and for a new sister bridge that was a copy of the existing bridge. Historic lighting was restored on the original bridge and replicated on the new bridge. In addition, Mr. Chudy designed lighting and other electrical work for approach roadways and several adjacent parks, including systems for three small fountains and one large one. For the larger fountain, Mr. Chudy designed spotlighting that was mounted on the river embankment. The lighting design for the entire area was developed to complement the historic bridge lighting and the unified look of the adjacent downtown district. Mr. Chudy also provided construction phase services for the \$80 million project. (2001 - 2004)

MassDOT Fifth Street (DiTommaso) Bridge Replacement - Electrical Design Manager

Oversaw the design and construction of street lighting for the \$16 million construction of a new cable-stayed bridge over railroad tracks and the North Nashua River in Fitchburg, MA, for MassDOT. (1996 - 2004)

MassDOT Route 1 Chain Bridge Historic Rehabilitation - Electrical Design Manager

Oversaw the design and construction of restored historic street lighting as part of the \$4.3 million rehabilitation of the historic 244-foot single-span suspension Chain Bridge in Newburyport and Amesbury, MA, for MassDOT. (1996 - 2004)

MassDOT Putts Bridge Rehabilitation - Electrical Design Manager

Oversaw the design of street lighting for the rehabilitation of the Putts Bridge carrying Route 21 (Center Street) over the Chicopee River in Ludlow and Springfield, MA, for MassDOT. The scope of work for this 432-foot, 7-span bridge included complete deck and sidewalk replacement at Spans 1 and 2 from the north and selective replacement of bridge deck and sidewalk at Spans 3 through 7 from the south. (2000)

MDC Morrisey Boulevard/Beades Bridge Reconstruction - Electrical Design Manager

Provided preliminary design of electrical systems for this double-bascule movable bridge in Boston. In addition, Mr. Chudy designed the lighting and electrical systems for the historic rehabilitation of three miles of adjacent parkway, using Boston Metropolitan District Commission (MDC) standard metal halide lamps. (1998)

VTrans North Hero/Grand Isle Bridge Rehabilitation - Electrical Design Manager

Oversaw the design of power distribution, electrical systems for the new bascule control system, and street lighting for the rehabilitation of a double-bascule bridge between North Hero and Grand Isle on Lake Champlain in Vermont for the Vermont Agency of Transportation (VTrans). (1995)

VTrans Route 78 Movable Bridge Rehabilitation - Electrical Design Manager

Oversaw the design of power distribution, electrical systems for the new bascule control system, and street lighting for the rehabilitation of a double-bascule bridge on Route 78 between Alburg and Swanton, VT, for the Vermont Agency of Transportation (VTrans). (1993)

City of Boston PWD Summer Street Drawbridge Rehabilitation - Electrical Design Manager

Designed electrical and lighting systems for the \$13 million restoration of this historic paired-leaf retractile drawbridge over Fort Point Channel in Boston that is no longer movable for the City of Boston Public Works Department (PWD). Mr. Chudy designed the restoration of the historic lighting. (1993)

COMMERCIAL/RETAIL

[Individual Experience]

Markhaz Al Mahmal Commercial Center - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the new high-rise retail and office complex, which serves as the World Trade Center for Jeddah, Saudi Arabia. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

[Individual Experience]

Bagabas Commercial Center - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the new high-rise retail and office complex in Jeddah, Saudi Arabia. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

[Individual Experience]

MCI Norfolk New Gymnasium - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at MCI's new gymnasium in Norfolk, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1987)

[Individual Experience]

Hyatt Regency New Luxury Hotel - Electrical Design Manager

Supervised the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at the new Hyatt Regency luxury hotel in Princeton, NJ. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1982)

[Individual Experience]

One Exeter Plaza High-Rise Office Building - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at One Exeter Plaza in Boston. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1981 - 1982)

EDUCATION

New Bedford High School Removal and Replacement of PCB-Contaminated Building Materials - Project Manager

Directed the \$3.5 million removal and replacement of polychlorinated biphenyl (PCB)-contaminated building materials at New Bedford High School in New Bedford, MA. The firm was responsible for the bid documents for the replacement of the materials, including drawings and specifications for the installation, startup, and testing of new equipment and controls. Mr. Chudy oversaw the mechanical and electrical design, construction cost estimates, and bid-phase assistance services as part of the project. (2/10 - 8/11)

[Consolidated Description]

MSBA Schools Technical Assistance and Condition Assessment Program - Electrical Design Manager

Assisted with the program development for this task-order assignment with the Massachusetts School Building Authority (MSBA) to perform on-site due diligence on a variety of issues to determine the feasibility of improving more than 1,800 educational facilities throughout Massachusetts. Mr. Chudy led the electrical assessment, which comprised diagnostic analysis of the physical electrical condition of educational facilities with respect to repair or replacement costs; review and confirmation of several key issues brought forward by individual school facilities; and the review and analysis of other issues such as maintenance and code compliance. (8/07 - 12/07)

MSCBA Framingham State University Linsley Hall Dormitory Conversions - Electrical Design Manager

Oversaw the electrical design and provided construction phase services for the renovation of Linsley Hall, a 3-story dormitory for 300 students at Framingham State University in Framingham, MA, for the Massachusetts State College Building Authority (MSCBA). The design included lighting, medium- and low-voltage power distribution, and telecommunications systems. (2001 - 2003)

Brown University Building Rehabilitations - Electrical Design Manager

Provided electrical inspection and designed electrical upgrades at numerous buildings at Brown University in Providence, RI, as part of a task-order contract. Mr. Chudy also reviewed and advised on construction management systems and provided construction inspection. (1998 - 2002)

[Individual Experience]

University of Massachusetts William D. Mullins Memorial Center - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a \$40 million multiuse arena complex at the University of Massachusetts at Amherst. Mr. Chudy also provided construction documentation and cost estimates. (1992)

[Individual Experience]

Amherst College Life Safety Improvements - Electrical Designer

Designed fire alarms and emergency lighting in Mead Hall at Amherst College in Amherst, MA. (1990)

[Individual Experience]

Philips Exeter Academy Astronomy Laboratory - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new astronomy laboratory and observatory, including both a classroom building and an observatory, at Philips Exeter Academy in Exeter, NH. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

[Individual Experience]

Philips Academy George Washington Hall Renovations - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the renovation and expansion of this theater, arts, and administration building at Philips Academy in Andover, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

[Individual Experience]

