

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE AGENDA

MONDAY, SEPTEMBER 9, 2013

7:45 PM
Room 202

Appointment by His Honor the Mayor

#268-13 BERI GILFIX, 121 Cherry Street, Newton, appointed as a member of THE COMMUNITY PRESERVATION COMMISSION for a term to expire July 10, 2016. (60 days 10/11/13) [07/16/13 @ 4:49PM]

Appointment by His Honor the Mayor

#269-13 JANICE CAILLET, 104 Eldredge Street, Newton, appointed as a member of THE ECONOMIC DEVELOPMENT COMMISSION for a term to expire June 28, 2016. (60 days 10/11/13) [07/16/13 @ 4:49PM]

Appointment by His Honor the Mayor

#273-13 JEAN FULKERSON, 51 Middlesex Road, Newton, appointed as a member of THE NEWTON HISTORICAL COMMISSION for a term to expire July 10, 2016. (60 days 10/11/13) [07/16/13 @ 4:48PM]

Appointment by His Honor the Mayor

#274-13 MARK ARMSTRONG, 61 Vaughn Avenue, Newton, appointed as an architect member of THE NEWTON HISTORICAL COMMISSION for a term to expire July 23, 2016. (60 days 10/11/13) [07/26/13 @ 2:14PM]

Appointment by His Honor the Mayor

#275-13 LAURA FITZMAURICE, 67 Fisher Avenue, Newton, appointed as an *alternate member* of THE NEWTON HISTORICAL COMMISSION for a term to expire July 10, 2015. (60 days 10/11/13) [07/16/13 @ 4:48PM]

Appointment by His Honor the Mayor

#276-13 ELLEN KLAPPER, 46 Cochituate Road, Newton, appointed as an *alternate member* of THE NEWTON HISTORICAL COMMISSION for a term to expire July 10, 2015. (60 days 10/11/13) [07/16/13 @ 4:48PM]

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 Joel Reider at 617-796-1145 or jreider@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting.

Re-appointment by His Honor the Mayor

#277-13 NANCY GRISSOM, 7 Orris Street, Newton, re-appointed as a member of THE NEWTON HISTORICAL COMMISSION for a term to expire July 10, 2016. (60 days 10/11/13) [07/16/13 @ 4:50PM]

Re-appointment by His Honor the Mayor

#278-13 DONALD LANG, 1643 Beacon Street, Newton, re-appointed as a member of THE NEWTON HISTORICAL COMMISSION for a term to expire July 10, 2016. (60 days 10/11/13) [07/16/13 @ 4:50PM]

Re-appointment by His Honor the Mayor

#270-13 NORMAN RICHARDSON, 372 Waltham Street, Newton, re-appointed as a member of THE CONSERVATION COMMISSION for a term to expire July 10, 2016. (60 days 10/11/13) [07/16/13 @ 4:50PM]

Re-appointment by His Honor the Mayor

#271-13 JANE BROWN, 104 Atwood Avenue, Newton, re-appointed as a member of THE NEWTON COMMISSION ON DISABILITY for a term to expire on June 30, 2014. (60 days 10/11/13) [07/16/13 @ 4:50PM]

Re-appointment by His Honor the Mayor

#272-13 ROSEMARY LARKING, 1600 Washington Street, Newton, re-appointed as a member of THE NEWTON COMMISSION ON DISABILITY for a term to expire June 30, 2015. (60 days 10/11/13) [07/16/13 @ 4:48PM]

#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]

#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

#294-13 ALD. DANBERG proposing amendment to **Sec.30-24(f) Inclusionary Zoning** to clarify the limitation on use of public funds in constructing inclusionary units and to expand on where the use of public funds for inclusionary units will be allowed. [08/26/13 @ 12:30PM]

- #295-13 ALD DANBERG proposing amendment to **Sec. 30-24(f) Inclusionary Zoning** by deleting paragraph (11) *Hotels* in its entirety to remove the requirement that new hotel developments must make cash payments to the City in support of housing for low and moderate income housing. [08/26/13 @ 12:30PM]
- #296-13 ALD DANBERG proposing amendment to **Sec. 30-24(f) Inclusionary Zoning** by reorganizing and clarifying the provisions regarding purchaser and renter income limits and sale and rental price limits. [08/26/13 @ 12:30PM]
- #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]

ITEMS NOT YET SCHEDULED FOR DISCUSSION:

Public hearing assigned for September 23, 2013:

- #406-12(2) ALD. JOHNSON requesting that the existing provisions of Sec. 30-20(h)(6) *Election signs*. be deleted and that the following provisions be inserted in place thereof: “Election signs may be erected no earlier than forty-five (45) days before an election and shall be removed within seven (7) days after the election.”
- #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]
- #406-12(3) ZONING & PLANNING COMMITTEE requesting a discussion to review City of Newton Zoning Ordinances Chapter 30-20(h)(6) regarding the size and number of campaign signs allowed on lots. [08/15/13 @ 4:37PM]
- #263-13 ALD. JOHNSON & ALBRIGHT requesting that the Planning Department document a clear and transparent process for the establishment of housing that complies with Massachusetts Chapter 40B statute so that citizens are knowledgeable of the steps needed, decision making points and decision makers. [07/15/13 @ 2:09PM]
- #264-13 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. [08/05/13 @ 12:28PM]
- #265-13 ALD. YATES requesting a report from the Law Department on the decision by the U.S. Supreme Court on the *Koontz vs. St. Johns River Water Management District* and its possible impact on the City’s zoning ordinances. [08/05/13 @ 12:28PM]
- #266-13 ALD. YATES requesting that the Law Department provide the Zoning & Planning and Land Use Committees and other interested members of the Board with legal advice on what parties have standing to challenge zoning ordinances and the relevant court cases involving uniformity. [08/05/13 @ 12:28PM]
- #267-13 LAND USE COMMITTEE proposing to amend Section 30-21(c) to permit de minimis relief for alternations, enlargements, reconstruction of or extensions to lawfully nonconforming structures in which the nonconformity is due to Floor Area Ratio (FAR) requirements set out in section 30-15(u) Table A, subject to administrative review by the Planning Department.

- #222-13 ALD. HESS-MAHAN, ALBRIGHT, BAKER, CROSSLEY, DANBERG, FISCHMAN & JOHNSON proposing to amend the definitions of "Common roof connector", "Common wall connector", and "Dwelling, two-family" in **Chapter 30, Section 30-1** of the City of Newton Zoning Ordinances. [06/07/133 @ 1:31 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]
- #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]
- #80-13 THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]
- #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]
- #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]
- #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]
- #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]

- #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]
- #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]

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]
- #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]
- #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.
- #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]
- #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(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]
- #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]
- #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]
- #152-10 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. [06/01/10 @ 4:19 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]
- #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.
- #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:

- #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

#268-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 10, 2013

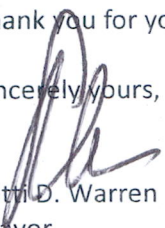
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Beri Gilfix of 121 Cherry Street, West Newton as a member of the Community Preservation Committee representing historic preservation. Her term of office shall expire July 10, 2016 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Seth D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:49
David A. Olson, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

121 Cherry Street
West Newton MA 02465

Zoning and Planning Committee
Board of Aldermen
City of Newton
100 Commonwealth Avenue
Newton MA 02459

I am a lifelong resident of Newton, my grandfather having arrived in Newton in 1898. My children are the fourth generation of my family to reside in Newton. A graduate of Newton's public schools, I have been active in local institutions for many years.

I believe that sustaining and nurturing our historic fabric, and keeping Newton a vibrant and multi-faceted community, enriches the city and all its resident.

I welcome the opportunity to contribute further to the life and vitality of our city.

Sincerely,

Beri Gilfix

Beri Gilfix

OBJECTIVE: To utilize my extensive experience in educational administration, management and Newton non-profit organizations to benefit the City of Newton

PROFILE

- Project management and implementation
- Self-starter
- Strong leadership skills
- Supervisory experience
- Excellent oral and written communication skills

EXPERIENCE

Historic Newton

- Instituted Historic House Plaque program for Historic Newton; plaques commemorate date of construction and original builders/first owners of historic homes and/or businesses; program raises funds for organization
- Created **Newton Salutes**, which allocates free exhibit space in Historic Newton for local non-profits to showcase their history/accomplishments; program increased attendance by 25%
- Organized and presented four-part Heritage of Faith lecture series on historic Episcopal, Baptist, Catholic and Jewish religious congregations; recruited New TV to film and air the series
- Developed and led walking tour of Newton's Nonantum district; recruited New TV to film and air the program
- Volunteer chair of Public Programs and Education; scheduled historic walking tours and organized lectures by local historians
- Planned two-day encampment of the Massachusetts 54th Regiment (African-American Civil War re-enactors) to honor the Museum's role as a federally recognized stop on the Underground Railroad

Adams Street Synagogue

- Created and led Strategic Planning Committee to develop guidelines for hiring first rabbi in synagogue's 90-year history, an effort that culminated in a 50% increase in revenue and membership

- Deliver lectures on the synagogue, history of the congregation and the Jewish community in Newton to the general public as well as church, synagogue and student groups
- Designed and coordinated an on-going direct mail campaign that raised more than \$250,000 for the synagogue
- Chair public events and coordinate publicity efforts honoring activists and volunteers
- Organize major fundraisers annually

