

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE AGENDA

MONDAY, JUNE 10, 2013

7:45 PM - Room 202

ITEMS SCHEDULED FOR DISCUSSION:

Re-appointment by His Honor the Mayor

#195-13 JOHN PEARS, 102 Parker Street, Newton Centre, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2014 (60 days 08/02/13) [05/15/13 @ 4:59 PM]

Re-appointment by His Honor the Mayor

#196-13 CHRISTOPHER STEELE, 702 Chestnut Street, Waban, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2016 (60 days 08/02/13) [05/16/13 @ 10:10 AM]

#214-12 ALD. DANBERG, BLAZAR, SCHWARTZ proposing an ordinance which would enable the city to respond to properties which are so inadequately cared for, often by absentee owners, as to constitute a nuisance, not only to properties nearby but also to the public at large, with the understanding that timely intervention may help prevent the loss of such properties to severe neglect, excess accumulation of trash or unsightly collectables, inside or out, or even eventual abandonment.

REFERRED TO ZONING AND PLANNING AND FINANCE COMMITTEES

#102-11 ALD. HESS-MAHAN, JOHNSON, COMMISSIONER LOJEK & CANDACE HAVENS requesting an amendment to Chapter 17 to establish a fee for filing a notice of condo conversion. [03-29-11 @ 4:55PM]
FINANCE REFERRED BACK TO ZAP COMMITTEE 3/26/2012

REFERRED TO ZONING AND PLANNING AND FINANCE COMMITTEES

#95-11 ALD. HESS-MAHAN proposing an ordinance requiring that a notice of conversion to condominium ownership be filed with the Inspectional Services Department and that the property be inspected to determine compliance with all applicable provisions of the state and local codes, ordinances and the rules and regulations of all appropriate regulatory agencies. [03-24-11 @ 9:30AM]
FINANCE REFERRED BACK TO ZAP COMMITTEE 3/26/2012

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Trisha Guditz, 617-796-1156, via email at TGuditz@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

ITEMS NOT YET SCHEDULED FOR DISCUSSION:

- #406-12 ALD. JOHNSON requesting a discussion to review City of Newton Zoning Ordinances Chapter 30-20(h)(6) regarding campaign signs, and the failure of candidates to comply with current removal requirements. [11/19/12 @ 9:24AM]
- 282-12 ALD. JOHNSON, CROSSLEY, DANBERG, SANGIOLO requesting quarterly reports, starting the last month of the quarter beginning December 2012, Re-implementation of *Ramping Up: Planning for a More Accessible Newton*. [09-09-12]
- #423-12 ALD. JOHNSON AND SANGIOLO requesting that the Director of Planning & Development and the Commissioner of Inspectional Services review with the Zoning & Planning Committee their analysis of the FAR regulations and assessment of the possible impact on housing construction and renovation in the City. [12/03/12 @ 9:14 AM]
- #328-12 DINO ROSSI, 362 Watertown Street, Newton, requesting that the current Table A in Section 30-15 of the City of Newton Ordinances be replaced with the Sliding FAR Scale Table that was presented by the FAR Working Group in their Final Report [10/26/12 @ 11:08 AM]

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #322-12 HIS HONOR THE MAYOR submitting the FY14-FY18 Capital Improvement Program pursuant to section 5-3 of the Newton City Charter. [10/09/12 @ 2:38 PM]
- #308-12 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]

REFERRED TO ZONING & PLANNING, LAND USE & FINANCE COMMITTEES

- #273-12 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]
- #129-13 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]