Amherst College Stirn Auditorium Renovation - Electrical Design Manager

Oversaw the design of lighting, low-voltage power distribution, and telecommunications systems during the conversion of the 200-seat Stirn Auditorium into a multimedia hall at Amherst College in Amherst, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

[Individual Experience]

MSCBA Bridgewater State College New Dormitories - Electrical Design Manager

Managed the design of lighting, medium- and low-voltage power distribution, and telecommunications systems in new dormitories accommodating 420 students at Bridgewater State College in Bridgewater, MA, for the Massachusetts State College Building Authority (MSCBA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

[Individual Experience]

MSCBA Fitchburg State College New Dormitories - Electrical Design Manager

Managed the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for new dormitories housing 400 students at the Fitchburg State College in Fitchburg, MA, for the Massachusetts State College Building Authority (MSCBA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

[Individual Experience]

MSCBA Westfield State College New Dormitories - Electrical Design Manager

Managed the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for new dormitories housing 400 students at the state college in Westfield, MA, for the Massachusetts State College Building Authority (MSCBA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

[Individual Experience]

Clark University Multimedia Center Renovation - Electrical Design Manager

Oversaw the design of lighting, low-voltage power distribution, and telecommunications systems in the multimedia center at Clark University in Worcester, MA, for the Massachusetts State College Building Authority (MSCBA). The multimedia center was converted from Eastbrook Hall, a lecture hall. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

[Individual Experience]

Roger Williams College Architecture Building - Electrical Design Manager

Managed the design of an innovative lighting scheme, as well as medium- and low-voltage power distribution, and telecommunications systems, in the new architecture building at Roger Williams College School of Architecture in Bristol, RI. Because the entire main roof was a filtered skylight, the building used extensive day-lighting to complement artificial light. The lighting design incorporated photoelectric sensors to monitor the day-lighting

and automatically adjust the artificial lighting to maintain the desired level of illumination. The project was honored with the Illuminating Engineering Society (IES) Lighting Award. (1988)

[Individual Experience]

Brimmer and May Chestnut Hill School Expansion - Electrical Design Manager

Oversaw the design of lighting, medium-voltage and low-voltage power distribution, and telecommunications systems for the expansion of the Chestnut Hill School in Brookline, MA, which included new housing, kitchen facilities, science lab classrooms, a 500-seat auditorium, a dance studio, and an arts and sciences building. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1988)

[Individual Experience]

University of Massachusetts Boston Harbor Campus Renovations - Electrical Design Manager

Oversaw the design of lighting, low-voltage power distribution, and telecommunications systems in the multimedia lecture hall, science library, and offices at the University of Massachusetts Boston Harbor campus in Boston, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1988)

[Individual Experience]

Wheelock College Library Renovation and Addition - Electrical Design Manager

Supervised the design of lighting, low-voltage power distribution, and telecommunications systems for the renovation and expansion of the Wheelock College library in Boston, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1986)

[Individual Experience]

Cushing Academy Expansion - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new kitchen, dining hall, library, and recreational facility for 500 students at Cushing Academy in Ashburnham, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1984 - 1985)

[Individual Experience]

Lesley College Gymnasium Renovation - Electrical Design Manager

Supervised the design of lighting, low-voltage power distribution, and telecommunications systems in the renovated gymnasium of Lesley College in Cambridge, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1980)

[Individual Experience]

SUNY Stony Brook Science Center - Electrical Designer

Designed lighting, medium- and low-voltage power distribution, and telecommunications systems for a new \$40 million research laboratory building at the SUNY Stony Brook campus. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1975)

ENERGY

MWRA Wachusett Reservoir Dam Rehabilitation - Project Manager

Oversaw the preliminary through final design of a movable crest dam hydraulic power system in an existing reservoir spillway at the Wachusett Reservoir in Clinton, MA. The \$2.8 million project included structural, mechanical, and electrical design elements. Construction phase services were also provided. (12/05 - 2009)

FEDERAL

[Individual Experience]

USACE U.S. Embassy Thailand - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the U.S. Embassy in Bangkok, Thailand. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989 - 1991)

[Individual Experience]

USACE U.S. Embassy Bangladesh - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the U.S. Embassy in Dhaka, Bangladesh. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

HIGHWAYS/ROADWAYS

MassDOT Fenway Center Lighting and Fire Protection Study and Final Design - Project Manager

Developing the lighting design and power distribution for a stretch of the Massachusetts Turnpike under the Fenway Center, a proposed mixed-use, air-rights development in Boston, MA. Mr. Chudy is reviewing National Fire Protection Association standards and developing electrical power capable of servicing roadway lighting and a fire alarm system covering approximately 150,000 sf of space. (11/12 - Present) [Reference: (Verified by J. Gilman on 9/20/2013) Mr. Kevin Lampron, Area Manager, J.F. White; 10 Burr St.; Framingham, MA 01701, (617) 558-0425] [Reference: (Verified by L.

Carvealle on 10/10/2013) Richard Schaeztl, 10 Burr St.; Framingham, MA 01701, (617) 799-2941]

MassDOT Oak Bluffs-Tisbury Bascule Bridge Replacement Temporary Bridge - Electrical Design Manager

Oversaw and reviewed lighting design and specifications for this temporary movable bridge over Lagoon Pond connecting Oak Bluffs to Tisbury, MA, on Martha's Vineyard, as part of a larger \$10.2 million bridge replacement project. Mr. Chudy was responsible for reviewing roadway and bridge lighting that included a submarine cable that provided power and signals beneath the channel. (2005)

City of Haverhill Lafayette Square Transportation Improvement - Electrical Design Manager

Provided lighting design review for this \$1 million, 1,600-foot local streetscape improvement project in Haverhill, MA, which included the rehabilitation of the local downtown streets, improved roadway design and traffic signals, and the illumination of the monumental statue of Lafayette. (2005)

MBTA Weymouth, Hingham, and Cohasset Streetscape - Electrical Design Manager

Oversaw and reviewed the historical electrical design for these local streetscapes in Weymouth, Hingham, and Cohasset, MA. The local streets abut the Greenbush commuter rail line that runs through the towns. The lighting design included old-fashioned ornamental iron poles and acorn-shaped lanterns. (2005)

MBTA Route 3A Rotary - Electrical Design Manager

Reviewed and oversaw the design and construction of roadway lighting for this major urban arterial roadway that connects five streets in Hingham, MA, as part of the Greenbush commuter rail line rehabilitation. (2004)

Town of Scituate North Scituate and Greenbush Streetscape Improvements - Electrical Design Manager

Oversaw and reviewed the historical lighting design, calculations, and specifications for this local streetscape in Scituate, MA. The historical lighting on this \$2.5 million project included ornamental iron and acorn-shaped lanterns. (2004)

