



Zoning & Planning Committee Agenda

City of Newton In City Council

Wednesday, April 12, 2017

7:45PM

Room 205

Items Scheduled for Discussion:

- #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]
- #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]
- #360-16(2)** **Zoning amendment to rezone 160 R Stanton Avenue**
DIRECTOR OF PLANNING AND DEVELOPMENT requesting to rezone land known as Section 43, Block 45, Lot 33 located at 160 R Stanton Avenue from PUBLIC USE to MULTI RESIDENCE 3 in order to prepare the site for multi-family affordable housing development. [03/23/17 @ 11:44 AM]
- #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]
- #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]

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

Referred to Zoning & Planning, Land Use and Finance Committees

Qualification of affordable units on Comm Ave, Pearl and Eddy Streets

#104-15

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]

Items not Scheduled for Discussion at this meeting:

Zoning & Planning and Finance Committees

- #89-17** **Transfer of \$125,000 to create a citywide economic development strategy**
HIS HONOR THE MAYOR requesting authorization to transfer the sum of seventy-five thousand dollars (\$75,000) from the Planning Department Full-time Salaries Account and fifty thousand dollars (\$50,000) from the Economic Development Full-time Salaries Account to a specific project account to be established for the purpose of funding the creation of a citywide economic development strategy. [03/27/17 @2:20 PM]

Zoning & Planning and Finance Committees

- #90-17** **Transfer of \$75,000 to develop a Complete Streets Guidebook**
HIS HONOR THE MAYOR requesting authorization to transfer the sum of seventy-five thousand dollars (\$75,000) from the Planning Department Full-time Salaries Account to the Planning Department Consulting Services Account for the purpose of developing a Complete Streets Guidebook. [03/27/17 @ 2:20 PM]

Referred to Programs & Services and Zoning & Planning Committees

- #81-17** **Ordinance amendments relative to rDNA technology and research facilities**
THE BIOSAFETY COMMITTEE, COUNCILORS AUCHINCLOSS, HESS-MAHAN, LIPOF, AND SCHWARTZ requesting amendments to Sections 12-21 through 12-30 in order to update guidelines and procedures for the regulation of recombinant DNA technology; and requesting amendments to Section 12-24 and Chapter 30 to remove the requirement that laboratories or research facilities obtain a special permit from the City Council in order to utilize recombinant DNA research or technology. [03/27/17 @4:31 PM]

- #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.

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]

- #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.
- #315-14** **Referred to Zoning & Planning and Finance Committees**
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 SANGIOLO 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

#66-17

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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 Martin Smargiassi of 20 Fern Street Auburndale as a member of the Auburndale 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

369 Congress Street
Boston, MA 02210

MARTIN ALEXANDER SMARGIASSI, AIA, NCARB

CURRICULUM VITAE

Professional Summary Highly Qualified Architect and Master Builder with a diverse multi-disciplinary background offering more than 20 years of experience, from small scale residential to large scale commercial projects. Shareholder & CEO to Innovative Collaborations, Inc., an award-winning and internationally recognized Boston firm, with a portfolio of boutique projects. Recently served as Director of Architecture and Design to Brady Sullivan Properties, a Real Estate Development Corporation, overseeing numerous developments in 5 states on projects ranging up to 100 million dollars. Served as Principal Architect to Emeritus Development Ltd. Attended Harvard University, Graduate School of Design and received a degree in Engineering and Bachelor of Architecture from Wentworth Institute of Technology. Responsible for leading multi-disciplinary architectural, engineering, and construction teams through all phases of project development. Has planned, designed, and directed over 200 architecture projects in the United States and abroad for both public and private clients. Project experience includes:

- Residential
- Urban Planning & Redevelopment
- Mixed-Use Development
- Multi-Building Mid & High-Rise
- Spas & Aquatic Facilities
- Master Planning
- Office Building
- Restaurants
- Sacred Space
- Hotel & Resorts
- Academic
- Health care
- Museums
- Performing Arts
- Corporate

Industry Recognition Summary Received a standing ovation from the Boston Redevelopment Authority for "Outstanding Design"; 24 unit urban development project including underground parking garage and terraced planted rooftops.