- #128-13 ALD. ALBRIGHT, FULLER, CROSSLEY, LAREDO requesting the creation a comprehensive, 10-year strategic plan for Newton's conservation lands which would include a multi-year prioritized list of short-term and long-term projects with appropriate estimated budget. This plan should be finished in time to include high priority item(s) in the FY15 Budget, with any project exceeding \$75,000 added to the Capital Improvement Plan. [03/15/13 @ 10:56 AM]
- #65-13 ALD. YATES, FISCHMAN, KALIS requesting that Chapter 30 be amended to require a special permit for major topographic changes. [02/12/13 @ 12:30 PM]
- #48-12 ALD. ALBRIGHT requesting a discussion with the Executive Office and the Planning Department on the creation of a housing trust. [02/10/2012 @ 9:13AM]
- #81-13 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]
- #64-13 NEWTON HISTORICAL COMMISSION requesting the creation of an administrative permitting process for converting historic barns and carriage houses into accessory apartments to assist in their preservation. [02/05/13 @ 11:35 AM]
- #152-10 ALD. BAKER, FULLER, SCHNIFFER, 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. [06/01/10 @ 4:19 PM]
- #391-09 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.
- #260-12 ALD. YATES proposing amendments to Sec. 30-19 to increase the vitality of village centers without adverse impacts on the residential neighborhoods around them. [08-17-12 @1:01 PM]
- #215-12 ALD. YATES proposing a RESOLUTION requesting that the Planning Department and the Economic Development Commission develop a Main Streets Program following the model of the National Trust for Historic Preservation to revitalize the Newtonville and Newton Centre business districts. [07-17-12 @2:55PM]
- #64-12 ALD. HESS-MAHAN requesting an amendment to Newton Revised Ordinances Sec 30-24(f)(8)b) to clarify the inclusionary zoning preference provisions for

initial occupancy of units for households displaced by the development thereof and for units to serve households that include persons with disabilities.

[03-14-12

@8:54AM]

#11-12

ALD. HESS-MAHAN & LINSKY requesting discussion on the implementation and enforcement of the provisions of Section 30-5(c)(1) of the Newton Ordinances which requires that “[w]henver the existing contours of the land are altered, the land shall be left in a usable condition, graded in a manner to prevent the erosion of soil and the alteration of the runoff of surface water to or from abutting properties.” [1/11/12 1:01PM]

#153-11

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. [05- 10-11 @3:19 PM]

#153-11(2)

ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting the map changes necessary to establish certain Retail Overlay Districts around selected village centers. [05-10-11@3:16 PM]

#183-10

ALD. JOHNSON, CROSSLEY AND HESS-MAHAN requesting to amend **Section 30-13(a) Allowed Uses in Mixed Use 1 Districts** by inserting a new subsection (5) as follows: “(5) Dwelling units above the first floor, provided that the first floor is used for an office or research and development use as described above;” and renumbering existing subsection (5) as (6). [06/07/10 @12:00 PM]

#153-10

ALD. JOHNSON, CROSSLEY AND HESS-MAHAN requesting to amend **Section 30-15 Table 1** of the City of Newton Ordinances to allow a reasonable density for dwellings in Mixed Use 1 and 2 districts. [06/01/10 @ 9:25 PM]

#61-10

ALD. CICCONE, SWISTON, LINSKY, CROSSLEY AND HESS-MAHAN requesting a discussion relative to various solutions for bringing existing accessory and other apartments that may not meet the legal provisions and requirements of Chapter 30 into compliance. [02/23/10 @ 2:48 PM]

#164-09(2)

ALD. HESS-MAHAN requesting that the Planning Department study the dimensional requirements for lot and building size for accessory apartments and make recommendations for possible amendments to those dimensional requirements to the board of Aldermen that are consistent with the Newton Comprehensive Plan. [01/07/10 @ 12:00 PM]

ITEMS FOR ZONING REFORM DISCUSSIONS WHEN SCHEDULED:

- #80-13 THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]
- #220-12 RECODIFICATION COMMITTEE recommending that the table in Sec. 30-8(b)(10)a) be clarified with respect to “lot width,” “lot area,” or “lot frontage.”
- #219-12 RECODIFICATION COMMITTEE recommending that Sec. 30-5(b)(4) as most recently amended by Ordinance Z-45, dated March 16, 2009, be amended to reconcile the apparent discrepancy relative to the definition of “structure.”
- #218-12 RECODIFICATION COMMITTEE recommending that Sec. 30-19(g)(1) be amended to clarify “sideline” distance, which is a reference to an undefined concept.
- #217-12 RECODIFICATION COMMITTEE recommending that Secs. 30-19(d)(1) and 30-19(g)(1) relative to the number of tandem parking stalls allowed in the side setback (two) and the number of tandem parking stalls (one) allowed in the setback for parking facilities containing less than five stalls be amended to make the both sections consistent.
- #216-12 RECODIFICATION COMMITTEE recommending that the definition of “Space, usable open” in Sec. 30-1 be amended by removing the exemption for exterior tennis courts as they are now classified as structures.
- #65-11(3) ZONING AND PLANNING COMMITTEE requesting that the terms “flat roof” and “sloped roof” be defined in the zoning ordinance.
- #154-10(2) ZONING AND PLANNING COMMITTEE requesting to amend **Section 30-1 Definitions** by inserting revised definitions for “lot line” and “structure” for clarity. [04-12-11 @11:34AM]
- #154-10 ALD. JOHNSON, CROSSLEY and HESS-MAHAN requesting to amend **Section 30-1 Definitions**, by inserting a new definition of “lot area” and revising the “setback line” definition for clarity. [06/01/10 @ 9:25 PM]