MassDOT CA/T Section D011A Atlantic Avenue Reconstruction - Electrical Design Manager

Provided electrical design for the surface roadway lighting, conduit installation, and electrical systems for the northbound tunnel portion of the \$450 million project, located in the heart of Boston, as well as the reconstruction of Atlantic Avenue which followed the cut-and-cover tunnel construction. Mr. Chudy's design used traditional acorn-shaped streetlamps with high-pressure sodium bulbs, which is the Boston standard. (1993 - 2003)

MTA CA/T I-93/I-90 Ramp A - Electrical Design Manager

Oversaw and reviewed the surface roadway lighting design for this temporary ramp as part of the Central Artery/Tunnel (CA/T) project in Boston. (2002)

MTA CA/T I-93/I-90 Ramp 27A - Electrical Design Manager

Provided surface roadway lighting design review for this temporary ramp in Boston as part of the Central Artery/Tunnel (CA/T) project in Boston. (2001)

[Individual Experience]

City of Gloucester Stacey Boulevard Street Lighting and Illumination - Electrical Design Manager

Oversaw the design of street lighting in Gloucester, MA, as well as illumination for Gloucester's famous statue, The Fisherman, which is a fundamental part of the city's identity. (1988)

HEALTH & SCIENCE

[Individual Description]

USACE Providence Veterans Hospital - Electrical Design Manager/Project Manager

Directing engineering and design services required to correct electrical deficiencies as part of a task-order contract for the U.S. Army Corps of Engineers (USACE)'s renovation of this veteran's hospital in Providence, RI. The project includes the upgrade of the medical center's medium-voltage service with the addition of a new primary selective network. Mr. Chudy is overseeing electrical modifications to the facility's medium-voltage distribution system and incorporating two new double-ended substations. In addition, he is directing the complete electrical rewiring of the facility. Currently serving as Project Manager, he is overseeing the construction phase services of the project. (9/08 - 1/09; 4/13 - Present) [Reference: (Verified by J. Gilman on 9/20/2013) Mr. Raymond Picard, General Engineer, Projects Section, FMS; Providence VA Medical Center; Uncas Building, 3rd Floor; 623 Atwells Ave.; Providence, RI 02909-2472 (401) 640-3227]

[Individual Experience]

Sidney Farber Cancer Center Research Hospital - Electrical Design Manager

Designed lighting, medium- and low-voltage power distribution, and telecommunications systems for a new research hospital at the Sidney Farber Cancer Center in Boston, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1974)

INSTITUTIONAL

Taunton Municipal Light Plant Task-Order Contract - Project Manager

Overseeing a \$6.5 million on-call contract to investigate periodic architectural and engineering issues at The Taunton Municipal Lighting Plant in Taunton, MA, which serves 36,000 customers in Taunton, Raynham, Berkley, North Dighton, Lakeville, and Bridgewater, MA. To date, the firm has designed roofing repairs for the Cleary Station and Weir Street central office building, and roof and masonry repairs for the West Water Street power generating plant along the Taunton River. (5/11 - Present)

Massachusetts DCR Design and Engineering Services for Hingham

Building 45 - Electrical Design Reviewer

Reviewing proposed electrical upgrades to Building 45, a 23,124-sf building located in the former Hingham Shipyard in Hingham, MA, that houses the Massachusetts Department of Conservation and Recreation (DCR), Massachusetts Environmental Police, Friends of the Boston Harbor Islands, and two commercial tenants. The firm has performed a preliminary site assessment and is overseeing the preparation of a feasibility study which outlines approximately \$600,000 in renovation options for DCR. Following the study phase, the firm will prepare permitting documents, design development drawings, specifications, cost estimates, and final contract documents. Among the project challenges will be repairing a defunct fire suppression system, incorporating handicapped accessibility on a limited budget, and phasing work to accommodate the transition of DCR employees from the second floor of Building 45 into the adjacent MBTA Intermodal Center. (4/11 - Present)

DCAMM/BSB Study and Design Services for Renovations, Repairs, and Replacements of Various Building Systems - Project Manager/Electrical Design Manager

Oversaw the study phase, preliminary through final design, and construction administration for the replacement, repair, and renovation of various systems at numerous buildings throughout Boston for the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM)/Bureau of State Office Buildings (BSB). Mr. Chudy performed field surveys for projects such as a CFC-free chiller replacement in a 22-story state office building; roof study of the State House; replacement and structural repair of a building's front stairs and plaza; and renovations and expansion of a day care center. He also served as the owner's representative on a design-build HVAC contract. (5/02 - 9/05)

City of Cambridge Emergency Communications Center (E-911) - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at the Emergency Communications Center (E-911) in Cambridge, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1993 - 1994)

JUSTICE**CTDPW J.B. Gates Correctional Institution Renovation and Expansion
- Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the renovation of an existing building and the addition of new cells at J.B. Gates Correctional Unit in Niantic, CT, for the Connecticut Department of Public Works (CTDPW). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1993 - 1994)

[Individual Experience]

**Massachusetts DCPO Durfee School Adaptive Reuse - Electrical Design
Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the adaptive reuse of the Durfee School in Fall River, MA, for the Massachusetts Department of Capital Planning and Operations (DCPO). The historic high school, built in 1906, was converted to serve as the district courthouse. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services for the \$10 million project. (1992 - 1993)

[Individual Experience]

GSA Donohue Federal Courthouse - Electrical Design Manager

Oversaw the electrical design, including low- and medium-voltage power distribution, lighting, and telecommunications systems, for the rehabilitation of the Donohue Federal Courthouse in Worcester, MA, for the U.S. General Services Administration (GSA). The approximate \$50 million project entailed improvements to safety and security standards; all electrical systems were updated. (1992 - 1993)

[Individual Experience]

**Massachusetts DCPO Northern Essex District Courthouse - Electrical
Design Manager**

Oversaw designs for electrical systems at the Northern Essex District Courthouse in Newburyport, MA, for the Massachusetts Department of Capital Planning and Operations (DCPO). Security concerns were paramount throughout the building during the \$35 million project. The courthouse included a sizable block of holding cells for which Mr. Chudy designed secure access systems. He also designed a closed-circuit television (CCTV) system both to monitor cells and to allow dangerous detainees to attend hearings virtually without leaving their cells. (1992)