Recognized by Green Building and Design Magazine for using energy & resource efficient sustainable strategies in a Healthcare Clinic, utilizing repurposed shipping containers within the harsh desert climate of Namibia, Africa.

Designed a number of projects which were Certified by the National Park Services as a National Register of Historic Places, including 290 unit adaptive reuse urban complex, 24 unit prominent downtown Nantucket hotel, and many others.

Designed & Built meticulously crafted architecture which has been recognized internationally, been featured in major magazines and received multiple awards. Interviewed and featured several times on international and regional television programs and publications, including Discovery Channel, New England Cable News, The Boston Globe, Boston Magazine, Banker & Tradesmen, Green Building and Design and many more.

26-acre apartment complex... was featured as shining example how to greatly improve built environment using materials in unexpected new ways at minimize cost. Innovative approach reduced construction costs, enhanced the value of the final results, substantially increased the number of apartments leased, and generated additional revenue.

Frequently invited to perform as Guest Speaker at organizations and major universities such as Wentworth Institute of Technology and Boston Design Center.

Key Strengths Strategic planner with excellent sense of design and outstanding analytical & problem-solving capabilities. A process-oriented leader whose ability to consistently develop practices to streamline operations has resulted in significant cost savings, increased quality and improved client satisfaction. A proven track record to build, lead, and effectively direct an architecture team with precision, accuracy and excellence. Considerable hands-on experience in every facet of construction, including structural, electrical, mechanical, and many specialty areas. Experienced Real Estate Developer, Builder, and Licensed Construction Supervisor. Attuned to the physics concerning the motions of objects and their response to forces. Specializes in energy efficient, environmentally sensitive design, with expertise in passive and active solar

design. Strong focus and attention to detail in both historic and contemporary projects. Able to work under pressure with honesty, integrity, and utmost work ethic.

Additional strengths:

- Visualization & Organization
- Solid Technical Abilities
- Excellent Listening Skills
- Team Leadership & Collaboration
- Strong Drawing & Sketching Talent
- Drive, Determination, and Passion

Litigation Resource & Expert Witness

Experienced expert witness in arbitration and mediation in simple & complex construction & architectural disputes. Litigation resource in design, contracts, construction management and consulting. Value Analysis/Engineering, Construction Defects, Building Codes, Reconstruction, Cost Estimation, Investigation and Testing, Document Management, Contract Document Analysis, Accessibility Design, and Errors & Omission.

Litigation resource and support in multiple disputes regarding construction and architecture. Provided expert testimony, research, investigation of building failures, and analysis of built projects & construction documents. Prepared reports, documentation, presentation boards and assisted in litigation and settlement strategies. Assessed property damage due to a number of issues including water damage and provided detailed cost estimating of reconstruction.

Testified as an expert on claims in both arbitration and litigation cases. Exceptional expert testimony results including substantial award to the client represented (e.g. home owner .vs. national Insurance company, architect/developer vs. contractor, developer vs. architect, developer vs. law firm, etc)

Litigation clients have included well known attorneys, non-profit organizations, condominium associations, prominent architecture firms, construction companies, single family & condominium home owners; including Regnante, Sterio & Osborne LLP, Construct, Inc., 201 Newbury Street Condominium Committee, Twomey and Legare Contracting Inc. and many more.

Professional Experience Innovative Collaborations, Inc. Boston, MA 2002–Present

Chief Executive Officer / Principal Architect

Co-founded and developed highly prolific multi-disciplinary architecture firm with a portfolio of both international and local projects, which include New Construction, Adaptive Reuse, Building Conversions, Renovations, and Additions.

Principal in charge of all phases of project development, urban planning, and architecture: Zoning, SD, DD, CD, B&N, CA, technical coordination, and construction control.

Intimately involved in projects from a macro to micro level, planning highly successful environments by responding to complex massing and site variables, while at the same time designing the smallest detail focusing on the individual's experience and their procession through space; thereby simultaneously designing inductively and deductively to maintain a balance between the intimate moments of the individual and the overall master plan.