Community Development and Volunteer Work

- Volunteer with Newton Tree Conservancy
- Newton Election Commission employee on election days

Leadership

Historic Newton

- Member of the Board of Directors for twelve years
- Volunteer Chair of the Public Programs and Education Committee for five years
- Member of the Strategic Planning committee for four years

The Adams Street Synagogue

- President for two years
- Member of the Board of Directors for fifteen years
- Member of the Education Committee and the Development Committee for over ten years
- Chair of Centennial Committee for synagogue's one hundredth anniversary celebrations

Education

- Brandeis University, Bachelor of Arts in Sociology
- Brandeis University, Master of Arts in Contemporary Jewish Studies

#269-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

June 28, 2013

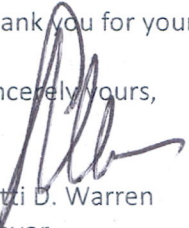
Honorable Board of Aldermen
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Janice Caillet of 104 Eldredge Street, Newton as member of the Economic Development Commission. Her term of office shall expire June 28, 2016 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:49
David A. Olson, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Janice Caillet
Envision | Engage | Execute

Executive in Innovation & Community Revitalization

Innovator and change agent with a passion for being a bridge between people, ideas and opportunities. Co-founded successful organizations as well as mentored and coached leaders and teams in a variety of sectors from technology and telecommunications to social enterprise. International public speaker in areas of leadership, resilience, career empowerment, innovation, entrepreneurship and community revitalization.

PROFESSIONAL EXPERIENCE OVERVIEW

Founder & Chief Catalyst

Boston, MA | 2010 - present

Nonprofit, accelerating innovation and resilience.

Increasing the likelihoods at the individual, organizational and community levels. Two main program offerings: economic acceleration and top delivery.

Economic acceleration: Canadian firm to U.S.; North Philadelphia Community Revitalization initiative.

Workshops: Babson College Academy, Brandeis University, Harvard iLab, Hult University, Possible Project, Dorchester Bay EDC, Career Source and more.

Co-Founder & Chief | Flockd, Inc.

Boston, MA | 2012 - present

Tabletop pyramid as visual connectivity and productivity.

Founder & CEO | Pn Life, Inc.

US, France, UK | 1999 - present

Executive Advisory, Coaching: Individuals, Teams and Organizations in three countries.

UK Clients: Oscar Mayne Hub CoWorking, City of Bristol, Multiple Associations in Bristol, UK

French Clients: Communiations, Cuisine Solutions b2b gourmet frozen food plus over 50 individual coaching clients

US Clients: Startup Amateurs, Startup, FairSetup, Direct Help, online donor relationship service

Partners in Life, Inc. created an online personal and professional coaching portal, CoachingCircles.com

- Produced and hosted professional development events and workshops, from 25 - 500 in attendance.

- Over \$5MM in sales to clients including executives at Fortune 500 companies

Co-Founder | SPARC Ltd. | Successful People Accessing Remarkable Careers

UK | 2008 - 2010

Created UK NGO to leverage time and talent of the under and unemployed while fostering economic growth in local community. Conducted workshops for all societal sectors, from the homeless to executives. Led citywide effort with local government to empower through innovative work trials.

Co-Founder | SendVow Communications

New York, NY | 2001 - 2002

Co-created what is now the world's largest global emergency response systems

Fast Company's 6th annual and Inc's 2009 Top 500 fastest growing companies

Co-Founder, Director of Business Development | WP Studio, Digital City & AOL

New York, NY | 1994 - 1999

Online media and entertainment companies for locally-based content and e-commerce.

1994 Co-Founder studio

- Co-created city-online media service 'Total New York'

- Created and produced revenue generating promotional events for AOL, AT&T, Black & Decker, Connectix, Swee, Prodigy, Sun Microsystems among others

1997 Sold portion of Studio to Digital City Inc. (DCI); joined DCI as full-time member

- Re-created the Dice with team; primary responsibility: business development

- Re-launched Digy on AOL and WWW; 54 city sites and \$10MM/month in revenue

1998 Sold DCI to joined AOL as a full-time member as Director of Business Development

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:49
David A. Olson, Clerk
Newton, MA 02445

Janice Caillet

Envision | Engage | Execute

New Media Innovation Consultant

New York, NY | 1994 - 1995

AT&T Lab's Interactive Division, 'Downtown Digital' (DTD)

- Co-led restructuring of 40-person R&D broadband facility into revenue generating web development

Atlantic Records

- Created strategic business plan and specifications for their Classical Music Division's Online Business

Bankers Trust

- Led initiative with Bankers Trust HR to create an intranet specifically for their women employees

EDUCATION: PUBLIC SPEAKER, CONTINUING EDUCATION & DEGREES

International Public Speaker, from 20 – 2000+ in attendance

Guest speaker and lecturer at Harvard iLab, Brandeis University, Babson College, Hult University, Beacon Academy, Dorchester Bay EDC, TeenLife, Career Source, and more.

Attended seminars, conferences, workshops and continuing education programs in areas of entrepreneurship, innovation, climate change, transition towns, eco-innovation, technology, media, Internet, leadership, group dynamics, coaching, education, community building, conscious capitalism, the under and unemployed, career development, poverty and social services and neuroscience

Bachelor of Arts in Communication with an emphasis in Broadcasting & Film; Business Minor, 1986

International Advertising, Syracuse University London Centre; study abroad program, 1985

JANICE IN THE NEWS (select set)

<u>2067, Times of India</u>	"CoFounder, Flockd" 2012/2013
<u>BBC Bristol, UK</u>	"Our Community in Action" 07/10
<u>Fast Company</u>	"Women & Men, Work & Power" 12/07
<u>Magazine:</u>	"Tracing Our (Grass) Roots" 6/05 & 12/07
	"Experienced Role Model & Leader" 6/99
	"Woman in Power" 11/98
<u>Inc Magazine</u>	"Getting a Line on Customers" 12/06
<u>Wall Street Journal</u>	"True Partners: Janice's New Venture" 3/00
<u>Wired</u>	"Read Me" Re: my favorite books" 8/98
<u>The New York Times</u>	"Janice's roundtable dinner series/salons" 5/97
<u>Forbes Magazine</u>	"Janice's roundtable dinner series/salons" 8/97
<u>@NY</u>	"Top Ten Women in New York New Media" 1996



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#273-13

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 10, 2013

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

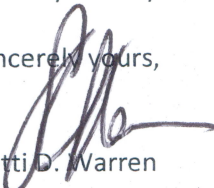
RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:49
David A. Olson, CMC
Newton, MA 02459

Ladies and Gentlemen:

Historical I am pleased to appoint Jean Fulkerson of 51 Middlesex Road, Newton as a member of the Newton Historical Commission. Her term of office shall expire July 10, 2016 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

JEAN FULKERSON, AICP

51 Middlesex Road, Chestnut Hill, MA 02467

Work Experience

Community Coordinator, Newton Safe Routes to School, Newton MA
2008-2009
Coordinated citywide effort to increase number of children walking to school as part of a grant funded program through WalkBoston. Provided support and guidance to citywide task force made up of parent volunteers, school officials, city staff and police officers. Organized walking events and press coverage, conducted survey of parent attitudes toward walking, lobbied public officials for more attention to infrastructure issues, worked with police on increased enforcement.

Principal Planner, City of Newton Department of Planning and Development, Newton MA
2005-2008
Analyzed land use plans with respect to City's zoning ordinance, comprehensive plan, and best planning practices Met with prospective developers and residents, prepared land use memoranda for Board of Aldermen. Guided petitioners through public hearing and special permit review process, prepared Board Orders, reviewed building permit and occupancy permit requests.

Associate Planner, AB Associates, Baltimore, MD

Provided planning services to community development corporations, municipal governments, community organizations, merchant associations, and private individuals. Topics included downtown revitalization, design guidelines, master planning for re-use of historic mill, redevelopment of public housing as a tool for neighborhood revitalization, and site planning. Designed public input processes, facilitated meetings, presented plans, managed architectural and development consultants, prepared urban renewal plans for approval by City Council, secured grant funding, collected and presented data on existing conditions.

Associate Planner, Camiros, Chicago, IL

Participated in all phases of comprehensive, strategic, and neighborhood planning for national consulting firm. Major projects included the preparation of Chicago's successful application to HUD for Empowerment Zone designation, involving intensive public participation process with hundreds of community activists; fiscal impact analysis of the potential annexation by the Village of Lake Bluff of an adjacent unincorporated commercial area; comprehensive plan for the Village of Glencoe, and improvement plan for a minority neighborhood focused on safety, stability and physical improvements.