LABORATORY & HIGH-TECH

FDA WEAC Electrical Infrastructure Upgrade - Electrical Design Manager

Participated in a feasibility study for the replacement of existing infrastructure of the 35,000-sf Food and Drug Administration (FDA) laboratory facility, Winchester Engineering and Analytical Center (WEAC), in Winchester, MA. Mr. Chudy provided engineering services for wiring, motors and starters, emergency power generator and wiring, electrical transformers, and cables. He also developed cost estimates for the work. (7/09 - 3/10)

MILITARY

USCG Station Sabine Design-Build - Electrical Designer

Provided electrical design support for a new 47,000-sf U.S. Coast Guard (USCG) station and ancillary buildings in Sabine, TX. The firm served as the lead designer for this \$16.5 million, fast-track design-build project and provided civil, landscape, architectural, structural, mechanical, plumbing, fire protection, and electrical design services. Mr. Chudy was responsible for the design of all electrical systems, including lighting, telecommunications, fire alarms, and security. The new station, which is located near the Gulf of Mexico, was designed and constructed to withstand Category 4 hurricane winds and an 18-foot storm surge. It features sustainable elements and has been submitted for LEED® Silver certification. (1/11 - 3/13)

[Individual Experience]

USACE King Khalid Military City - Electrical Design Manager

Oversaw the electrical design for the development of a new military city of 60,000 residents in Saudi Arabia. The city included extensive housing, mess halls, battalion and brigade headquarters, a gymnasium, an auditorium, a mosque, and a dispensary. The project involved every aspect of electrical design and planning, from power stations and distribution to telecommunications and street lighting. Mr. Chudy designed the underground primary distribution system and street lighting. He also provided construction documentation and cost estimates. (1976 - 1980)

PARKS/RECREATIONAL

[Individual Experience]

Hatch Shell Memorial Restoration - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems as part of the renovation of this historic Boston landmark. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1988)

RAIL

MBTA Boston Landing Station - Electrical Design Manager

Overseeing the design of lighting, low-voltage power distribution, and telecommunications systems for a new Massachusetts Bay Transportation Authority (MBTA) Commuter Rail Station paid for by a private developer. All lighting will use LED sources at the station, which consists of a single platform and a pedestrian crossover bridge. (1/14 - Present)

ConnDOT NHSS Rail Corridor Program Management - Electrical Design Manager

Managing the planning and design of various electrical systems at passenger stations along the 62-mile New Haven-Hartford-Springfield (NHSS) rail corridor for ConnDOT. The Amtrak-owned corridor requires substantial rebuilding to accommodate the planned expansion of intercity and high-speed rail service in Connecticut and Massachusetts. Improvements of the \$647 million project include construction of a second track for 38.7 miles of the corridor, 5.8 miles of new passing sidings, and nine new interlockings; grade crossing modifications; upgrades of bridges, drainage, and the signal system; construction of five new stations; and modifications to six existing stations. Mr. Chudy is overseeing the design of all station systems, including communications, power, lighting, and security. (6/11 - Present)

ConnDOT New Haven Rail Yard Complex Running Repair Shop Improvements - Electrical Design Manager

Responsible for generating electrical designs for a \$21 million addition to the ConnDOT New Haven Rail Yard running repair shop in New Haven, CT. The project involved construction of a 2-track, 600' x 65', double-ended shop with a depressed floor and pits under both tracks for undercar maintenance. It also had a 61' x 25' material storage wing, and a 156' x 22' support wing that houses offices, locker rooms, utility rooms, and a lunch room. Mr. Chudy was responsible for coordinating the relocation of electrical utilities within the existing building to allow proper access into the proposed additions, which include locker rooms, an employee cafeteria, offices, and material and cold storage spaces. (1/11 - 1/12)

MBTA Secure Stations - Project Manager

Oversaw total design, including architectural, civil, structural, mechanical, electrical, and operation systems for a new \$24 million, 10,000-sf Redundant Operations Control Center in an existing Massachusetts Bay Transportation Authority (MBTA) facility in Boston that is currently being used for other purposes. This facility will operate independently from the existing Operations Control Center and will provide Rapid Transit Line dispatch capabilities for the Red, Orange, Blue, Green, and Silver Lines, as well as a bus dispatch and alarm notification capability and a MBTA Transit Police Dispatch capability. In addition, there will be a maintenance control center capability and a public address/electronic signage system. (1/08 - 5/09)

ConnDOT New Haven Rail Yard Running Repair Shop - Electrical Design Manager

Oversaw the complete engineering and design of the electrical systems for this maintenance yard capacity-expansion project for ConnDOT. The scope of work entailed a 2-track, 600' x 65' double-ended shop, a 61' x 25' material storage wing, a standalone direct current substation/building, and a 156' x 22' support wing, which encloses offices, lockers, utility rooms, and a lunch room. This package was one part of a previous larger plan developed by the firm to upgrade the entire New Haven Yard Complex Facility in New Haven, CT. Mr. Chudy also provided lighting design. (11/04 - 2006)

ConnDOT New Haven Rail Yard Fueling Facility - Electrical Design Manager

Oversaw the complete engineering and design of the electrical systems during preliminary through final design for the replacement of an existing diesel train fueling facility at the New Haven Rail Yard in New Haven, CT, for ConnDOT. Mr. Chudy also performed lighting design and field surveys. (10/03 - 7/08)

MBTA Greenbush Line Rail Restoration Design-Build - Electrical Design Manager

Performed electrical design for the \$320 million, 18-mile design-build commuter rail line restoration in Massachusetts for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy was responsible for the design of separate electrical devices at each of the approximately 40 station and grade crossings. He was also responsible for station, street, and parking lot lighting at each station and street lighting at each grade crossing. This 18-mile-long project included 7 stations, 8 proposed bridges (both railroad and highway), grade crossings, retaining wall structures, extensive community participation, and coordination of design and construction aspects of this first design-build project for the MBTA. As a result of the firm's efforts, the project received a 2010 Gold Award for professional design excellence from the American Council of Engineering Companies (ACEC) of Massachusetts. (3/03 - 12/09)

MBTA Green Line Copley Station Accessibility Improvements - Electrical Design Manager

Oversaw electrical design from preliminary through final design for \$21 million in renovations to this rapid transit station in Boston for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy also performed field surveys and provided lighting design for the restoration of the historic head house. (5/02 - 11/10)

ConnDOT New Haven Rail Yard Complex and Rail Car Wash Facility Improvements - Electrical Design Manager

Oversaw the upgrade of all electrical work at the fueling facility and new administration building for rail diesel engines as part of a comprehensive \$100 million renovation of this 70-acre rail maintenance facility, which was originally built in the 1820s and currently serves both Amtrak and Metro-