Strived with excitement and passion to respond to each client's unique set of needs, not by simply meeting their requests but by further investigating and uncovering the client's deepest hidden desires.

Responsible for the overall performance, profitability, growth, and reputation of the company. Oversaw operations to ensure quality, service, and cost-effective management. Identified successful strategies for pricing, negotiating fees, and client contracts. Effectively marketed the firm's expertise and design philosophy to clients.

Maintained firm-wide expectation for clear communication, transparency, and an undistracted devotion to ethical, social, and environmental excellence. Recruit and directed a talented staff of architects, artists, designers, project managers, as well as a network of consultants.

Established and oversaw new divisions including Design-Build Services and Construction Project Management.

Other projects include: Entertainment & Hospitality, Military and Government, Commercial, Clinics, Automotive Dealerships, Retail, Sustainable developments, Housing Utilizing Shipping Containers, Resorts, Multi-Unit Residential, Ocean-Front Villas, Clubhouses, Residential Lofts, Homes, Penthouses, Estates, and Condominiums.

Specialty expertise designing and detailing: Water Features (e.g., waterfalls, water walls, suspended streams, water ceilings, and transparent bottom pools), Luminescent Walls, Glass Partitions & Panels, Glass Floors, Movable & Collapsible Walls and Custom Metal Walls, Fireplaces, Railings, Specialty Doors, Light Fixtures, and Furniture.

**Professional Experience
Continued**

Brady Sullivan Properties

Manchester, NH

2012–2014

Director of Architecture and Design

Principal Architect responsible for overseeing entire architecture department and architecture staff of 100+ person thriving Real Estate Development Corporation with projects in MA, NH, RI, VT, ME, and FL; including 80-300 unit historic mill conversions, 12-20 story office towers, commercial/ mixed use office complex, high-rise, residential communities 49+ units/multiple building types, resorts etc.

Spearheaded department wide fundamental infrastructure and foundational transformation and restructuring; substantially increasing efficiency, work flow, & quantity of production; ultimately creating significant cost savings and increased profits.

Developed and Directed Implementation of robust infrastructure of Revit/ BIM policies, procedures and standards, exploiting capabilities for advanced streamlining; resulting in 40% increase in productivity.

Lead adaptive reuse of over 6 Historic Mill yard Projects; including Mill West, Manchester NH (Urban Multi-building mixed use complex) multiple phase project, 290 residential units (400,000sf) + clubhouse, lounge, leasing office, theater, library, etc.

Responsible for code reviews, Planning board submissions, Historic, Environmental wastes active Brown fields Sites.

Working closely with local, State and Federal (NPS) authorities for Historic Tax credits within Historic rehabilitation standards on numerous projects

Closely collaborating with and providing direction for project management and construction team working within fast paced & fast tracked environment.

Architectural Design & Rendering

Boston, MA

2000-2002

Principal

Developed strategic partnership with Amacher & Associates Architects on new 8-unit condominium, 116-unit plus commercial with 2-level underground garage, and 24-unit project with terrace planted roofs and underground garage. Provided design and drawings for a number of projects including five-unit brownstone in the South End neighborhood, which was converted into three (including two double-story) condominiums.

Consultant to developers and architects, providing condo documents, 3D renderings, construction administration, and project management on numerous projects.

Amacher & Associates Architects

Cambridge, MA

1998–2002

Senior Project Manager / Designer

Honed architectural skills at A&A Architects; A firm with 25 years of experience notable for its green building techniques & materials, sustainable developments, passive and active solar strategies for renovation of historic buildings, community planning, and commercial design for both contemporary and traditional buildings.

Managed Firm and employees during Principals absence. Ultimately promoted to Senior Level Project Manager.

Assisted in the design, development and detailing of numerous commercial and residential projects. Performed advanced 3D computer modeling to increase clients' enthusiasm and understanding of their projects. Developed computer drafting standards and methods resulting in substantial increased efficiency.

Cole & Goyette Architects and Planners, Inc. Cambridge, MA 1997–1998
Intern Architect

Effective team member to award winning architecture and planning firm on public projects including \$18,000,000 renovation/addition project to East Boston High School, which went on to receive multiple awards and recognitions.