Other Experience

Curatorial Assistant, Architectural Study Center, Chicago Historical Society, Chicago, IL,
1993
Intern, Landmarks Preservation Council of Illinois, Chicago, IL,
1993
Intern, Planning and Community Development Department, Lower Merion Township, PA
1991-1992

Education

University of Pennsylvania, Philadelphia, PA
Master of City Planning, Graduated with Distinction, First in Class
Master of Science in Historic Preservation
Awards: 1993 City Planning Department Prize for first in class
1992 William L. Wheaton Award for outstanding first year student

Williams College, Williamstown, MA

Bachelor of Arts, Major in Art History with concentration in architecture and design

Personal

Resident of Newton, MA
Member, American Institute of Certified Planners since 1996

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:19
David A. Wilson, CMC
Newton, MA 02458

#274-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 23, 2013

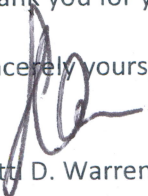
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Mark Armstrong of 61 Vaughn Avenue, Newton as an architect member of the Newton Historical Commission. His term of office shall expire July 23, 2016 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 JUL 26 PM 8:14
David A. Olson, Clerk
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Mark A. Armstrong

Professional Affiliations

American Institute of Architects - AIA
 Boston Society of Architects - BSA
 Leadership in Energy and Environmental Design - LEED AP
 National Council of Architectural Registration Boards - NCARB
 Commonwealth of Massachusetts Board of Registration of Architects
 State of Connecticut Architectural Registration Board
 Auburndale Historic District Commission City of Newton
 Chair, Newton Joint Advisory Planning Group September 2012

Experience

1994-present The Office of Mark Armstrong, Architect LLC
 Principal

Peacher Residence Additions and Renovations, Weston, MA
 Commonwealth Avenue Residence, Back Bay, Boston, MA
 Bergstrand Residence, Chestnut Hill, MA
 ...in association with Anne Snelling-Lee Architects
 The Sports Outlet (feasibility study), Peabody, MA
 Marty's Fine Wines Retail Renovation, Newton, MA In Construction
 Redbones Restaurant Fenway (feasibility study), Boston, MA
 WOO Restaurant, Las Vegas, NV
 ...in association with Anne Snelling-Lee Architects
 MacKinnon Residence, Wellesley, MA Under Construction
 Morris Loft, Boston, MA
 Mussafer Residence, Weston, MA
 Park Place Brookline, Brookline, MA
 Holly Cleaners, Newton, MA
 Chandler Street Lofts, Boston, MA
 Helly-Hansen Store, Natick, MA
 Commercial Wharf Lofts, Boston, MA
 The Fireplace Restaurant, Brookline, MA
 Piedmont Street Lofts, Bay Village, Boston, MA
 The British Beer Company, Sandwich and Hyannis, MA
 Marquis Jewelers, Newton Highlands, MA
 95 Centre Street Condominium, Brookline, MA
 Hold Everything Boutique, Boston, MA
 311-313 Lexington Street Condominiums, Newton, MA
 Shanahan Residence, Chestnut Hill, MA

1990-1999 Leers Weinzapfel Associates, Boston, MA
 Associate Architect

Harvard University Science Center Addition, Cambridge, MA,
 MIT School of Architecture and Planning Renovations, Cambridge, MA
 Berklee College of Music, Office of the President, Boston, MA
 Electronic Frontier Foundation, Cambridge, MA
 MBTA Commuter Rail Station Prototype, Newburyport, MA
 MBTA Park Street Green Line Station, Boston, MA

1989-1990 Koetter, Kim & Associates, Boston, MA
 Staff Architect

Saint Paul's Church and Rectory, Cambridge, MA

1987-1989 Hickox Williams Architects, Boston, MA
 Designer/Project Manager

90 Appleton Street, multifamily row house renovation
 28 West Cedar Street, multifamily row house renovation

Education

1983-1986 Yale University School of Architecture

Master of Architecture

1982 Barbieri Center, Rome, Italy

Center for Architecture and Art History

1979-1983 Wesleyan University

Bachelor of Arts: Art/Architecture

#275.13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swwarren@newtonma.gov

David A. Olson, CMC
Newton, MA 02459

2013 JUL 16 PM 4:49

RECEIVED
Newton City Clerk

July 10, 2013

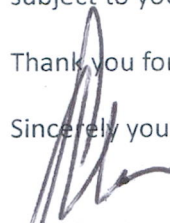
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Laura Fitzmaurice of 67 Fisher Avenue, Newton as an alternate member of the Newton Historical Commission. Her term of office shall expire on July 10, 2015 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor



#275.13

Laura Fitzmaurice, Assoc. AIA, BSA

BIOGRAPHY: Born and raised in the suburbs of New York, New York, I graduated from Cornell University, College of Architecture, Art & Planning, Ithaca, New York, in 1994 with a Bachelors of Architecture. While there I received the James A. Martis Jr. Memorial Scholarship 1993-94. I began working on residential projects 14 years ago.

Though at present I am currently working in residential design, I have previously worked on large budget projects while employed at RTKL Ltd (London office) and then at Shepley, Bulfinch, Richardson and Abbot (SBRA), Boston. Specifically, while at RTKL I worked on the Trocadero Atrium project at Piccadilly Circus, where I coordinated site activities for the renovation of a multi-building complex into a high-tech leisure center. I was Job Captain for Warner Village Multiplex Cinemas at Bolton, Bristol and Leeds (UK). As job caption I modified design and construction documents that RTKL developed for Warner Bros. flagship cinema in Germany to fit differing site requirements and conditions for subsequent cinemas. I coordinated meetings with clients and contractors, and made site visits to oversee construction. I then became a Site Architect for Warner Bros. Multiplex Cinema at Dagenham (UK).

While working at RTKL's London office I won their Leonard Kagan Travel and Design Fellowship for 1997, awarded by RTKL for my proposed research project *Lessons from Temple Bar*. The Leonard Kagan Design Fellowship, is RTKL's in house innovation grant and gives employees a chance to pursue design related research opportunities outside the office. This gave me invaluable experience in putting together research, documentation, and analysis and presenting it in a cohesive package. I received funding and time off to pursue my project on the culturally motivated urban renewal plan for Temple Bar, Dublin, Ireland.

In 2009 I applied for and was awarded a 2010 BSA research grant to record the life and work of Ann Margaretta Cobb, (1830-1911), architect-builder of Newton Highlands, MA. I have given lectures on Cobb at the Newton Free Library and at Harvard University's Schlesinger Library. An exhibit based on this research opened on October 3, 2012 at the Historic Newton's Jackson Homestead.

EDUCATION: B.Arch., Cornell University, College of Architecture, Art & Planning, Ithaca, New York, 1994

WORK HISTORY

DESIGN HISTORY 1998-PRESENT PRIVATE COMMISSIONS

- Kitchen renovation for Maria Carter, 51 Fisher Ave., Newton, MA, 2013
- Addition and house renovation Miriam Michaelson, 49 Duncklee Street, Newton, MA, August, 2012, unbuilt
- Garage & Garage Apartment for Dace Treize, Mashpee, MA, June 2011
- Foyer & Study for Hartnick Residence, 31 Duncklee St., Newton, MA, 2010
- Master Bedroom & Bath renovation for Maria Carter, 51 Fisher Ave., Newton, MA, 2009

David S. Olson, CMS
Newton, MA 02459

2013 JUL 16 PM 4:49

RECEIVED
Newton City Clerk

- **House Addition with Tower for Max Dobler**, East Hampton, NY 2009
- **Kitchen & Bath Renovation & Porch Addition**, 2 Raeburn Terrace, Newton Highlands, MA 2008-9. Victorian house originally designed by Annie M. Cobb.
- **Victorian House Renovation**, renovation and redesign of my own house originally built 1890, 2006 – 2007, Newton, MA.
- **Drew Hammond Residence**, 226 Trapelo Rd., Belmont, design for converting 3rd floor attic space in a 1920's residence into finished space plus bath, 2005.
- **Laird Residence**, 156 Hancock Street, Cambridge, three distinct schemes for converting 3rd floor attic space in a Victorian house into two additional bedrooms plus bath, 2004.
- **Huntington Trust Condominium Association**, 1-3 Dana Street, Cambridge, MA generated design & construction drawings, project managed deck replacement project, for a 1910 brick apartment building, 2004.
- **Max Dobler Sculpture Studio**, East Hampton, NY, 2003
- **269 Harvard Street Condominium Assoc.**, Cambridge, MA. Two design schemes for entry way in 1960s brick apartment complex, 2003.
- **Jane Lindsay Residence**, Roslindale, MA – Designed front and back additions for a circa 1950 Cape, 2002.
- **'A Cambridge House Bed and Breakfast'**, Mass. Ave., Cambridge, MA. Design for two story conservatory, plus rear addition, 1999.
- **Steven Lagakos Residence**, Wellesley, MA Design for conservatory and second story addition, 1998.

WORK HISTORY

2006 **Hubert Murray Architect & Planner**, 204 Erie St., Cambridge, MA.

Worked on contract basis of redesign and renovation of two family house, 9 Chapel Street, Somerville. Work spanned from design phase through contract/bid documents. CAD program: Autodesk

1998- Present Full-time parent working from home. See "Design History" below. Current research project: Clotilde Brewster, American international architect, b 1874.

1997- 1998 **Technical Personnel Services, Inc.**

Worked on the Frances Countway Library renovation for Harvard University at Shepley Bulfinch Richardson and Abbot. Generated design and construction documents for furniture, furniture layouts, staircase.