North. Because of concerns about digging in potentially hazardous soil, Mr. Chudy implemented an overhead electric distribution network. He also performed field surveys and provided construction phase services. (1/02 - 10/10)

MBTA Silver Line Courthouse Station and Tunnel - Electrical Design Manager

Oversaw the electrical and lighting design for this major new \$104 million Massachusetts Bay Transportation Authority (MBTA) 3-level station in Boston. Located next to the Boston Courthouse and one stop from a new convention center, the high-profile station will serve as a showcase for the MBTA system and includes dramatic lighting. Attached to the ceiling of the 30,000-sf main concourse are two 200-foot-long perforated-aluminum sculptural structures that use fiber-optic lighting to change colors. The concourse also incorporates recessed cold-cathode lighting that can be used to change the color of the ceiling. (10/98 - 6/06)

MBTA Weymouth Landing Underpass - Electrical Design Manager

Reviewed lighting design and specifications for this rail line in Weymouth, MA, for the Massachusetts Bay Transportation Authority (MBTA). The railroad was designed to run below the street level to reduce traffic and noise impacts to the town. This underpass was completed as part of the Greenbush commuter rail line restoration. (2005)

MBTA Mill Lane Underpass - Electrical Design Manager

Provided lighting design and specification review for this rail line that runs through the streets of Weymouth, MA, for the Massachusetts Bay Transportation Authority (MBTA). The railroad was designed to run below the street level to reduce traffic and noise impacts to the town. This underpass was completed as part of the Greenbush commuter rail line restoration. (2005)

MBTA Hingham Square Tunnel Design-Build - Electrical Design Manager

Provided lighting design and calculation review for this \$40 million, 1,000-foot tunnel that runs underneath the square in Hingham, MA, for the Massachusetts Bay Transportation Authority (MBTA). The underpass was designed to reduce disruption of traffic that would occur if the train were to run at grade. The tunnel also included a pumping station and fire alarm system. This underpass was completed as part of the Greenbush commuter rail line restoration. (2004 - 2005)

MBTA North Station Transportation Improvement - Electrical Design Manager

Oversaw the electrical design for the \$250 million development of the new North Station in Boston for the Massachusetts Bay Transportation Authority (MBTA). Work on this rapid transit, trolley, and commuter rail service multimodal hub included construction of a 1,200-car, 5-level underground

parking garage and the relocation of the elevated Green Line Trolley to a tunnel adjacent to the Orange Line Rapid Transit Tunnel. (1993 - 2003)

ConnDOT New Haven Rail Yard Transportation Building - Electrical Design Manager

Oversaw the complete engineering and design of the electrical systems and performed lighting design for this project to build a new \$5 million transportation building at the New Haven Rail Yard in New Haven, CT, for ConnDOT. The scope entailed preliminary through final design, as well as construction phase services, for this new building that was built in order to consolidate and update antiquated and dispersed facilities. This package was one part of a previous larger plan developed by the firm to upgrade the entire New Haven Yard Complex Facility. (4/01 - 4/03)

MBTA Green Line LRT Stations ADA Accessibility Program - Electrical Design Manager

Provided electrical design services to the Massachusetts Bay Transportation Authority (MBTA) to support the relocation of lighting for newly raised platforms during the \$12 million upgrade of 23 surface passenger stations along the Green Line light rail transit (LRT) system in Boston to bring the stations into compliance with ADA regulations issued by the U.S. Department of Transportation in September of 1991. (1998 - 1999)

MBTA South Bay Complex Electrical Distribution - Electrical Design Manager

Provided electrical design services for the \$22 million upgrade to the medium-voltage electrical distribution system South Bay Complex on Boston's South Side, to manage the added electrical load from the conversion from gas to electric track heaters. The scope of work included the construction of a new medium-voltage substation and used two separate electrical feeds from the external utility source. The project was part the Massachusetts Bay Transportation Authority (MBTA)'s Commuter Rail Improvement Program, which included construction of a new service and inspection facility, for which Mr. Chudy also provided electrical design. (1996 - 1998)

MBTA Commuter Rail Maintenance Facility B.E.T. - Electrical Design Manager

Oversaw the complete electrical upgrade of the 380,000-sf main building at the Boston Engine Terminal (B.E.T.) Commuter Rail Maintenance Facility in Somerville, MA, as part of a \$200 million Massachusetts Bay Transportation Authority (MBTA) contract to upgrade and expand the complex. The existing electrical system had been installed before World War I and included uninsulated copper wire. Mr. Chudy managed the development of a new electrical system that powered all of the maintenance equipment, including a trainwash, a drop table, and a wheel truing facility. (1993 - 1998)

LRTA Commuter Rail Station Parking Expansion and Platform Improvement - Electrical Design Manager

Oversaw the electrical design for the award-winning restoration and expansion of this historic station in North Billerica, MA, including the design of standard historic lighting and improved signage, for the Lowell Regional Transit Authority (LRTA). (1997)

MBTA Service and Inspection Facility and Five Yard - Electrical Designer

Provided the final electrical design and construction phase services for the \$45 million new service and inspection facility at Five Yard, which served Boston's South Side, for the Massachusetts Bay Transportation Authority (MBTA). The 2-track facility included locomotive- and car-jacking platforms, a drop table, and a trainwash facility. Work for the 17-acre yard included design for drainage, oil/water separation systems, grading, utilities, service and inspection storage, and a vehicle storage shed. (1993 - 1994)

[Individual Experience]

MBTA Boston South Station Renovation - Electrical Design Manager

Oversaw the electrical design for the complete renovation of the historic Boston South Station on the Northeast Corridor for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy also provided construction documentation and cost estimates. (1981 - 1982)

[Individual Experience]

MBTA Boston Back Bay Station Renovation - Electrical Design Manager

Oversaw the electrical design for the replacement of Boston Back Bay Station on the Northeast Corridor for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1981 - 1982)

RESIDENTIAL

[Individual Experience]

City of Somerville Mystic View Apartments Rehabilitation - Electrical Design Manager

Managed the electrical design for the total rehabilitation of a low-income housing development in Somerville, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

[Individual Experience]

Ocean House Condominium Development - Electrical Design Manager

Provided the electrical design for the conversion of a late-Victorian hotel into townhouses in Wells, ME. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1988)

[Individual Experience]

Trowbridge Court Condominium Development - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new housing development in Cambridge, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1986)

[Individual Experience]

[Note: Motorcycle is the correct spelling; do not change to Motorcycle]

City of Springfield Indian Motorcycle Building Adaptive Reuse - Electrical Design Manager

