



# Zoning & Planning Committee Agenda

## City of Newton In City Council

**Monday, November 13, 2017**

**Room 205**  
**7:45PM**

- #335-17**      **Mayor's appointment of Anne M. Killilea to Commission on Disability**  
ANNE M. KILLILEA, 789 Watertown Street, West Newton appointed as a member of the COMMISSION ON DISABILITY for a term to expire December 31, 2018. (60 days 1/5/18) [10/13/17 @ 3:23 PM]

Public Hearing to be held on the following item:

### **Referred to Programs & Services and Zoning & Planning Committees**

- #276-17**      **Ordinance amendments to allow food trucks**  
THE ECONOMIC DEVELOPMENT COMMITTEE, COUNCILORS FULLER, HESS-MAHAN, KALIS, LENNON, LIPOF, NORTON, AND SANGIOLO requesting to amend Chapter 17, Sections 17-46 through 17-50 to allow Food Trucks to locate and operate on public streets in Newton subject to licensing by the Health Department and to location permitting requirements, initially restricted to Wells Avenue; to introduce new rules applicable to all Food Trucks operating in the City; and requesting to amend Chapter 30 to allow Food Trucks in the Public Use District subject to the same restrictions and requirements. [08/24/17 @ 4:17 PM]
- #109-15(2)**      **Zoning amendment to increase inclusionary zoning units from 15% to 25%**  
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 25% for larger projects; require that some affordable units be designated for middle income households; and to create a new formula for calculating payments in lieu of affordable units. [10/31/17 @ 4:42 PM]

**Chair's Note:** A Zoning Redesign Update will be presented.

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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](mailto: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.

**Items Not Scheduled for Discussion at this Meeting:**

**#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.

**Referred to Public Safety & Transportation and Zoning & Planning Committees**

**#314-17 Discussion regarding sprinkler system in any new construction projects**

COUNCILOR NORTON, requesting a discussion with the Fire Department and ISD on how the city may implement a policy and/or ordinance, which clearly states when a sprinkler system is needed in any new construction projects. It shall be put into operation as soon as the necessary inspections have been completed and acceptable to all building and fire codes. [09/18/17 @ 9:24 AM]

**#295-17 Zoning amendment for a Shared Parking Pilot Program**

DIRECTOR OF PLANNING AND COMMISSIONER OF PUBLIC WORKS requesting amendments to Chapter 30, Zoning Ordinance, to allow for non-accessory parking in accordance with a Shared Parking Pilot Program. [09/11/17 @ 4:28 PM]

**#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]

**Referred to Pub Safety & Trans, Zoning & Planning & Finance Comms**

**#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.

**#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]

**#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]

- #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]
  
- #184-17**      **Requesting exit interviews for businesses closing or closed in Newton**  
COUNCILOR YATES requesting that the Economic Development Director and the Economic Development Commission develop a system of exit interviews for businesses closing or already closed in Newton to learn what factors led to their closing and what changes could be made in the city to avoid further closings.
  
- #234-17**      **Zoning amendment to increase inclusionary zoning units from 15% to 25%**  
COUNCILOR SANGIOLO proposing an amendment to the inclusionary housing provisions of the Zoning Ordinance, Chapter 30, to increase the required percentage of affordable units from 15% to 25%. [08/07/17 @ 10:57 AM]  
[06/12/17 @ 2:48 PM]
  
- #147-17**      **Request to include Main Street approach in economic development strategy**  
COUNCILOR YATES requesting that the City's economic development strategy include an element devoted to revitalizing village centers in partnership with village based organizations and using the Main Street approach of the National Main Street Center that has been successful in neighborhoods in Boston, other communities in Massachusetts, and in dozens of other communities across the country. [05/30/17 @ 1:21 PM]
  
- #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]

**#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]
- #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]
- #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]
- #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]

**Referred to Zoning & Planning and Finance Committees**

- #444-16** **Amendment add fines for certain violations of the Accessory Apartment Ord.**  
COUNCILOR BAKER AND COMMISSIONER OF INSPECTIONAL SERVICES proposing an amendment to Chapter 20 of the City of Newton Revised Ordinances to allow non-criminal ticketing of certain violations of the Accessory Apartment Ordinance. [12/16/16 @ 1:40 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]
- #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

City of Newton, Massachusetts  
Office of the Mayor

#335-17  
Telephone  
(617) 796-1100  
Facsimile  
(617) 796-1113  
TDD/TTY  
(617) 796-1089  
E-mail  
swarren@newtonma.gov

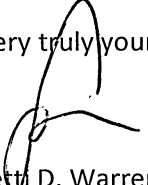
Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Anne M. Killilea of 789 Watertown Street, West Newton as a member of the Commission on Disability. Her term of office shall expire on December 31, 2018 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

  
Setti D. Warren

Mayor

RECEIVED  
Newton City Clerk  
2017 OCT 13 PM 3:23  
David A. Oison, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)

DEDICATED TO COMMUNITY EXCELLENCE 

**Anne Marie Killilea, MSN, RN, EdDc**

789 Watertown Street  
West Newton, MA, 02465-2107

Summary of Qualifications:

- Accurately assessing, planning, and implementing the educational plans for each student with disabilities in every facet of their education.
- Evaluating the processes of each plan to assure the outcome meets the goal of the student and the college.
- Working cooperatively by being interconnected with various professors, instructors and professional staff at the college.
- Setting achievable and comprehensive goals for the student and college by implementing accommodations and educational plans which will promote positive student learning outcomes.