- 1995-1997 **RTKL-UK Ltd**, 196 Tottenham Court Road, London W1P 9LD.
Job Captain: Warner Village Multiplex Cinemas at Bolton, Bristol and Leeds (UK). As job I modified design and construction documents that RTKL developed for Warner Bros. flagship cinema in Germany to fit differing site requirements in subsequent cinemas. I coordinated meetings with clients and contractors, and made site visits to oversee construction.
- Site Architect:* Warner Bros. Multiplex Cinema at Dagenham (UK).
- Site Architect:* Trocadero Atrium Project, Piccadilly Circus, London. Coordinated site activities for the renovation of a multi-building complex into a high-tech leisure center. CAD program: MicroStation
- 1995 **Glasshouses Ltd**, 63 Islington Park Street, London N1 1QB. *Assistant to architect:* Met with clients and produced design possibilities for conservatories and orangeries. Produced watercolor illustrations; selected floor surface materials.
- 1994 **Lawrence Man Architect**, Cambridge, MA *Assistant to Architect:* Designed and generated working drawings for kitchen extension. Selected surface materials for cabinets, counter tops and floors.
- 1991 **Benjamin Thompson & Associates**, Cambridge, MA *Internship as Architectural Studio Assistant:* Model building at all levels, including models for exhibitions, working and massing models. Layout and graphic design: generated diagrams and maps for various books and guidelines.

GRANTS, AWARDS AND SCHOLARSHIPS

- **2010 BSA Research Grant in Architecture**, title: A Remarkable Woman – Mrs. Annie M. Cobb (1830-1900)
- **Leonard Kagan Design Fellowship** 1997, awarded by RTKL for research project 'Lessons from Temple Bar'.
- **James A. Martis Jr. Memorial Scholarship** 1993-94, awarded by Cornell University, College of Architecture, Art & Planning
- Grant from the **Eleanor Allwork Scholarship Program** 1989, awarded by the NYC/AIA

PAPERS AND LECTURES

- **Self-Guided Walking Tour to Annie Cobb Houses**, printed by the Newton Highlands Village Day Committee, Newton Highlands, MA, June 2011.
- **Schlesinger Library Lunch time Lecture on Annie M. Cobb**, Radcliffe Institute for Advanced Study, Harvard University. March 31, 2011.
- **Newton History Lecture Series**, "Women Breaking Boundaries" - "Ann M. Cobb, Architect and Builder: The Woman Who Shaped Newton Highlands." February 2011
- **Annie M. Cobb, A Remarkable Woman**, BSA Research Grant Report, 2010
- **Lessons from Temple Bar**, manuscript funded by the Leonard Kagan Design Fellowship, 1997, an in house innovation grant awarded by RTKL. Distributed to all RTKL's offices.
- **Historic Newton Walks "A Remarkable Woman: Mrs. Annie Cobb, Architect and Builder"** September 26, 2010. Led walking tour of Cobb houses in Newton Highlands, MA.

#276-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 10, 2013

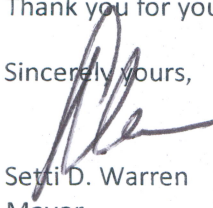
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Ellen Klapper of 46 Cochituate Road, Newton as an alternate member of the Newton Historical Commission. Her term of office shall expire on July 10, 2015 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:49
David A. Olson, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

ELLEN J. KLAPPER

SUMMARY

Creative and resourceful professional with strong sales and marketing skills and a distinguished record of contributions to profitability and productivity. Adept at organizing and planning independently. Extensive knowledge of residential lending market. Excellent at building, developing, and maintaining business relationships that increase productivity. Excellent and frequent public speaker.

EXPERIENCE

Apr 2011 - Present

EASTERN BANK

BROOKLINE AND NEWTON, MA

Mortgage Loan Officer

Responsibilities include business development, branch training in mortgage products, origination of residential loans for 1-4 family homes and investment properties. Excellent in referring Commercial loans and high net worth investment clients to bank partners.

2001 - Apr 2011

WELLS FARGO MORTGAGE COMPANY

NEWTON, MA

Home Mortgage Consultant

Responsible for the origination of loans nationally, with focus on the greater Boston area. Responsible for developing business relationships and adding to productivity of bank. Closed loan pipeline of @\$20-24 million annually

1996 - 2001

PNC MORTGAGE

WOBURN, MA

Mortgage Loan Officer

Responsible for the origination of mortgage loans in the greater Boston area. Knowledge of secondary market, investment loans, and residential mortgages.

1995 - 1996

FRAMINGHAM SAVINGS BANK

FRAMINGHAM, MA

Vice President, Residential Loan Origination

Planned and established a highly successful Residential Loan Origination Department in a volatile and competitive market. Designed new market sensitive products and services that increased market share and supported significant new business expansion.

- Originated own production through an extensive business referral network in the towns of Newton, Needham, Weston, Wellesley and Brookline.
- Developed and trained sales and technical skills of mortgage representatives to ensure knowledge of all FNMA, FHLMC, PMI and bank portfolio programs.
- Developed specialized niche market programs to increase production: Corporate, Builder/Developer, Retail/Branch and Fresh Start/Rehab Programs.

RECEIVED
NEWTON CITY OFFICE
2013 JUL 16 PM 6:49
DAVID A. O'NEILL, MNC
Newton, MA 02459

1989 - 1994

CAMBRIDGE SAVINGS BANK

CAMBRIDGE, MA

Assistant Vice President, Loan Origination Manager

In charge of the development and management of the Residential Lending Department of a \$900 million mutual savings bank. Departmental production goals of over \$105 million annually with a staff of 6 loan officers.

- Personally responsible for originating \$1.5MM each month through an extensive referral network of local business owners, real estate brokers, attorneys and financial professionals.
- Managed incrementally budget increases from \$36MM in 1989 to \$105MM in 1994, consistently outperforming forecast.
- Developed and implemented new mortgage products which were responsible for a significant increase in market share.

1987 - 1989

OLD STONE MORTGAGE COMPANY

FRAMINGHAM, MA

Mortgage Loan Officer

Responsible for the origination of mortgages and the development of a market presence in Newton, Brookline, Wellesley, Weston and Needham. Top producer in loan volumes for two consecutive years, with over \$24MM closed in 1987.

EDUCATION**NEW YORK UNIVERSITY**

NEW YORK, NY

*Master of Arts Degree***NATIONAL SCHOOL OF BANKING**

FAIRFIELD, CT

Advanced Diploma in Banking. Courses included commercial loan analysis, financial management, strategic planning and economic theory.

BOSTON STATE COLLEGE

BOSTON, MA

(now University of Massachusetts, Boston)*Bachelor of Science Degree*

President's Honor List

PROFFSSIONAL AFFILIATIONS

Women's Business Network, Wellesley, MA

PAST PROFESSIONAL ACCOMPLISHMENTS

GREB - Mortgage Finance Committee, Vice Chairperson

Town of Arlington - Fair Housing Subcommittee

Harvard Square Business Association - Board Member

B'nai B'rith Realty Unit - V.P. of Membership

Women Council of Realtors - Treasurer

#277-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 10, 2013

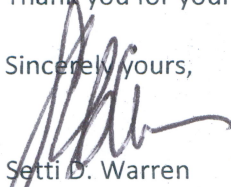
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint Nancy Grissom of 7 Orris Street, Newton as a member of the Historical Commission. Her term of office shall expire July 10, 2016 and her 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 JUL 16 PM 4:50
David A. Olson, Clerk
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Nancy Grissom

- Resident of Newton for over 40 years. Owner of a house built in 1886.
- Realtor/Salesperson with in Newton for over 16 years, currently associated with Hammond Residential in Chestnut Hill.
- GRI and CRS real estate designations.
- Active with the Greater Boston Association of Realtors, currently serving on Grievance and Professional Standards Committees
- Member of the Newton Historical Commission since 2000 with nearly perfect attendance.
- Member of the Auburndale and Newtonville Local Historic Districts as a representative of the Newton Historical Commission.
- Current Member of the Community Preservation Committee as mayoral appointment for historic preservation from Ward 3 and 4. At the end of two 3 year terms. Served two years as chair of the committee.
- President of the Friends of the Newton Free Library.
- Long term interest in Preservation as member and volunteer for Historic New England and Historic Newton for more than 35 years.
- Nearly 30 years experience in the high tech computer industry working for New England Life Ins Co, Digital Equipment, and Data General Corporation – first as a programmer, later in application software product development, and finally in federal sales and marketing.
- Mount Holyoke graduate, where I took courses in architecture.

DAVID A. GRISSOM, CMC
Newton, MA 02459

2013 JUL 16 PM 4:50

RECEIVED
Newton City Clerk

#278-13



City of Newton, Massachusetts
Office of the Mayor

SETTI D. WARREN
MAYOR

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 10, 2013

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

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:50
David A. Olson, CMC
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint Donald Lang of 1643 Beacon Street, Newton as a member of the ~~Historical~~ ^{Historical} Commission. His term of office shall expire July 10, 2016 and his reappointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE



FOOD SERVICE RESIDENTIAL HISTORIC RENOVATION

December 2012

DONALD LANG AIA RESUME

President and Principal Architect

Forty years experience in the business of architecture, construction and development.