Hand rendered final presentation boards for EBHS. Expanded on rough sketches, developed details and drafted drawings with Auto Cad.

Satellite Electric / Living Electric / Misc. Construction Caldwell, NJ 1989–1995
 Contractor / Electrical Assistant/ Furniture & Cabinetry Carpenter

Acquired hands-on construction experience in many facets of construction including electrical, mechanical, plumbing, carpentry, framing, roofing, painting, etc. Wired large commercial and residential jobs.

Developed shop skills working with thermoplastic forming, sheet metal bending, and fine woodwork. Began architectural drafting courses which progressed over the next four years to included, hydraulic bridge design (including hydraulically activated model), Airplane plane fuselage design (including flight model), and architectural independent studies and design (including foam core model with removable floors).

Professional Registrations & Associations
 Current or Previously held

- Registered Massachusetts Architect – #20656
- Registered Florida Architect – #95817
- Registered Rhode Island Architect - #3962
- Registered New Hampshire Architect - #4009
- Registered Maine Architect - # ARC4005
- American Institute of Architects
- Boston Society of Architects
- NCARB
- Licensd Construction Supervisor

Education Wentworth Institute of Technology Boston, MA 2000
 Bachelor of Architecture (Dean's list)
 Associates in Architectural Engineering Technology (Dean's list) 1997
 Harvard University – Graduate School of Design Boston, MA 1994
 Architecture Program

Awards & Publications **AWARDS & EXHIBITIONS**

- Spark International Design Competition, Finalist – 2009
- New England Design Competition, Platinum Trophy (highest award) for “Most Beautiful Casual Living Design” – 2005
- Boston Design Center – June 8, 2004

Build Boston Exhibits Committee – November 2003

Physics-Structural Bridge Design-Car Mechanics, Two 1st Place Awards – 1995

PUBLICATIONS & RECOGNITIONS

Green Building & Design – Remote Locations making containers into clinics – Sept. 2012

Building of America "Success Stories" – 2009

The Boston Phoenix "The Best" – April 2008

The Boston Globe – April 27, 2006

The Improper Bostonian "Boston's Best 2006" (Best Bathroom, Best Lounge) – 2006

The Boston Globe "Best of the New" – January 29, 2006

The Boston Globe – January 26, 2006

Boston Magazine – January 2006

Home Works Sourcebook – 2005/2006

The Improper Bostonian "It List" – December 7–20, 2005

The Boston Globe – November 18, 2005

The Harbus "28 Degrees: Cool Lounging" – November 7, 2005

The Improper Bostonian – October 26–November 8, 2005

Luxury Living New England magazine – 2005

Wentworth Magazine [WIT] – July 2004

The Boston Globe – December 2003

Banker & Tradesman – July 2003

TELEVISION

Discovery Channel "House Lift" – April 2004

NECN "New England Dream House" – Featured "Dream Home" on December 2004, December 2003, August 2003, and February 2003 episodes.

Volunteer & Community Outreach

Led philanthropic causes, participated in pro bono work and worked closely with non-profit organizations, including organizing and event planning for the non-profit organization Stop Child Trafficking Now Walk on Boston Common.

Presenting ways that water can integrate with architecture for health and psychological benefits, brought awareness about the architecture field to Highrock Covenant Preschool students and volunteered at the Boston Society of Architects.

Design and Architecture profession advocate, encouraging and empowering students regarding design entrepreneurship, importance of good design, experimentation, and methods to design with limited resources.