Education:

- William H. Hall High School, West Hartford, Connecticut  
1970 to 1973, recipient of the West Hartford Lions Club Nursing Scholarship. Graduated with high school degree.
- Saint Anselm College, Manchester, New Hampshire  
1973 to 1977, Graduated with BSN degree.
- Regis College, Weston, Massachusetts  
1992 to 1994, Member of the First graduating class of the Master's in Nursing program: Emphasis on Nursing Administration.  
Thesis: "Needs Assessment of Pediatric Hospice Care in the Community Setting". Graduated with a Master's of Science degree in Nursing.  
2002-2004: First class to graduate with a Post-Master's Certificate in Nursing education.
- Capella University, Minneapolis, Minnesota; On-line Education  
2015 to present  
Accepted in the Fall of 2015 to the Doctorate degree in Education with an emphasis on Leadership and Management.  
Selected to the President's List for academic excellence in February and July of 2017.  
Projected Capstone Project (2018): Improving the Lives of Late-Deafened People.

Professional Experience:

Professor in Nursing Education, **Bunker Hill Community College**, Charlestown, MA.

September 2005 to present.

- Teach instructional classes for the Evening Associate Degree Nursing students maternity and pediatrics.
- Developed Nursing Seminar course which provides the basic nursing understanding and support that becomes the connection between the AD-RN program and BS program.
- Provide counseling sessions for a diverse population of students in need.
- Past Course Coordinator for the Weekend Nursing 3<sup>rd</sup> Semester students.
- Provide resources to Office of Disability services.
- Worked as a “bridge” between the disability Department and Nursing to help students with disabilities to be successful in their Nursing education.
- Worked to create positive environment promoting optimal learning for all nursing students with and without disabilities.

Adjunct Professor in Nursing, MassBay Community College, Framingham, MA  
July 2005 to 2010.

- Taught the didactic and clinical Maternity to the Part-time Evening Option AD nursing students.

Adjunct Professor in Nursing, Northeastern University, Boston, MA  
July 2007 to December 2008.

- Taught clinical pediatrics to the “middler” year BS nursing students.

Associate Professor in Practical Nursing, MassBay Community College, Framingham, MA  
January 2005 to August 2005.

- Taught instructional classes and clinical for the Day and Evening Practical Nursing students.

Adjunct Nursing Instructor, Regis College, Weston, MA  
September 2003 to 2005

- Designed, implemented, and evaluated the Pediatric classroom course for the Summer Session II for the Generic Masters Nursing students.
- Taught the didactic portion of Health Assessment for the Generic Masters Nursing students.

Nursing Instructor, Lawrence Memorial / Regis College ASN Collaborative Program,  
Medford, MA  
September 2003 to December 2004

- Taught Pediatric classes and clinical for the Evening Family Nursing Option, Associate Degree Nursing students.

School Nurse, **The Learning Center for Deaf Children**, Randolph, MA  
September 2002 to 2003

- As a school nurse, provided pediatric nursing care to 45 severe Special Needs/ Disabled children who were born deaf or had hearing loss as a co-morbidity.

School Nurse, **Underwood Elementary School**, Newtonville, MA  
August 2000 to 2002

- As a school nurse, directed the integral nursing care for over 250 children and more than 30 adults in the school.

Staff Nurse, **Caritas Saint Elizabeth's Medical Center**, Boston, MA  
July 2000 to January 2003

- As a staff registered nurse, provided excellent Nursing care to extremely low-birth weight infants in the NICU.

Senior Staff Nurse, **Brigham and Women's Hospital**, Boston, MA  
1981 to 2000

- As a staff registered nurse, triaged, admitted, and provided primary care to Neonatal Infants from 24 weeks gestation to 40+ weeks gestation.

Staff Nurse, **Boston Lying-In**, Boston, MA  
1979 to 1981

- Collaboratively worked with staff nurses and ancillary assistants in the High Risk Labor and Delivery Unit.
- Successfully lead and managed a separate Obstetrical Unit.
- Taught new transport technicians the proper techniques to achieve the proficiency level of Scrub Technicians.

Staff Nurse, **Waltham Hospital**, Waltham, MA  
1977 to 1979

- As a graduate to registered nurse, complied with the needs of the hospital and rotated through the psychiatric, pediatric, and maternity units.