ARCHITECTURE**Donald Lang Architects, Inc.** Newton and Cambridge, MA. 1979- 2012

- Created award winning architectural firm serving regional and national clients.
- Provided thoughtful, cost conscious design, litigation sensitive documentation and effective construction administration for public and private clients.
- Specialized in residential and commercial projects involving renovation, restoration and adaptive reuse of 19th and early 20th century buildings.
- Sought by luxury residential developers for multi-unit condominium and townhouse projects utilizing various project delivery methods and integrating new construction with restoration in sensitive or historical contexts in Cambridge, Belmont and Newton MA.
- Developed special expertise for food service projects including location evaluation, concept development, commercial kitchen equipment, complete interior and lighting design packages.
- Developed special design/build packages for national restaurant franchisers providing site evaluations around the U. S., design, construction documents and all municipal approvals.
- Enhanced architectural product quality, increased office efficiency and reduced support personnel overhead by exploiting full technology based systems and equipment including LAN with internet connection, CAD, file and data transfers and in-house color plotting and printing.
- Created marketing programs and graphic materials exploiting traditional "Beaux Arts" free-hand drawing and water color abilities as well as computer based illustration and page design.
- Designed portable furniture, exhibit system and individual corporate trade show exhibits.
- Organized start-up of "INVISIBLE" Products Corporation to manufacture patented furniture and exhibit system. As CEO, provided financing, strategic planning, international sales and marketing. Licensed mature business to international wholesale distributor. \$3.5 million sales.
- Architectural clients included private residences, historic property owners, Towns of Littleton MA and Winthrop MA, Glynn Hospitality Group, Pho Pasteur Restaurants, Bertucci's Restaurants, MacDonalds Restaurants and Giorgio Armani.
- Refer to the DLA web site at www.dlaboston.com for more information.

CONSTRUCTION**Renovate, Inc.** Cambridge, MA. 1971- 1982

- Built successful licensed general contracting firm employing 30 people on multiple sites.
- Excelled at detailed construction estimating, critical path time scheduling, "buy out" contracts for project materials, site supervision, conflict resolution and project cost control.
- Preferred by Boston's BRA, Brookline, Newton and Cambridge Community Development Departments for their highest quality, complex or distressed rehabilitation projects.
- Developed technical expertise for a systematic approach to renovation based on replicable operations, which allowed precise construction cost estimating and scheduling.
- Offered "turnkey" design/build packages including complete architectural documentation, integrated construction contracts, budget, schedule and site procedures for utilizing 100% subcontractor labor force, virtually eliminating cost and schedule overruns.
- Engineered logistical solutions for technical construction in specialized environments, such as "on air" television studios, including critical path and off-hours scheduling.

RECEIVED
 Newton City Clerk
 2013 JUL 16 PM 4: 50
 David A. Olson, CMCA
 Newton, MA 02459

• Clients included cities of Boston, Cambridge, Brookline and Newton, WNEV-TV Channel 7, Unihab/Renovate, Inc., retail stores, restaurants and private individuals. \$8 million completed.

PROPERTY ANALYSIS

Donald Lang Architects, Renovate, Inc. Newton and Cambridge, MA. 1972- 1994

- Created site feasibility studies, zoning analyses, financial proformas and project financing brochures for residential real estate developers. Presented projects to construction lenders.
- Performed inspections of single family houses, condominium units, common areas and multifamily property for prospective buyers, real estate brokers and lending institutions.
- Conducted inspections of commercial property to determine compliance with zoning, building code, access and A.D.A. regulations, physical condition, and feasibility of new uses.
- Inspected 200 units of Boston Housing Authority's Section 8 housing in Boston, Roxbury, Mattapan and Dorchester to evaluate compliance with H.U.D. Minimum Property Standards.
- Northeast regional contractor for inspection and remediation of 1400 units of Massachusetts Rental Voucher Program housing units in Lowell, Lawrence, Methuen, Haverhill, Amesbury, Newburyport, Salem, Beverly, Gloucester, Peabody and Bedford to bring units into compliance with EOCD, state sanitary and Massachusetts building and fire codes standards.
- Measured buildings, prepared and certified plans of residential condominiums for master and unit deed registry filings according to Massachusetts General Laws.
- Prepared Historical Site Analyses for 21E environmental assessments, including coordinated research of municipal and state DEP records.
- Inspected and documented environmental remediation of hazardous waste sites, including underground fuel storage tank removal, surveying, monitor well drilling and water sampling.
- Clients included U.S. Department of H.U.D., Massachusetts EOCD, Comfed Savings, Shelter Innovation, Inc., Ground Water Consultants, Inc. and various Boston attorneys.

EDUCATION

Yale University New Haven, CT. Vincent Scully Lecture Series: 2004

Goucher College Towson, MD. Historic Landscape Preservation Conference: 2004

Boston Society of Architects Boston, MA. Continuing Education Seminars: 1993- 2009

Harvard University Cambridge, MA. Continuing Education: 1982

Catholic University of America Washington, DC. Bachelor of Architecture Degree: 1970

Loomis (Chaffee) School Windsor, CT. Diploma: 1965

HONORS and PUBLIC SERVICE

- Achieved Massachusetts architectural registration. 1979
- Received Housing Design Award for 336 Harvard Street Development. 1980
- Appointed to Harvard Square "Half Crown" Historic District Commission. 1982
- Admitted to American Institute of Architects and Boston Society of Architects. 1983
- Awarded three U.S. mechanical patents for modular furniture/exhibit system. 1986- 1993
- Associate Member Massachusetts Restaurant Association. 2000
- Appointed to Chestnut Hill Historic District Commission. 2001
- Appointed to Newton Historical Commission. 2003; elected Chairman 2007 to present
- Appointed to Massachusetts Architectural Access Board. 2004; elected Chairman 2009 to present
- Appointed to Newton Community Farm Commission. 2005
- Received Newton Preservation Award for Restoration of 999 Chestnut Street. 2008

#270-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 10, 2013

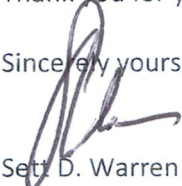
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint Norman Richardson of 372 Waltham Street, Newton as a member of the Conservation Commission. His term of office shall expire on July 10, 2016 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:50
David A. Olson, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Norman A. Richardson**Battelle**

Senior Research Scientist/Ecological Risk Assessor
Environmental Assessment Group

Education

- A.B. Biology, Dartmouth College, 1977
M.S. Science Education, University of Pennsylvania, 1987
Graduate Studies in Entomology, University of California, 1980 - 1983

Qualifications

Mr. Richardson has over 24 years experience conducting environmental studies and ecological risk assessments. An environmental scientist specializing in both terrestrial and aquatic ecology and sediment impact assessments, he has conducted and managed over 150 ecological and environmental assessments for both federal (USACOE, USEPA, US Navy) and state agencies as well as industrial clients primarily in the petroleum and utility sectors. He has broad experience designing and conducting environmental assessments under CERCLA, RCRA, NEPA, and state hazardous waste programs. With experience conducting ecological risk assessments in freshwater, estuarine, wetland, and terrestrial habitats, he has designed, implemented, and managed large and small multidisciplinary projects combining biological, soil, sediment, and surface water quality assessments to support risk evaluations and risk-based remedial decisions. He routinely works with clients to develop strategic risk management approaches designed to optimize risk reduction measures.

Mr. Richardson contributed to the development of ecological risk assessment guidance for USEPA Region I and the Massachusetts DEP and has served as an adjunct professor at Tufts University where he taught an introductory ecological risk assessment course for several years. In addition, he is active in various conservation groups, serves as a municipal Conservation Commissioner, and volunteers for the Charles River Watershed Association where he has assisted in water quality and point source identification studies. Specialized skill areas include: •ecological risk assessment •wetland habitat assessment/mitigation studies •environmental impact assessments •ecological modeling/analysis (including adaptive responses to climate change).

Relevant Experience

Environmental Impact Assessment. Conducting a comparative assessment of the relative environmental impacts of diluted bitumen and crude oils associated with various pipeline release scenarios; the study includes evaluation of fate and transport characteristics along with toxicological effects of component compounds to terrestrial and freshwater organisms.

Environmental Impact Assessment – Offshore Oil Platforms, Nigeria. Prepared a summary study that integrated various bioassessment studies, which had been conducted to assess the potential impacts of produced water release to marine waters in the Niger Delta. Used a qualitative weight-of-evidence approach including the assignment of *a priori* weighting factors to available studies (laboratory toxicity and bioaccumulation, zooplankton community characterization and water column chemistry) and evaluated CORMIX modeling results. Concluded that proposed diffuser design would meet regulatory requirements.

Environmental Restoration Planning – New Orleans, Louisiana. Conducted a detailed exposure assessment including review of existing analytical data to forecast potential ecological harm to bald eagles to support the EPA Region 6 and Louisiana Department of Natural Resources in their plans for a proposed redistribution of Mississippi River water into the Maurepas Swamp, a cypress-tupelo swamp south of Lake Maurepas, to offset climate change related saltwater intrusion impacts and mitigate for historical wetland losses. Conducted a sensitivity analysis of key risk model parameters and identified a priority ranking of additional data requirements that would most effectively reduce assessment uncertainties. Study results were used to prepare a Field Sampling Plan and Quality Assurance Project Plan with additional data collection to establish baseline conditions conducted in April 2007.