Oversaw the design of electrical systems, lighting, medium- and low-voltage power distribution, and telecommunications, for the conversion of historic industrial buildings to low-income housing in Springfield, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

[Individual Experience]

Pandanaram Acres Condominium Development - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new housing development in Duxbury, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

[Individual Experience]

Harvard Condos Condominium Development - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new housing development in Cambridge, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

TRANSPORTATION FACILITIES

WRTA Worcester Bus Maintenance, Operations, and Storage Facility - Senior Electrical Designer

Providing electrical design for the power, lighting, information technology, and fire alarm systems for the new \$65 million vehicle maintenance, operations, and storage facility in Worcester, MA, for the Worcester Regional Transit Authority (WRTA). The 2-story, 150,000-sf facility will have the capacity to store and maintain 80 vehicles and accommodate 155 employees. The facility will feature an electric charging station, a 200-kW emergency/standby generator, and LED lighting throughout the building and site. Mr. Chudy is completing the electrical design using a BIM model of the new facility in accordance with WRTA standards and specifications. He is

performing lighting, load, short circuit, generator emergency, standby load, and voltage drop calculations. (7/11 - Present)

MART Intermodal Transportation Center Parking Garage - Electrical Design Manager

Provided preliminary through final design of electrical systems, including lighting and power distribution, for a \$9.6 million, 4-story, 400-car open garage and associated retail space adjacent to the Montachusett Regional Transit Authority (MART) Intermodal Transportation Center in Fitchburg, MA. Mr. Chudy also provided construction phase services. (2002 - 2009)

MBTA Park-Ride and Station Improvements Program, Phase III-A - Electrical Designer

Provided lighting designs for nine parking facilities, including both at-grade parking lots and parking garages, as part of a program to improve parking at Massachusetts Bay Transportation Authority (MBTA) stations. (1997 - 1999)

MBTA Lynn Central Square Station Multilevel Parking Garage - Electrical Designer

Provided construction phase services for the design of a new 1,000-car, 5-tier parking facility in Lynn, MA, for the Massachusetts Bay Transportation Authority (MBTA). Electrical work included lighting, fire alarm, a public address, and CCTV systems. (1994)

WATER RESOURCES

[Individual Experience]

MWRA Deer Island Pilot Plant - Electrical Design Manager

Oversaw the design of electrical systems at the pilot plant at the Deer Island waste treatment plant in Winthrop, MA, for the Massachusetts Water Resources Authority (MWRA). The Deer Island facility processes most of the sewage from the Boston metropolitan area; the waste first travels to the pilot house, where it is continuously tested so that the treatment system can adjust to the changing chemical content. Mr. Chudy oversaw the design of all electrical systems for the complex equipment, which required extensive interlocking to make sure that processes were performed in the correct sequence. In addition, he oversaw the electrical design for lighting, telecommunications, and other power distribution systems. (1986 - 1990)

[Individual Experience]

MWRA Deer Island Facilities - Electrical Design Manager

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for various facilities at the Deer Island sewage treatment plant in Winthrop, MA, for the Massachusetts Water Resources Authority (MWRA). Facilities included areas for reception, training, administration, laboratory work, maintenance, and warehousing, as well as a 19th-century pump station that was converted to a small museum.

Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1986 - 1990)

[Individual Experience]

MWRA Interim Sludge Processing and Disposal Facility - Electrical Design Manager

Oversaw the design of electrical systems for a Massachusetts Water Resources Authority (MWRA) facility in Quincy, MA, that converts treated sewage into high-grade fertilizer pellets. The system was one of the first of its kind, requiring entirely customized electrical systems. In addition, Mr. Chudy oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems and provided construction documentation and cost estimates. (1986 - 1990)

RESUME SUPPLEMENTAL INFORMATION SHEET

For Internal Use Only

Editorial Comments:

References:

The following reference, updated by J. Gilman on 9/20/2013, can be used for the Amtrak Kingston Station Modifications and MBTA Forest Hills Station Chapter 34 Study projects:

Mr. Michael Baskin
Principal
Crossroads Design Associates, LLC
29 Ashcroft Road
Sharon, MA 02067
(617) 686-3559



SETTI D. WARREN
MAYOR

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Office of the Mayor

#68-17

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2017 MAR 13 PH 3:26

RECEIVED
Newton City Clerk

David A. Olson, OMC
Newton, MA 02459

March 13, 2017

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

Ladies and Gentlemen:

I am pleased to appoint Ralph Abele of 15 Page Road Newtonville as a permanent member rather than alternate member of the Newtonville Historic District Commission. His term of office shall expire May 31, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Setti D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

EPA New England, Region 1
 5 Post Office Square
 Mail Code OEP06-2
 Boston, MA 02109

Ralph Abele

Experience

2013-current **EPA New England** **Boston, MA**

Chief, Water Quality Branch

Manages the Water Quality Branch which works with the New England states and other EPA units on the review, approval and implementation of state water quality standards, total maximum daily loads and water quality plans to restore impaired waters and protect high quality waters. Unit also supports NPDES permit program in the development of complex water quality based permits. Supports state, regional and national instream programs on instream flow issues.

1998 to 2013 **EPA New England** **Boston, MA**

Instream Flow Coordinator

Lead EPA's instream flow efforts in New England and worked extensively with all of the states to develop or modify state flow policies. Participated in the the Rhode Island Water Resources Board water allocation and DEM streamflow efforts in 2003-4 and the Maine DEP Instream Flow regulations process from 2001-2007. EPA designee to the 2004 Massachusetts EOEA Water Policy Task Force and has been appointed to the New Hampshire DES Technical Advisory Committees for the Lamprey and Souhegan River Protected Instream Flow studies. In 2005 appointed as a member of the Connecticut DEP Commissioner's Advisory Committee to develop new streamflow regulations. In 2008 was EPA's liaison to the Vermont Water Resource's Panel stakeholder's process for review and recommendations regarding conservation flow standards. Served on the technical committee advising Massachusetts EOEEA on the development of streamflow standards and new safe yield procedures. Overseeing technical/ research studies on integrated water resources management optimization and threshold indicator development. Appointed member of St. Croix International Watershed Board, International Joint Commission.

1984-1998 U.S. Fish and Wildlife Service Newton/Hadley, MA

EPA-FWS Liaison and FWS Regional Environmental Coordinator

Implement first in the Nation EPA-FWS memorandum of agreement on Clean Water Act. Concurrently served as FWS Regional Environmental Coordinator. Developed EPA and FWS policy documents on wetland water quality standards, water quality standards/endangered species protection, water quality certification and wetlands protection. Regularly advised and taught staff from both agencies on these subjects at field, regional and national level.