Presentations:

- “Breaking the Silence: The school aged child with epilepsy”  
Brown Elementary School, Natick, MA, 1995

- “Munchausen by Proxy: Issues for the pediatric student nurse”  
MassBay Community College, MA, 1996
- “Nursing Ethics: Nurses on strike”  
MassBay Community College, MA 1997
- “Children and Various Chemical Abuses”  
College of the Lady of the Elms, Chicopee, MA, 1997
- “Understanding our Differences: Children with epilepsy and asthma”  
Underwood Elementary School, Newtonville, MA, 1999
- “The Adult with Hearing Loss”  
St. Bernard’s Church, West Newton, MA, 2003
- “The Adult with a Cochlear Implant”  
Newton South High School, Newton, MA, Fall 2004
- “The Nurse with a Cochlear Implant teaching Nursing”  
Emerson College, Boston, MA, Winter 2005
- “The Nurse with a Cochlear Implant teaching Nursing, Implications for  
Other Professionals”  
New England Medical Center, Boston, MA, June 2005
- “The Late-Deafened Nurse: Overcoming difficulties in the nursing  
profession”  
Boston University, November 20, 2006; January 30, 2007, April 19,  
2007
- “Deaf Awareness Day”, Newton North High School, Newton, Mass.  
February 7, 2008
- “Offering choices. Helping Deaf and Hard-of-Hearing Patients Decide.”  
Tuft’s Medical Center, Boston, Mass., May 6, 2008
- “Improving communication with Deaf and HOH students”  
Bunker Hill Community College, Charlestown, Mass. April 6,  
2009
- “Addressing the needs of the severely deafened Adult”  
Presented by the Cochlear Company, Newton/Boston Marriot  
Hotel. September 3, 2009.
- “Deaf Awareness Day”, F.A. Day Middle School, Newton, Mass., October  
22, 2009.

- “Hearing Loss and the Nursing Student” presented to the Allied Health Faculty of Bunker Hill Community College, Charlestown, Mass. on November 23, 2009.
- “Talk to my face, not to my feet: A guide for Nurses to provide culturally competent care to deaf and HOH patients”.  
Presented to:
  1. Faculty and colleagues at Regis College, Weston, Mass., on April 24, 2010.
  2. Hospital personnel at Tufts Medical Center, Boston, Mass, on June 14, 2010.
- “Talk to my face, not to my feet!” A guide to teach deaf and HOH clients how to maneuver through the health care system.  
HLAA (Hearing Loss Association of America) Convention in Washington, D.C., June 2011.
- “The Long Road Back: Recovering from Ototoxicity” presented to audiologists from around the world at the IHS (International Hearing Society) Convention & Expo  
September 15-17, 2011  
Seaport Hotel and Seaport World Trade Center  
Boston, Massachusetts
- “Hearing Health Seminar: Becoming deaf is a new beginning!”  
November 12, 2011  
Portland, Maine
- “Talk to my face, not to my feet! Providing culturally competent care to our deaf and HOH patients.” Presented to entire hospital staff.  
December 7, 2011  
South Shore Hospital  
South Weymouth, MA
- “Talk to my face, not to my feet! Providing culturally competent care to our deaf and HOH patients”  
Presented to DNP nursing students at Regis College  
February 18, 2012
- “Making lemonade out of lemons: Adjusting and coping with hearing loss”  
ALDA/Boston/MA  
Lexington, MA  
February 25, 2012
- “Talk to my face not to my feet” teaching the deaf and HOH how to communicate to healthcare workers.



Manhattan, NY, April 17, 2012

- “Talk to my face not to my feet” teaching healthcare workers how to communicate to deaf and HOH patients.  
Signature Health/Brockton Hospital  
Brockton, MA  
June 22, 2012
- “Leave no Deaf or HOH student behind! Adapting a Nursing program to accommodate a Deaf or HOH student.”  
AHEAD/PEPNet Convention  
New Orleans, Louisiana  
July 11, 2012

Activities:

- Involved with the Regis/Emmanuel Honor Society for Nurses.
- Involved with the Massachusetts Commission of the Deaf and Hard of Hearing (MCDHH).
- Past Secretary of the Boston- “Association of Late Deafened Adults”, Boston-ALDA Chapter.
- Participant in the Minuteman Cochlear Implant Association.
- Beginner in American Sign Language.
- Past participant of the Boston Guild for the Hard of Hearing, now part of Northeastern University’s Speech and Audiology Studies.
- Involved in HLAA.
- Currently, write a column called “Ask a Nurse...” for the quarterly ALDA National Newsletter.

Community Service:

- Provide teaching modules to hospital staff that focus on the needs of the Late-Deafened patient.
- Speaking to groups of HOH and Hearing adults about the benefits of improving communication through innovative technology around the country.

References:

1. Ms. Kathryn Williams, Disability counselor, BHCC, klwillia@bhcc.mass.edu
2. Ms. Kathleen O’Neill, Single Stop Director at BHCC, kboneill@bhcc.mass.edu
3. Ms. Andrea Schwartz, Director of Disability Services at BHCC:  
aschwartz@bhcc.mass.edu