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:50
David A. Olson, Clerk
Newton, MA 02459

Norman A. Richardson (Continued)

Ecological Risk Assessment – Johnston, Rhode Island. Prepared and managed the execution of a large scale, multi-year biological assessment program that included macroinvertebrate and fish community studies (including multiple month ichthyoplankton surveys), sediment toxicity testing, and a 4 year study to evaluate reproductive success in insectivorous birds. Designed and managed the execution of a biological tissues sampling program that consisted of sample collection for 3 trophic levels of fish, aquatic macroinvertebrates, emerging insects, and floodplain earthworms in up to 6 separate exposure areas. Used these data to quantify risks to ecological receptors exposed to contamination and to develop remediation goals to assist in site restoration. Provided support to USEPA oversight committee (CSTAG).

In support of the Feasibility Study, conducting a detailed environmental risk analysis, including a net benefits evaluation (i.e., balancing short-term risks associated with remedy implementation with long-term risk/hazard reduction), of the remedial alternatives selected for both sediment and floodplain soil. Integrated requirements of the final Mitigation Rule and state wetland restoration requirements and provided conceptual mitigation design for unavoidable losses of aquatic, wetland and floodplain habitat associated with the individual alternatives.

Aquatic Ecological Risk Assessment– Milford, New Hampshire. Developed a Supplemental Baseline Risk Assessment for the Fletcher's Paint Superfund site focused on historical PCB contamination in the Souhegan River. Prepared a risk assessment work plan and providing senior technical support for the integration of PCB chemistry data from several disparate sampling efforts for exposure estimates. Assisted in developing a sediment remedial footprint for remedial consideration and litigation support.

Ecological Risk Assessment – Gulfport, Mississippi. Conducted a facility-wide Screening Level ERA as part of an RI/FS to investigate the spatial extent of dioxin contamination resulting from leaking drums of Agent Orange stored at the Naval Construction Battalion Center (NCBC) facility in Gulfport, MI. Historical releases had resulted in contaminant migration into the regional drainage system consisting of a series of creeks, bayous, and a large productive estuary. Evaluated analytical data from environmental media (including sediment, surface water, surface soil, groundwater, and fish tissue) to estimate potential ecological risk assessments and to identify areas where a remedial response might be necessary. Participated in Remedial Action Board (RAB) meetings and presented technical findings in a series of public awareness meetings. The project included a strong risk communication focus as local residents have raised environmental justice concerns.

Aquatic Ecological Risk Assessment– Newark, New Jersey. Provided a variety of risk assessment services to the Army Corps of Engineers and USEPA as part of the remedial investigations of the Lower Passaic River Restoration Project (LPRRP) and Newark Bay. For the LPRRP, prepared a pathways analysis report, numerous technical memoranda documenting ecological Toxicity Reference Values (TRVs), residue-based threshold values, uptake factors, and Exposure Point Concentration (EPCs). Currently, supporting a Focused Feasibility Study for the lower 8 miles of the river by estimating both ecological risks under current and future conditions associated with several remedial alternatives. Conducted sensitivity analysis using probabilistic risk assessment techniques to categorize risk uncertainties. Participated in a Baseline Ecological Risk Assessment (BERA) Workshop, attended by resource trustees, EPA, New Jersey DEP, and PRP consultants, where the elements of the risk assessment were discussed and a consensus approach developed.

For Newark Bay, prepared a pathways analysis report and a refined Screening Level Ecological Risk Assessment (SLERA). Following the signing of the MOU by EPA and PRPs, have provided review and oversight of technical documents submitted by the PRPs.

Ecological Risk Assessment – Lago Maggiore, Italy. Conducted an ecological risk assessment focused on the biological impacts of DDT migration into an alpine lake in Italy. Developed a predictive food web exposure model for various mammal species representing insect-, mollusk-, and fish-feeding trophic categories. As the analytical sampling data set was limited both spatially and temporally, used 3-dimensional contouring software to estimate contaminant concentrations in the biologically active zone within the lake. A detailed evaluation of assessment uncertainties associated with the exposure estimates was conducted to support the risk characterization process.

Ecological Risk Assessments – southeastern Florida. Managed risk assessment and biomonitoring/assessment activities for three naval bases (NAS Whiting Field, NAS Jacksonville, and the former NAS Cecil Field) investigated under the U.S. Navy CLEAN program. Presented progress briefings at various meetings with federal and state regulators and resource trustee personnel. Developed long-term biomonitoring/bioassessment programs for

Norman A. Richardson (Continued)

two of the operable units at NAS Jacksonville including sediment bioassays, bioaccumulation and tissue residue studies, and conducted quantitative habitat characterization studies to evaluate potential effects to St. Johns River biota.

Ecological Risk Assessment – Barin, Alabama. Conducted a risk assessment to assess potential ecological impacts associated with lead contaminated soil at a former small arms firing range in Outlying Field Barin, Alabama. Laboratory toxicity and bioaccumulation bioassays were conducted using earthworms and the analytical results were incorporated into an ERA to evaluate potential impacts to the soil invertebrate community and earthworm feeding wildlife. Designed a watershed level analytical sampling and macroinvertebrate community impact study to assess the potential risk posed by groundwater migration from the base.

Tidal Riverbank Wetland Environmental Restoration – Quantico, Virginia. Providing technical oversight for characterization of natural resources (wetland and tidal river habitat) as part of FS planning at the Marine Corps Base at Quantico, VA. Prepared decision documents including DQO components of the Long Term Monitoring Plan and tidal wetland restoration design.

External Peer Technical Review – National Wetland Plant List Update. Providing third party technical oversight to the Corps of Engineers, who is working with other federal agencies to update the National Wetland Plant List. As part of the review process, specific guidance materials that are being used in the updating process are being critically reviewed to ensure compliance with Information Quality Act (IQA) requirements, and at the completion of the voting process, a summary report and will be prepared to document the results and recommendations from the external review process.

Ecological Risk Assessment, New Bedford, Massachusetts. Conducted statistically-based risk assessment using joint probability analysis techniques to estimate distribution of environmental concentrations associated with adverse population-level effects to ecological organisms. Compared these results with the expected PCB concentrations in various environmental media to derive estimates of the probability that the expected environmental concentration would exceed extrapolated toxicological endpoints. Results of key previous studies and the probability analysis were summarized to substantiate conclusions regarding the severity of actual and anticipated ecological impacts.

Aquatic Ecological Risk Assessment– Limestone, Maine. As part of RI/FS activities at the former Loring Air Force Base in Limestone Maine, responsible for technical oversight of all ecological studies at the former Loring Air Force Base (LAFB) consisting of more than 50 sites, organized into 13 operable units, on the 9,000 acre facility. Responsibilities included task management (budget/schedule), study conceptual design, work plan development, biological field study lead, preparation of risk assessment reports, and coordination with technical experts from USEPA, USFWS, Maine Department of Environmental Protection, Maine Department of Inland Fisheries and Wildlife, and NOAA. Studies ranged from the assessment of small historical spills to a basewide surface water and sediment study. Developed and implemented a work plan to assess the ecological health of the aquatic community throughout the entire watershed that included more than 30 square miles of watershed and 30 miles of streams and river. Key components of the assessment included a watershed level study of aquatic macroinvertebrate community structure using the Rapid Bioassessment Protocol, multiple species sediment bioassays, and a habitat suitability analysis for the Atlantic salmon.

Technical Review TMDLs – Orange County, California. In support of the Former Marine Corps Air Stations (MCAS) Tustin and El Toro, provided senior technical review of the Draft Total Maximum Daily Loads (TMDLs) Report for Organochlorine Compounds issued by the Santa Ana Regional Water Quality Control Board for San Diego Creek, Upper Newport Bay and Lower Newport Bay. Identified several technical areas of concern with the proposed TMDLs including ecological and human health exposure assumptions, toxicity factors, and potential watershed loading rates. Prepared a technical memorandum documenting scientific concerns and providing backup information for the public record.

Tidal Riverbank Wetland Environmental Restoration – Baltimore, Maryland. Conducted a wetland delineation and assisted in the preparation of permit applications and a wetland restoration plan for a tidally-influenced stream. The restoration plan focused on stabilizing and restoring a quarter mile of eroding bank that posed a potential threat to shellfish and fish resources in the Chesapeake Bay.

Norman A. Richardson (Continued)

Ecological Monitoring Plan Guidance Development. Prepared a chapter of a new U.S. Navy Optimization Guidance report on approaches to optimizing ecological monitoring programs for contaminated site assessments. Ecological guidance included specifications for developing a Conceptual Ecological Model and establishing Data Quality Objectives to frame monitoring needs. An extensive reference list of available ecological monitoring tools and guidance (including links to internet resources) was also compiled.

Aquatic Ecological Risk Assessment/Ecological Restoration – Corinna, Maine. Conducted a BERA for an ecologically diverse river in central Maine that was historically impacted by discharges from a former woolen mill. Responsible for all aspects of the ecological assessment including coordination with technical experts from USEPA, study conceptual design, and work plan development and execution. Provided technical oversight for all biological data collection activities including: *in situ* and laboratory toxicity tests (groundwater, sediment), hyporheic zone sampling (macroinvertebrate and bacteria) and analysis, tissue (fish, aquatic macroinvertebrates, earthworms) and abiotic media sample collection, and field community assessments. Provided technical oversight for a Non-Time Critical Removal Action (NTCRA) remedy that included removal of a dam on the Sebasticook River, excavation of contaminated sediment, and wetland/riverbank restoration.