1979-1984 U.S.Fish and Wildlife Service Newton, MA
FWS Regional Environmental Coordinator- Northeast Region
Directed FWS compliance with the National Environmental Policy Act and other State and Federal environmental laws. Advised and interacted with all FWS programs in 13 state Northeast Region and with state fish and game departments through Federal aid program.

Education

1973-1974 Research Student, Royal School of Mines, Imperial College, London
1970-1973 University of Massachusetts-Amherst **M.S. Geology**
Elected to Sigma Xi
1966-1970 Allegheny College, Meadville, PA **B.S Geology**

#69-17



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

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E-mail
swarren@newtonma.gov

March 13, 2017

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

RECEIVED
Newton City Clerk
2017 MAR 13 PM 3:26
David A. Olson, GMC
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Brett Catlin of 121 Suffolk Rd. Chestnut Hill as a member of the Chestnut Hill Historic District Commission. His term of office shall expire May 31, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Setti D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Brett N. Catlin

715 Boylston Street – Floor 5, Boston, MA 02116 ▪

EXPERIENCE**Audubon Capital Partners LLC**
*Co-Founder & Managing Partner*Boston, MA
June 2015 – Present

- Co-founded Boston based private equity real estate firm in June of 2015
- Focused on acquiring and developing multi-family properties in select markets across the United States
- Acquired nearly 600 units in MA; Currently developing a 200 unit mixed use project in New Orleans, LA
- Actively employ fourteen real estate professionals

Colony Capital LLC
*Managing Director & Co-Head of Acquisitions*Boston, MA
May 2005 – June 2015Transactions

- Directly led the sourcing, underwriting and execution of 26 acquisitions totaling more than \$509 million; represents 31% of Fund III, 29% of Fund IV and 69% of Separate Account acquisitions by dollar volume
- Approximately 37% of sourced transactions were off market with no competition
- Underwrote and executed 46 acquisitions totaling more than \$1.1 billion on behalf of Fund I and Fund II; negotiated documents with attorneys and sellers; supervised due diligence process including physical, environmental, structural, lease review, tenant interviews, expense review, legal review; managed closing
- Coordinated the disposition of more than \$260 million of individual assets over 12 separate transactions
- Developed and maintain relationships with principals, investment sales brokers and leasing brokers to source and execute transactions; acquisition experience in seven markets including Boston, Chicago, San Francisco, Seattle, Washington D.C., Kansas City and St. Louis.

Leadership

- Member of the Management Committee along with the three Founding Principals, CFO, Director of Portfolio Operations and Co-Managing Director of Transactions
- Joined firm at inception and played an integral role in expanding investment management platform from 5 to 50 employees
- Co-Founder and Co-Chair of the Transaction Committee, responsible for vetting potential acquisitions prior to Investment Committee presentation
- Presenter at annual investor meeting; frequently led existing and prospective investors on property tours showcasing historical acquisitions and investment strategy
- Led six person investment team by dollars invested annually since 2008

Advisory Consulting

- Co-managed a team of approximately ten individuals which has provided advisory services to an Affiliate Fund Manager on over 40 potential transactions
- Led asset and portfolio level advisory services on a nationwide 25 asset performing loan portfolio with \$176 million unpaid principal balance; portfolio successfully acquired for \$0.73 of UPB
- Led asset and portfolio level advisory services on Pool 4 (\$2.2 billion UPB, 43 loans, 106 assets) of the \$10 billion Anglo Irish Loan Portfolio marketed in 2011; led property level presentations to potential investors including Qatar Investment Authority, NPS, LaSalle Investment Management and Townsend

Boston Properties, Inc.
*Senior Financial Analyst – Capital Markets*Boston, MA
August 2001 – April 2005

- Directly supported CFO, Senior VP – Capital Markets, Senior VP – Finance, Senior VP – Acquisitions
- Lead analyst on eight acquisitions totaling over \$650 million and nearly 3.0 million square feet
- Lead analyst on \$300+ million in construction financings and \$170+ million in permanent financings; responsible for producing financing RFP's; participated in lender term sheet and mortgage document negotiations; performed cost/benefit analyses of retiring/restructuring in-place debt

- Lead analyst role in the development of a formal credit review process for potential and existing tenants
- Created formal policies, procedures, analyst training manual, analysis templates and standard executive memo for underwriting and reporting the credit of prospective tenants to senior management
- Created and maintained a watch list for all five regional offices encompassing roughly 10% of tenant revenues; Senior Vice-President – Capital Markets formerly completed the underwriting of tenant credit

EDUCATION

Boston University School of Management
Bachelor of Science in Business Administration
Concentration: Finance; Minor: International Relations

Boston, MA
May 2001

ACTIVITIES

CJP NextGen Housing Foundation
Board Member; Treasurer

Boston, MA
2005 – 2014

- Non-profit organization dedicated to providing affordable multifamily housing at cost to individuals afflicted with spectrum disorder (Autism, Asperger's Syndrome and mental illness)
- 16 member team has acquired and renovated three multifamily properties in Brighton and four condominium units in Brookline providing affordable housing to approximately 28 individuals



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MAYOR

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Office of the Mayor

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March 13, 2017

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

David A. Olson, CMC
Newton, MA 02459

2017 MAR 13 PM 3:26

RECEIVED
Newton City Clerk

Ladies and Gentlemen:

I am pleased to appoint Ed Zielinski of 128 Gibbs Street Newton Centre as an alternate member of the Chestnut Hill Historic District Commission. His term of office shall expire May 31, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Setti D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Edward Zielinski

128 Gibbs Street | Newton Centre, MA 02459

PROFILE

Senior executive with global experience, extensive credentials and an excellent reputation with senior line and corporate management. Business strategist proficient at analyzing, planning, and implementing actions across multiple disciplines on schedule and budget. Accomplished negotiator with a proven record of success.