Respectfully Submitted,

Marcia

T. Johnson, Chairman



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#195-13

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May 14, 2013

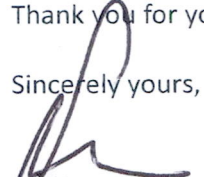
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint John Pears of 102 Parker Street, Newton as a member of the Economic Development Commission. His term of office shall expire May 14, 2014 and his reappointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,



Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 MAY 15 PM 4:59
David A. Olson, CMC
Newton, MA 02459



John R.A. Pears, RIBA
Managing Principal

Mr. Pears is managing principal of the Boston Office of Perkins Eastman with more than 30 years of experience in the design, planning, and permitting of educational, healthcare, housing, and corporate/commercial projects. He brings particular expertise with urban design projects – making sure the needs and goals of clients are balanced with the concerns of community constituents. A hands-on designer, Mr. Pears works closely with each client throughout all phases of design and permitting.

In addition to honing these skills, Mr. Pears' many years of experience has taught him to "think outside of the box," explore "alternative" ideas, and not just follow the obvious. He believes in seeking creative solutions to one problem that may solve other problems simultaneously.

Education Bachelor of Architecture, University of Cape Town, South Africa

Memberships Mr. Pears is a member of the Royal Institute of British Architects, as well as the Society of College and University Planners. He previously served as a Thesis Advisor at the Boston Architectural Center, sharing his expertise with young architects while gaining new perspectives on design. Mr. Pears currently serves on the Board of Trustees at the Judge Baker Children's Center and Manville School as well as the Board of Directors of Newton Villages, a non-profit city-wide coalition committed to improving the thirteen villages of Newton. He has been appointed to the City of Newton's Economic Development Committee, where Mr. Pears brings his urban design expertise to city projects.

Select Experience

K-12 Education

Martin Luther King, Jr. School
Cambridge, Massachusetts
Currently in the Schematic Design phase for the new 177,000 gsf school (Pre-School to Grade 8) the project is being designed to support the district's new Innovation Agenda and will support Pre K-5 Lower School and a new 6-8 Upper School. The building is designed so that areas such as the preschool, cafeteria, gymnasiums, and auditoriums can be accessed for after hours use while remaining secure and separate from the lower and upper school academic functions. The school provides a unique opportunity to demonstrate thought leadership in education design. The project is targeting Net Zero Energy and expected to achieve LEED Platinum.

Forest Park Middle School
Springfield, Massachusetts
Modernization of the 133,000 sf of the existing building and the addition of a 10,000 sf gymnasium. Fast-track

process with Feasibility Study through Construction Documents to be completed in 11 months. A M.G.L Chapter 149A Construction Manager-at-Risk process is being utilized.

Judge Baker Children's Center and Manville School*
Boston, Massachusetts
The project included 59,000 sf of renovation and 11,000 sf of new construction for 12 classrooms, a multi-purpose room, library, cafeteria, conference rooms, clinical research pods, athletic fields, basketball court, administrative offices. The project also included interior renovations as well as several additions and site improvements, including a large multi-purpose room, parking on the roof connected into the basement of the existing building, a regulation junior high basketball court, new landscaping to provide outdoor play areas, and a new site circulation pattern so that loading activities occur on-site.

* Designates work completed prior to joining Perkins Eastman

John R.A. Pears, RIBA
Managing Principal

Higher Education

Lasell College North Hall

Newton, Massachusetts

101- bed student residence hall that completes the master plan of the Bragdon Quadrangle that Jana, John & Alicia started 12 years ago. The project also relocates 75 spaces of on-grade parking into the new underground parking garage with the rooftop forming half of the quadrangle open space. The project will finish construction July 2012.