Ecological Risk Assessment – Lawrence, Massachusetts. Provided ecological risk assessment and risk management support for a former manufactured gas plant site. Focused ecological investigations on defining background conditions in this heavily industrialized reach of the river and characterizing the overall ecological value of the available habitat. Conducted a river characterization to identify available habitat features (e.g., fish spawning areas, presence of submerged aquatic vegetation) with respect to significant biological resources known to occur in the river (e.g., Atlantic salmon, Short-nose Sturgeon). Conducted a survey of the macroinvertebrate community and assessed differences in faunal diversity and biomass exist between study area and upriver reference locations.

Environmental Risk Analysis. Assisted in the preparation of a report to the EPA Office of Pollution Prevention and Toxics that provided recommendations for additional surface soil sampling data requirements necessary to characterize background PCB concentrations for both national/regional surveys or a smaller site characterization effort. Managed preparation of a risk-based Conceptual Site Model, important fate and transport attributes of PCBs in soils, and a summary of existing state standards.

Ecological Monitoring Plan Optimization. Prepared a chapter of a new U.S. Navy Optimization Guidance report on approaches to optimizing ecological monitoring programs for contaminated site assessments. Ecological guidance included specifications for developing a Conceptual Ecological Model and establishing Data Quality Objectives to frame monitoring needs. An extensive reference list of available ecological monitoring tools and guidance (including links to internet resources) was also compiled.

Soil Sampling Guidance Development. Assisted in the preparation of a report to the USEPA Office of Pollution Prevention and Toxics (OPPT) that provided recommendations for additional surface soil sampling data requirements necessary to characterize background PCB concentrations for both national/regional surveys or a smaller site characterization effort. Prepared a risk-based Conceptual Site Model, important fate and transport attributes of PCBs in soils, and a summary of existing state standards.

Ecological Risk Assessment – Bariboo, Wisconsin. As lead ecologist for the project, conducted ecological risk assessments at 11 sites at an inactive ammunition production facility. Elevated surface concentrations of several inorganic contaminants were determined to pose substantial risks to small mammals and birds. Following a review of the preliminary risk results and feasibility study, designed, and coordinated a small mammal study to assess the significance of risk uncertainties. Concluded based on a statistical analysis of the mammal data that none of the population-level parameters were significantly different between the site and reference locations.

Environmental Permitting Review – Pinauna, Brazil. In support of the permitting process for a proposed off shore oil drilling platform in the northern coast of Brazil, providing technical review and consulting to a major oil company. Critically reviewed a predictive ecological hazard assessment approach and contributed to project team discussions on quantifying effects to various estuarine and marine habitats (including mangrove forests, coral reefs) and specific ecological receptors (i.e., marine mammals, pelagic fish, sea turtles) that could be impacted in the event of a spill.

Norman A. Richardson (Continued)

Ecological Risk Assessment – Alameda, California. Provided senior technical review of several decision documents for Naval facilities NAVFAC Southwest (Feasibility Study for Oakland Inner Harbor, Todd Shipyard and Pier Area, and Seaplane Lagoon) at Alameda Point. Responsible for evaluating calculated human health and ecological risk and developing an appropriate risk-management strategy to mitigate this risk by assessing commonly employed and innovative remedial strategies. Assisted with preparation of a Proposed Plan documenting the preferred remedial strategy, and a Record of Decision. In support of the FS for IR Sites 20 and 24, conducted a probabilistic exposure assessment to critically evaluate potential risks associated with lead exposure to state-endangered California Least Tern. The analysis demonstrated that the proposed remedial goals would provide adequate protectiveness to ecological receptors.

Ecological Risk Assessment – Northborough, Massachusetts. Managed environmental assessment activities (including wetland delineation and ecological risk assessment) at a former rifle and skeet range in central Massachusetts that was being transferred to the City of Northborough by the U.S. Fish and Wildlife Service. At a former small arms (rifle and shotgun) firing range site regulated under the MCP, conducted a Stage II Environmental Risk Characterization (ERC) to assess potential ecological impacts associated with exposure to lead and arsenic in soil, sediment, surface water, and biological tissue. Designed and managed a field sampling program to collect analytical samples to support the ERC and conducted a wetland delineation as part of the ecological characterization. Developed ecologically-protective Preliminary Remediation Goals (PRGs) based on interpretation of ecological benchmarks, contaminant exposure modeling, site-specific laboratory toxicity tests, and by back-calculation of dose models for wildlife.

Ecological Risk Assessments/Windsor, Connecticut. Responsible for designing and managing all ecological assessment studies at a facility that historically manufactured power plants for nuclear submarines. Depending on the operable unit, the assessments focused on chemical exposures only, radiological exposures only, and mixed waste exposures to aquatic biota. Contaminant (chemical and radiological) exposures to downriver aquatic resources including endangered species (freshwater mussel and Atlantic salmon).

Aquatic Ecological Risk Assessment– Saltville, Virginia. Responsible for sampling design, coordination with subcontractors, and preparation of a Baseline Ecological Risk Assessment (BERA) for a large mercury-contaminated river site in Virginia. Developed aquatic and terrestrial food web models to predict inorganic and methylmercury exposure to various wildlife receptors. Analyzed sediment, macroinvertebrate tissue, and fish tissue chemistry data (including speciation data) to quantify the bioavailability and biological uptake potential of sediment borne mercury throughout the affected 26 mile reach of river within the study area. Coordinated with subcontractors responsible for annual fish tissue sampling, effluent and river water toxicity testing, macroinvertebrate community assemblage studies and integrated results into the BERA.

Ecological Risk Assessment/Lavaca Bay, Texas Assisted in developing strategy with federal and state resource trustee agencies and university researchers for a Natural Resource Damage preassessment at a chlor-alkali facility located along the Gulf of Mexico where extensive methylmercury contamination of a primary/secondary bay system had occurred. Critically reviewed previous reports, including the PRP's proposed study design, and collaborated with project technical experts to prepare a work plan specifying additional sampling requirements necessary to support the NRDA. Identified key deficiencies related to the exposure assessment component of the study including: mercury speciation data; data concerning mercury bioavailability in estuarine sediments; and tissue concentrations in invertebrate prey and wildlife. The submitted work plan formed the basis of a negotiated study design.

Biomonitoring Program, Indian Head, Maryland. Developed a biomonitoring work plan to support remedial activities in a mercury-contaminated tidal pond at the Indian Head Naval Ordnance Station (NOS) adjacent to the Mattawoman Creek in Maryland. Sampling program elements included laboratory sediment bioassays, in situ toxicity studies, and macroinvertebrate community studies. Field sampling and laboratory studies conducted prior to, during, and for a period of years following the stream dredging activities. These results were used to evaluate preexisting conditions within the tidal pond as well as the ecological response to remediation.

Biostatistical Sampling Plan Design – Androscoggin River, Maine. Designed and provided technical oversight during the implementation of a fish sampling program in the Androscoggin River in Maine. In conjunction with the Maine Department of Environmental Protection (MEDEP), established sampling locations and protocols for the

Norman A. Richardson (Continued)

study design. Threshold concentrations in fish tissue protective of both human health (fish consumption) and ecological (critical body residues, piscivore prey consumption) receptors were identified in order to establish required method detection levels. Following fish collection and analysis, the results were statistically compared to upriver reference data to determine whether mercury concentrations were significantly elevated in fish samples collected downriver of the point source.

Ecological Risk Assessment, Wilmington, Massachusetts. Provided overall ecological risk assessment lead including risk management strategy development for a site regulated under the Massachusetts MCP. Oversaw site-specific ecological bioassessment data (including frog-embryo toxicity tests, earthworm toxicity and bioaccumulation, and tissue residue data) sampling plan design and implementation. Integrated bioassessment data to evaluate the likelihood of population-level effects to ecological receptors at the site.

Ecological Risk Assessor, Ecological Risk Assessment, Winthrop, Maine. Responsible for ecological risk support for an Alternate Concentration Limit (ACL) demonstration conducted at a former landfill in central Maine. Evaluated ecological impacts to aquatic and terrestrial receptors that occurred in the vicinity of the landfill and developed protective concentration limits (PCLs) for groundwater based on aquatic exposures at the point of discharge. Following ACL development, prepared quarterly reports to assess the possibility of ongoing ecological risks.

Ecological Risk Task Lead, Ecological Assessments, Cape Cod, Massachusetts. Assigned, managed, and provided technical oversight on ecological assessments for numerous sites, presented findings at public meetings, and provided input on a variety of ecological issues associated with investigation and remediation effects at the facility. Conducted a predictive ecological analysis of potential impacts to several salt ponds where VOC-contaminated groundwater was predicted to discharge.