- Corp., Govt., & Private sector experience
- Extensive Credentials – AIA, SLCR, BCCR
- Workplace Innovation & Change Management
- Sustainability Champion
- Global Markets experience in 40+ countries
- Acquisition/Divestiture due diligence & planning

PROFESSIONAL EXPERIENCE

Hologic, Inc. (NASDAQ:HOLX)

Marlborough, MA

Vice President, Global Real Estate & Facilities

2014-Present

Responsible for developing and implementing Real Estate, Facilities, and EH&S strategies for 60+ sites globally, including a 216KSF Global HQ. Hologic is a leading developer, manufacturer and supplier of premium diagnostic products, medical imaging systems and surgical products. Significant accomplishments include:

- **Workplace Strategy** – Collaborating with IT & HR, developed and implemented Global Workplace Guidelines across the portfolio, including consolidating two 200KSF+ HQ sites into a unified Global HQ.
- **Organizational Design** – Consolidated a decentralized organization into a new centralized organization to support the global business structure, using a blend of legacy staff and new recruits, to improve service levels.
- **Sustainability** – Created the company's first Sustainability Program, creating processes and procedures to gather data and convert practices into a People – Planet – Profit philosophy.

Nuance Communications, Inc. (NASDAQ:NUAN)

Burlington, MA

Vice President, Global Real Estate & Facilities

2012-2013

Responsible for developing and implementing Real Estate, Facilities, and Security strategies for 100+ offices globally, including a 270KSF Class A Global HQ. Nuance is the world's leader in V2T technology, an acquisitive business with a ~20%+ CAGR. Significant accomplishments include:

- **Portfolio Strategy** – Developed new strategies for global real estate transaction services, space standards, and benchmarking so standard, scalable processes could be adopted and utilized.
- **Organizational Change** – Designed a new scalable organizational structure to support the pace of expansion, acquisition volume and elevate service level metrics for internal stakeholders.
- **Integration OpEx Control** – Implemented strategies and supporting processes to integrate 10+ acquisitions per year, consolidating target sites, and rationalizing subscale offices using new Global Workplace Space Standards.

Boston Scientific, Inc. (NYSE:BSX)

Natick, MA

Vice President, Global Real Estate & Facilities

2007- 2012

Responsible for developing and supporting global Real Estate, Facilities, ES&H and Security strategies for Operations at a 500KSF Class A Global HQ campus, and the Endoscopy, Neuromodulation, Cardiac Rhythm, and Vascular Business Units. The portfolio consists of ~9.1MSF, including 146 sites in 44 countries. Significant accomplishments include:

- **Site Consolidation** - Implemented a portfolio consolidation plan to rationalize sales offices at 27 locations globally, reducing occupied space by 218KSF and generating \$3.4M of OpEx savings annually. Additional lease negotiations, asset dispositions, and space reductions enabled by the newly adopted Global Workplace Standards resulted in VIP savings of ~\$31M+ in cumulative annual operating expenses from 2008-12.
- **Emerging Markets** - Led the real estate strategy for EM global expansion through providing a direct sales organization/BPO office in Gurgaon, India, & a new 130KSF manufacturing/R&D plant in Shanghai, China
- **Sustainable Development** – Designed and constructed the first LEED certified manufacturing site in Central America, a 470KSF facility on a former sugar cane plantation in 22 months. Achieved LEED certification, including LEED Silver, at 4 additional BSC manufacturing sites. Initiated a Global Facility Utility Management Council to benchmark, analyze, and leverage energy best practices across the global manufacturing footprint.

- **Organizational Structure** – Reorganized functional areas to reduce headcount from 53 to 35 using outsourcing, consolidation, and regionalizing certain functions, reducing annual G&A spend by ~\$830K and increasing functional efficacy and response time to internal clients.
- **Corporate Governance** - Member of the Capital Review Committee that reviews all CapEx requests >\$500K for approval (with CFO, EVP Ops, & CIO), member of Acquisitions Review Committee that is responsible for all due diligence on acquisition candidates, Senior Steering Committee for all Emerging Market activities.

PerkinElmer, Inc. (NYSE:PKI) (formerly EG&G)

Waltham, MA

Vice President, Asset Management

1993-2007

Responsible for developing real estate strategies to support corporate business plans for a 3.5M SF portfolio global portfolio. Additional reports include Global ES&H function, Risk Management, and Travel. Significant accomplishments include:

- **Asset Utilization** - Monetized \$120M of real property through asset sales and sale leaseback transactions in the Americas and Europe to reduce corporate owned real property by 41%. Developed and tracked capacity utilization metrics, reducing portfolio occupancy \$/SF for eight consecutive years.
- **Transaction Management** – In conjunction with a global strategic partner, developed a web based data management system to enable real time transaction management for multiple global projects in 34 countries, averaging 25-35 transactions per year.
- **Disaster Recovery** – Implemented a post fire recovery plan to redeploy production lab resources after a catastrophic fire destroyed 51KSF (44%) of production capacity. Maintained 80% of pre-fire capacity through temporary lab facilities and split shifts in an alternate area on campus. The recovery took 14 months and, funded by a ~\$70M insurance settlement, improved capacity utilization by ~40%.

Edward Zielinski, AIA

Newton, MA

Principal

1980-1993, 2013-2014

Founded a real estate & architectural consulting firm providing owner representation, project management and dispute resolution services to corporate and private sector clients. Major clients included:

- **Bain & Company, Inc. (Boston, MA; 2013-present)** – Retained as Subject Matter Expert (SME) for real estate & facilities solutions for global consulting clients
- **VFA, Inc. (Boston, MA; 2013-present)** – Retained as Subject Matter Expert (SME) to assist integrating VFA Asset Management solutions for corporate clients
- **Beacon Energy Company (Boston, MA; 1992-1993)** - Designed implemented energy conservation programs for EPA Green Lights Guidelines, on MIT and BU campuses.
- **NYNEX Properties (Boston, MA; 1986-1993)** - Recruited to manage a struggling \$215M mixed-use development project, a 500KSF office tower over an existing ten story, 470KSF retail and parking garage.
- **Integrated Structures, Inc. (Marlborough, MA; 1980-1985)** - Design/Build Partnership with Norm Abram that designed and constructed residential projects, including "This Old House" PBS television series.

EDUCATION

Executive MBA, Northeastern University, Boston, MA (Beta Gamma Sigma Honors)

Bachelor of Architecture, Carnegie-Mellon University, Pittsburgh, PA

Senior Leader of Corporate Real Estate (SLCR), Board Certified in Corporate Real Estate, (BCCR)

Registered Architect, Commonwealth of Massachusetts

PROFESSIONAL AFFILIATIONS

CoreNet Global; Education Committee, Boston Chapter

Board Certified in Corporate Real Estate, Professional Exam Committee (BCCR)

American Institute of Architects, Boston Society of Architects Chapter

ADDITIONAL INTERESTS

Beta Gamma Sigma member, The Honor Society for AACSB Accredited Business Programs

Advisory Board, VFA, an Accruent Company (www.VFA.com)

Golf, Rugby, Hiking & Travel