Massachusetts College of Pharmacy and Health Sciences*

Boston, Massachusetts

New construction high-rise approved under BRA. Article 80, Large project review with historic approval for impact on existing 100 year old main campus building. Master Plan; Academic Center and Student Residences for 240 Students; Classrooms and Laboratories; Cafeteria

Massachusetts College of Pharmacy and Health Sciences*

Worcester, Massachusetts

Auditoria, Classrooms, Library/ Computer Center; Teaching Laboratories; Research Laboratories; Conference Center; Academic Offices; Administrative Offices; Student Center

Emerson Colonial Residence Hall*

Boston, Massachusetts

Adaptive re-use of existing 10 story historic Colonial Theater building on Boston common with 375 bed student residence. This gut renovation project was completed in phases to allow the Colonial Theater to remain open through construction. The project received LEED Gold Certification and was subject to BRA Article 80, Large Project Review as well as Boston, Massachusetts Historic Commission approvals.

Lasell College Rockwell Residence Hall*

Newton, Massachusetts

New residence hall in sensitive residential neighborhood with underground parking structure.

Lasell College Myrtle Avenue Parking Garage

Newton, Massachusetts

Lasell College Woodland Road Residence Halls*

Newton, Massachusetts

Lasell College Butterworth Residence*

Newton, Massachusetts

Lasell College Campus Center*

Newton, Massachusetts

Lasell College Campus Master Plan*

Newton, Massachusetts

Lasell College Holt Residence Hall*

Newton, Massachusetts

Becker College*

Worcester, Massachusetts

Leicester, Massachusetts

Master Plan; Wellness and Fitness Center and Undergraduate Dormitory

Massachusetts Institute of Technology*

Boston, Massachusetts

Sidney-Pacific Graduate Dorm

University of New England*

Biddeford, Maine

Feasibility Study

Housing

120 Kingston Residences

Boston, Massachusetts

25-Story, 240-Unit luxury market-rate and affordable rental apartments for Forest City/Hudson Group on Boston's Rose F. Kennedy Greenway. Stone clad and glass podium houses first floor

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retail and 3-levels of above grade parking for 70-cars. Approvals included BRA Article 80 large project review. The project is designed to meet the stretch Energy Code and is registered for LEED Silver Certification.

Brookview Village

Marlborough, Massachusetts
Master plan for 80-acre site at intersection of Old Post Road (Beacon) and I-495. The mixed-use concept includes two 200,000-gsf office buildings, 25,000-gsf retail "lifestyle center," and 360 units of market rate housing. During permitting the Master Plan was modified in response to community concerns and the housing reduced to 240 apartments in 4 and 5 story wood-frame buildings situated on a different part of the site.

Cherry Street Housing

Newton, Massachusetts
13-Units of market-rate and affordable housing with office space fronting on street. Underground parking for 18 cars designed to meet MA Stretch Energy Code.

Newstreet Waterfront Housing

Boston, Massachusetts
Waterfront mixed-use project with retail base, underground parking and 240 units market rate rental housing including adaptive re-use of 9-story warehouse with vertical addition to 16. Included BRA Approval.

The Ocean Club*

Revere, Massachusetts
12-story, 240-unit luxury oceanfront condominium project taken through all permitting with arduous CZM approvals to completion of CDs, bidding, VE, and GMP.

Longyear at Fisher Hill*

Brookline, Massachusetts
Four new very high-end mid-rise buildings on site of historic mansion. Complex approval process required, all parking below grade to maintain historic mansion and iconic landscape.

Marion Square*

Brookline, Massachusetts
44 units market rate rental housing with multi-level underground parking garage.

Zero-Energy Home*

Thornton, New Hampshire
Design of a 3,400-sf super-insulated house built to Passiv Haus "standards." Additional green strategies include the installation of photovoltaics, as well as the utilization of formaldehyde-free products, low or zero VOC products, and local lumber and materials.

Paragon Properties*

Brookline, Massachusetts
12-story, 80-unit, 40B project approved in 3-story, 40-foot maximum height zone. Below-grade parking garage.

Taunton Housing*

Taunton, Massachusetts
200 units of low-rise, wood frame, market rate rental housing.