Additional Professional Training (Partial)

Sun Control Window Films

Urethane Grout Technology

Floodplain Design, Construction, and Impacts on Flood Insurance

Keynote: Delirious Philadelphia

Solar Panels

Sustainable Community Planning Essentials

Biomimicry: Design By Nature

Access Door Considerations & Solutions

Paint Technology: Chemistry & Performance

Fabric Ductwork: The Metal Alternative

Sustainability and Stainless Steel in Elevated Pools, Spas and Thermal Rooms

Trash, Recycling, & Linen Chutes: Components and Installation

Concrete Tile Roof Systems: The Sustainable, Superior Roof Solution
Sun Control Window Films
Sound Control in Multi-Family Floor/Ceiling Assemblies
Windows of Opportunity: Fenestration Innovations Driven by Demand
Understanding the Benefits of Cellular PVC Rails, Pergolas and Gutters
Comparative Study of Wood and Aluminum Windows in Commercial Buildings
Energy Retrofits: Window ROI & Comfort – The Whole Story
Designing Architecturally Correct Doors with Green Building Materials & Authentic Construction
Sustainable Products Training
Understanding the 2012 Florida Accessibility Code for Building Construction
Natural Stone 101: Everything you NEED to know about designing with the oldest building material
Fundamentals of Window and Door Installation
The Kitchen Evolved
Sustainable Water and Stormwater Management
Anchor Systems For Concrete And Masonry Applications
Controlling Moisture Movement In Bldgs: The Complete Approach-Below Slab Protection
Concrete Flooring: Avoiding Failure Through Moisture Mitigation and Proper Design
Common Code Misinterpretations
LED Lighting Technology for Cabinet and Furniture Applications
Residential Beyond Energy Code Workshop
The History of Bathing-The Past Informs the Present
Air Barriers Are Now Code. How Do I Meet the Requirements?
The 2012 IgCC In Practice
Leading by Design
ReFAB PreFab the Practice and Science of Prefabrication at the Cutting Edge
Compliance under the 2010 ADA for K-12 Schools and Housing for Places for Education
Lean Architecture: Excellence in Project Delivery
Rio de Janeiro Olympic Park Master Plan Process
Learning from Passive House Design: The Real-World Metrics
Diffusible Wood Preservatives
Demystifying Resins - Architects Guide To Designing With Polymers
Artistry Meets Innovation
Induction Cooking In Today's American Kitchen
Electronic Systems Integration for Convenience, Comfort, and Safety
Intelligent LED Lighting Systems and Controls
The History of Bathing-The Past Informs the Present
Existing Buildings
Silicate Coatings Presentation
Proper Specification and Installation
Recommendations for Nonstructural Wall Framing
Fire Joint Framing and Protection
2010 Advanced FBC Understanding The Florida Energy Code
Operable Wall Systems
Common Code Misinterpretations
Tile and Stone Installation Materials and Methods
Planning for Electronic Systems in the Home
Marble Use in the Kitchen
The Role of PVC in Sustainable Exterior Building Products
Electric Radiant Floor Warming Systems
Metal Railing Specifications

Water Efficient Plumbing Fixtures and Fittings
The Living Colors of Linoleum
Sustainable Building Design Using Precast/Prestressed Concrete
Coastal Performance
Residential Stone Veneer Installation Seminar
Controlling Light & Heat with Architectural Glazing Systems
How to Combat Mold Improve Indoor Air Quality and Specify MgO Products
ADA Compliance- Understanding ADA Guidelines for Detectable Warnings
Healthy Indoor Air by Design
Radiant Air Conditioning Systems: Sustainable Energy Efficiency
Indoor Air Quality and Healing Environments
The Role of PVC in Sustainable Exterior Building Products
Energy Codes and NFRC
Wall Surfacing
How Can Project Managers Have A Genuinely Positive Impact On The Environment
Engineered Wood, Sustainability and Green Building Practices
Enhancing Sustainable Design with Retractable Screens
Specifying Natural Stone
S.A.F.E. Solutions for Demountable Modular Wall Systems
PVC101 - The Benefits & Uses Of Cellular PVC Trim
The Design Advantages of Synthetic Roofing Solutions
Recommended Installation of a Steam Shower System
Window Replacement Solutions for Commercial Buildings
Green and LEED Materials Presentation
Window Glazing Systems: Aesthetics Performance And Cost
Luxury in the Kitchen: Style Meets Performance in Next Generation Appliances
Helping Your Clients Create Healthy Indoor Air
Introduction to Managing Daylight with Shading Systems

#69-17



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

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(617) 796-1100

Facsimile
(617) 796-1113

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(617) 796-1089

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