Health Street Development*

Brookline, Massachusetts

ETC Affordable Housing*

Mattapan, Massachusetts

Foster Street Housing*

Littleton, Massachusetts

Charlestown Mixed-Use*

Charlestown, Massachusetts

The Ridge at Falmouth Woods*

North Falmouth, Massachusetts

Pondview Apartments*

Leicester, Massachusetts

11 Foster Street*

Peabody, Massachusetts

60 Foster Street*

Peabody, Massachusetts

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Managing Principal

Senior Living

Lasell Village Supported Living Units & Wellness Center

Newton, Massachusetts

Design of a nine living-unit neighborhood as a renovation/addition within Lasell Village for seniors who benefit from having more access to staff and housekeeping assistance, as well as a new Wellness Center for physician primary-care and massage therapy visits. The units are small studio apartments which open onto communal living, dining and kitchen space. Lasell Village is a unique education-focused CCRC located on Lasell College's Campus. In addition to the 9 supported living units, PE colleagues, Jana Silsby and John Pears lead the design and permitting of the original Lasell Village projects while at a previous firm which includes 182 independent living units, 38 skilled nursing beds, classrooms for the life-long learning program and a central "Town Hall" community center that contains various amenities for residents.

CareOne Sweetwood & Sweet Brook *Williamstown, Massachusetts*

Master Plan for 60 acres site with 120 Unit I.L, and 80 Unit A.L and 200 Bed S.N.F

CareOne Newton Health Care Center

Newton, Massachusetts

200 Bed S.N.F Conversion and Rehabilitation

CareOne Blauvelt Mansion

Oradell, N.J

50 unit I.L and 80 unit A.L plus Corporate Offices for Home Health Care in Historic Mansion

Summit Overlook

Summit, N.J

120 Bed New S.N.F

CenterPoint Foundation*

Fall River, Massachusetts

Fitchburg, Massachusetts

Framingham, Massachusetts

Natick, Massachusetts

Island Elderly Housing, Inc.*

Oak Bluffs, Massachusetts

Lasell Village*

Newton, Massachusetts

Neville Community Partners*

Cambridge, Massachusetts

North Hill Later Life

Care Community*

Needham, Massachusetts

Thompson House at River

Bank Center*

Danvers, Massachusetts

Warren House*

Woburn, Massachusetts

Hebrew Senior Life NewBridge on the Charles

Dedham, Massachusetts

Design of new campus, located on 152 acres of environmentally sensitive land along the Charles River west of Boston, that includes a 100-pupil children's day care center; a Jewish K-8 day school for 450 students; a summer camp; a Jewish community center (Village Center); a 268-bed long-term care facility (220 long-term care and 48 sub-acute); 51 assisted living apartments with subgroups of rooms for residents with dementia; 182 independent-living entry fee apartments; and 24 villas and 50 cottages.

Healthcare

Hunt Medical Center

Danvers, Massachusetts

Master plan for 16-acre former hospital site. Plan calls for renovating and repositioning the existing 150K gsf

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Managing Principal

hospital space into ambulatory surgery center, medical specialty suites and medical office space. Additionally, the plan anticipates creation of a continuum of care campus including additional medical space and various levels of assisted and independent senior living.

Berkshire Health Systems*
Pittsfield, Massachusetts

Beth Israel/Children's Hospital Joint Venture*
Lexington, Massachusetts

Beth Israel Deaconess Hospital-Needham*
Needham, Massachusetts

Beverly Hospital*
Beverly, Massachusetts

Brigham and Women's Hospital*
Boston, Massachusetts
Center for Women and Newborns

City Hospital Birmingham*
Birmingham, United Kingdom

Family Health and Social Services*
Worcester, Massachusetts

Framingham Community Health Center*
Framingham, Massachusetts

Great Brook Valley Health Center*
Worcester, Massachusetts

Holy Family Hospital*
Methuen, Massachusetts

Joint Center for Otolaryngology*
Boston, Massachusetts

Joslin Diabetes Center*
Boston, Massachusetts
Expansion Master Plan*
Lynn Mental Health
Lynn, Massachusetts

Massachusetts General Hospital*
Boston, Massachusetts
Chelsea, Massachusetts
Revere, Massachusetts

Milton Hospital*
Milton, Massachusetts
Renewal Project and Medical Office Building

Partners Healthcare*
Various Locations, Massachusetts

Plastic Surgery Suite Interiors*
Weston, Massachusetts

REN Center*
Brookline Massachusetts
Renal Dialysis Clinic

Rausch Jewish Memorial Hospital*
Boston, Massachusetts
Various LTCH Studies

Southern Jamaica Plain Health Center*
Jamaica Plain, Massachusetts

Veteran's Administration Hospital*
West Roxbury, Massachusetts

Commercial / Retail / Mixed-Use

Paragon Place*
Newton, Massachusetts
Design of a 74,000 sf, two-story retail and parking facility located on Needham Street in Newton's primary retail corridor. Solar panels and other sustainable principles were incorporated into the overall design.

Chatham Bars Inn - Sales Center*
Boston, Massachusetts
Design of a sales center in downtown Boston for a high-end inn and spa located on the waterfront of Cape Cod. The center will combine high-tech audio visual equipment and chic, contemporary materials and detailing in

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John R.A. Pears, RIBA
Managing Principal

such a way that expresses the character
of the historic Chatham Bars Inn.

Restaurant at Newton Station
Newton, Massachusetts

10 Brookline Place West*
Brookline, Massachusetts

201 Broadway*
Cambridge, Massachusetts

888 Washington St.*
Dedham, Massachusetts

Arthur D. Little, Inc.*
Cambridge, Massachusetts

Bank of New England*
Chestnut Hill, Massachusetts

Bedford Lifestyle Center*
Bedford, Massachusetts

Borodinskaya Center*
Moscow, Russia

**Massachusetts Alliance of Economic
Development***
Wellesley, Massachusetts

**Massport - Logan International
Airport***
Boston, Massachusetts

United States Post Office*
Merrimack, Massachusetts

* Designates work completed prior to joining
Perkins Eastman

#196-13

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swarren@newtonma.gov



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

May 14, 2013

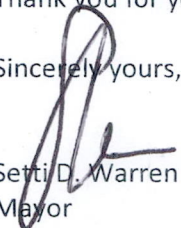
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint Christopher Steele of 702 Chestnut Street, Newton as a member of the Economic Development Commission. His term of office shall expire May 14, 2016 and his reappointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

RECEIVED
Newton City Clerk

2013 MAY 16 AM 10:19

David A. Olson, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Christopher W. Steele

702 Chestnut Street, Waban, MA 02468

(617) 314-6527

chris@ic-associates.com

Investment Consulting Associates

COO, President North America

March 2009- Present

Founder of CWS Consulting Group, which has now become the North American arm of Investment Consulting Associates, a global location advisory and economic development consulting firm. Corporate location projects have included strategy projects for Atlas Copco, Boston Technologies, Keurig and others.

Have also provided considerable assistance to local and regional governments on the topics of economic development, community development, and brownfields revitalization. Clients served include BC Hydro; the City of Calais, ME; the City of Roanoke, VA; Allegheny River Towns Enterprise Zone, PA; the City of Geneva, NY; the US Transportation Research Board; the City of Ellsworth, ME; the Rhode Island Economic Development Corporation; the City of Altoona, PA; and the Western Massachusetts Economic Development Council.

Frequent writer on location strategy and real estate topics for Area Development, Business Expansion Journal, Site Selection Online Insider, and the Journal of Corporate Real Estate. Monthly columnist on real estate development issues for Cargo Business News. An active member of the Industrial Asset Management Council, a frequent presenter at CoreNet's global summits and is on the board of directors at MassEcon.

PREVIOUS POSITIONS:

TranSystems

President, Real Estate Advisory Services

July 2007 – March, 2009

Coordinated the delivery of all US real estate services, including development, redevelopment, right of way, and corporate real estate consulting. Oversaw the establishment of a strategic corporate real estate consulting practice. Clients served include IDS Real Estate Development, First Industrial Real Estate Trust, Freightcar America, and JAFSA Development.

ADP Mintax, Inc.

Director – Location Advisory Services

January 2006 – July 2007

Segment leader for site selection, location strategy, and economic development services. Clients served include Lundbeck USA, Two Chefs on a Roll, and Sanofi Aventis

Christopher Steele, Page 2

Ernst & Young LLP*Senior Manager - Real Estate Advisory Services**August 1994 – December, 2005*

National segment leader for Location Advisory Services in Ernst & Young Real Estate Advisory Services group. Service highlights include in-depth business analysis and potential business outcomes, enabling companies to find communities, markets or sites that match their specific business requirement.

Clients include: HCA The Healthcare Co, Biogen Idec, Aventis, Morgan Stanley, City of West Palm Beach, Blue Cross Blue Shield of Massachusetts, American President Lines (APL), JP Morgan Chase, Washington Mutual, Time Warner Cable, and Olympus America

Durham Affordable Housing Coalition*Research Associate**1992 - 1993*

Analyzed Home Mortgage Disclosure Act (HMDA) data and mortgage lending trends for local banks to measure relative compliance with Community Reinvestment Act (CRA) and identify partnership opportunities for DAHC. Constructed and populated dBASE database structure for cataloging HUD home properties to support DAHC home purchase and rehabilitation efforts.

Kasler Barovick Associates*Research Associate**1991 - 1992*

Provided staff support at a boutique community planning and real estate development firm. Duties and responsibilities included data collection and analysis for public planning documents and exhibits. Prepared portions of master and periodic community development and zoning plans, affordable housing, environmentally sensitive areas, and recreation plans for municipalities in Northern New Jersey.

Performed computer-based location screening and financial analysis in support of site selection for Merrill Lynch's domestic and international back office centers. Developed initial excel-based methodology and coding for interactive location screening model.

ACTIVITIES**Newton Economic Development Commission**

Member, 2010 – present; Chair 2012; Vice-Chair 2011 and 2013

MassEcon

Member, 2005- present; Member Board of Directors, 2011-present

Chair Location Support Committee

Christopher Steele, Page 3

EDUCATION

The University of North Carolina at Chapel Hill

Chapel Hill, NC

Master of Regional Planning, Class of 1994

Concentrations in Land Use Planning and Real Estate Development

Rutgers College

New Brunswick, NJ

Bachelor of Arts, Class of 1991

Major: Psychology; Minor: Chemistry

Item # 214-12 DRAFT FOR DISCUSSION PURPOSES 5/21/13:

Add the following new section:

Sec. 5 - 22 Keeping of junk, debris, or overgrown vegetation in public view.

(a) *Purpose:* The purpose of this ordinance is to help protect the health, safety and welfare of the citizens by preventing blight, protecting property values and neighborhood integrity, and protecting the City's resources by avoiding the creation and maintenance of nuisances on property which are detrimental to neighboring residents, properties or property values.

(b) *Definitions:*

Junk or debris. Any materials or combination of materials including but not limited to scrap, metal, scrap construction materials, rags, plastics, batteries, paper trash, inoperable appliances, inoperable machinery, mattresses, tires, and dilapidated or decayed furniture unusable for its intended purpose.

Overgrown vegetation. Weeds, grass, bushes, or other shrubbery which are untrimmed or unkempt and which may harbor or attract rats and vermin, conceal pools of stagnant water, or are otherwise detrimental to neighboring properties.

Substantial amount. A quantity of junk or debris which occupies more than 375 cubic feet in the aggregate on any one lot in a residential district.

Reasonable amount of time. Sixty (60) days.

Public view. Junk, debris, or overgrown vegetation which may be viewed from public property or ways, or from any location within a direct abutter's residence or property.

Commissioner. The commissioner of inspectional services or his designee.

(c) No owner or occupant of any lot in any residential district shall keep in the public view any substantial amount of junk and debris or a condition of overgrown vegetation for more than a reasonable amount of time. Such keeping of junk and debris or overgrown vegetation is declared a public nuisance.

(d) *Regulatory authority.* The commissioner has the authority to promulgate rules and regulations necessary to implement and enforce this section.

(e) *Enforcement.* The commissioner shall enforce the provisions of this section and shall institute all necessary administrative or legal action to assure compliance.

(f) *Notice of violation.* The commissioner shall issue a written notice of any violation of this section to the owner or occupant of the lot. Said notice shall describe the condition and order that it be remedied within thirty (30) days. If such condition is not remedied within that time, the commissioner may take action to impose the fines described in sec. 5-22 (g) by

criminal disposition or by civil disposition pursuant to authority granted by G.L. c. 40, sec. 21D and by sections 20-20 and 20-21 of these ordinances.

(g) *Penalty.* Any violation of this section, including any rules and regulations promulgated by the commissioner, shall be penalized by a fine of ~~three one~~ hundred dollars (\$100.00) per day for days one through seven that the violation continues; two hundred dollars per day (\$200.00) for days eight through fourteen that the violation continues; and three hundred dollars (\$300.00) per day for each subsequent day the violation continues.; Each day a violation continues shall constitute a separate offense.

(h) Action under this section shall not bar any separate regulation by or action by any other City department for health, fire safety, building code or any other violations.

(i) If any provision of this section is held to be invalid by a court of competent jurisdiction then such provision shall be considered severable from the remaining provisions, which shall remain in full force and effect.