Ecological Risk Assessor, Ecological Risk Assessment, Winthrop, Maine. Responsible for ecological risk support for an Alternate Concentration Limit (ACL) demonstration conducted at a former landfill in central Maine. Evaluated ecological impacts to aquatic and terrestrial receptors that occurred in the vicinity of the landfill. Responsible for developing protective concentration limits (PCLs) that when multiplied by appropriate attenuation factors, represent groundwater concentrations that are not anticipated to result in ecological impacts at the point of exposure where groundwater discharges. Following the ACL development, was responsible for preparing quarterly reports to assess the possibility of ongoing ecological risks.

Ecological Risk Task Lead, Ecological Risk Assessment, Holbrook, Massachusetts. As part of a Feasibility Study at the Baird and McGuire Superfund site, developed an experiment design for a bioassay procedure that was used to determine sediment target cleanup levels for a metal- and pesticide-contaminated stream. An evaluation of the specific correlations between bioassay results and environmental chemistry data indicated that the observable bioassay mortality correlated with only two of the many contaminants detected in sediments. As a result, sediment dredging and stream restoration activities could be focused on these specific contaminants, which simplified the remedial design substantially.

Publications/Presentations

- Kirshen, P., S. Merrill, P. Slovinsky, and N. Richardson, 2011. Simplified method for scenario-based risk assessment adaptation planning in the coastal zone; *Climatic Change*: DOI 10.1007/s10584-011-0379-z; published online 22 December.
- Nace, C., P. Rodgers, A. Maxemchuk, and N.A. Richardson. "Assessing the Significance of BAF/BSAF Uncertainties in the Comparative Risk Analysis of Sediment Remediation Alternatives". The 5th Remediation of Contaminated Sediments Conference, Jacksonville, 2-5 February 2009.
- Richardson, N.A. "Comparative Net Risk Evaluation for Dioxin Remediation Alternatives in a New England Palustrine Swamp". The 29th Annual Meeting of the Society of Environmental Toxicology and Chemistry (SETAC). Tampa, 16-20 November, 2008.
- Richardson, N.A. "Risk-Based Sediment PRGs at the Centredale Superfund Site". The 4th Remediation of Contaminated Sediments Conference, Savannah, 22-23 January 2007.

Norman A. Richardson (Continued)

- Richardson, N.A. "Analysis of Uncertainty in Assessing Ecological Risk of Dioxin Contaminated Sediments". The 27th Annual Meeting of the Society of Environmental Toxicology and Chemistry (SETAC). Montreal, Quebec, 5-9 November, 2006.
- Murphy, M.J., N.A. Richardson, C. Rosiu, and C.Vu. "Risk-Based Sediment PRGs at the Centredale Manor Superfund Site." The 3rd Remediation of Contaminated Sediments Conference, New Orleans, 24-27 January 2005.
- Baker, P., N.A. Richardson, and S. Hegarty. "Reducing Ecological Risk Uncertainties to Improve Remedial Decision Making." The 3rd Remediation of Contaminated Sediments Conference, New Orleans, 24-27 January 2005.
- Richardson, N.A. and C. Rosiu, "Integrating Measures of Ecological Exposure and Effects across Multiple Stressors and Contaminant Migration Pathways." The 22nd Annual Meeting of the Society of Environmental Toxicology and Chemistry (SETAC). 2001.
- McCulloch, W., N.A. Richardson, and J. Livingston, "Definitive Toxicity Testing Using Natural Soil as the Control and Dilution Medium." The 21st Annual Meeting of the Society of Environmental Toxicology and Chemistry (SETAC). 2000.
- Richardson, N.A., C. Rosiu, C. Menzie, and R. Sugatt, "Ecological Impact Assessment of Contaminated Sediment." Workshop presentation at the 16th Annual International Conference on Contaminated Soils, Sediments, and Water. 2000.
- Eschner, T., N.A. Richardson, J. Peters, A. Fogg, and T. Strunk, "Strategic Sampling Approach to Support Risk Assessment at the U.S. Army Sudbury Annex, MA." The 14th Annual Conference on Contaminated Soils. 1998.
- Richardson, N.A., M. Murphy, and J. Bleiler, "Regional Ecological Risk Evaluation of Surface Water/Sediment Contamination at a Large Military Installation." The 15th Annual Meeting for the Society of Environmental Toxicology and Chemistry (SETAC). 1995.
- Richardson, N.A., J. Bleiler, and G. Daukus, "Balancing the Risk of Habitat Alteration and Environmental Contamination in a Contaminated Forested Wetland." The 15th Annual Meeting for the Society of Environmental Toxicology and Chemistry (SETAC). 1995.
- Richardson, N.A. "Introduction to Ecological Risk Assessment." 4-week course given at Tufts University, Center for Environmental Management, Medford. 1993 - 1995.
- Richardson, N.A., K. Roberts, and T. Pride, "Ecological Assessment of Mercury Contamination in the North Fork Holston River." Presented at the Water Environment Federation Specialty Conference Series (Developing Cleanup Standards for Contaminated Soil, Sediment, & Groundwater - How Clean is Clean?). 1993.

#271-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

David A. Oison, CMC
Newton, MA 02459

2013 JUL 16 PM 4:49

RECEIVED
Newton City Clerk

July 10, 2013

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

Ladies and Gentlemen:

I am pleased to reappoint Jane Brown of 104 Atwood Ave, Newton as a member of the Newton Commission on Disabilities. Her term of office shall expire on June 30, 2014 and her appointment is subject to your confirmation.

Thank you for your attention on this matter.

Sincerely yours,

Setti D. Warren
Mayor



1 year

From: GBJONAH@aol.com
To: agonzalez@newtonma.gov
Subject: (no subject)
Date sent: Wed, 29 May 2013 10:46:27 -0400 (EDT)

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:49
David A. Olson, Clerk
Newton, MA 02459

RESUME FOR JANE BROWN

MY GOAL IS TO BE REAPPOINTED TO THE NEWTON DISABILITY COMMISSION.

PROFESSION: SPEECH AND LANGUAGE PATHOLOGY, CERTIFICATE OF CLINICAL COMPETENCE IN SPEECH AND LANGUAGE PATHOLOGY ISSUED BY THE AMERICA SPEECH AND HEARING ASSOCIATION.

EDUCATION: BS, MS, CAGS BOSTON UNIVERSITY.

EMPLOYMENT: SPEECH AND LANGUAGE PATHOLOGY, REVERE PUBLIC SCHOOLS 1972 THROUGH 2001.

DUTIES: DIRECT THERAPEUTIC SERVICES TO CHILDREN, CORE EVALUATION, DIAGNOSTICS, CONSULTATION AND COLLABORATION WITH CLASSROOM TEACHERS, PARENTAL INVOLVEMENT, MEMBERSHIP IN BUILDING BASED SUPPORT TEAMS, SUPERVISION OF SPEECH ASSISTANTS AND UNIVERSITY STUDENTS.

PROFESSIONAL ASSOCIATIONS: MASSACHUSETTS TEACHERS' ASSOCIATION, NATIONAL EDUCATION ASSOCIATION, COUNCIL FOR EXCEPTIONAL CHILDREN, AMERICAN SPEECH AND HEARING ASSOCIATION FOR WHICH I WAS THE STATE EDUCATION AND ADVOCACY LEADER, OFFICER IN THE MASS. SPEECH AND HEARING ASSOCIATION.

MEMBERSHIP: AMNESTY INTERNATIONAL, NATIVE AMERICAN RIGHTS, SOUTHERN POVERTY LAW CENTER, HUMAN RIGHTS COMMISSIONER, NEWTON DEMOCRATIC PARTY, GREENPEACE, SIERRA CLUB, NEWTON DIALOGUES ON PEACE AND WAR, MASS. PEACE ACTION, NEWTON ART ASSOCIATION, JOURNEY. SONGS HOSPICE CHOIR, NEWTON DISABILITY COMMISSION, MEMBER OF THE COMMISSION SINCE 2005

MY BACKGROUND IN SPECIAL EDUCATION MOTIVATED ME TO BECOME INVOLVED WITH THIS GROUP. IT HAS BEEN A RICH EDUCATIONAL AND SOCIAL EXPERIENCE FOR ME. PROFESSIONALLY, I WORKED WITH CHILDREN EXPERIENCING LANGUAGE LEARNING DISABILITIES. THE COMMISSION HAS PROVIDED ME WITH THE OPPORTUNITY TO WORK WITH ADULTS ON A PEER LEVEL TO ENABLE DISABLED PEOPLE TO ACHIEVE EQUAL ACCESS TO COMMUNITY LIFE THROUGH OUR ADVOCACY. THERE HAS TO BE IMPROVED ACCESSABILITY TO ALL ASPECTS OF LIFE, PUBLIC FACILITIES, COMMERCIAL BUILDINGS, TRANSPORTATION IN THE STREETS OF NEWTON. THE COMMISSION HAS PROVIDED ME WITH THE OPPORTUNITY TO RECOMMEND FINANCING THROUGH COMMUNITY BLOCK DEVELOPMENT GRANTS THAT HAVE IMPROVED ACCESSIBILITY THROUGHOUT THE CITY. MAYOR WARREN HAS ENCOURAGED AND ASSISTED THE FORMER MAYOR'S COMMITTEE TO BECOME A COMMISSION. WE HAVE GREATER PROFESSIONAL ASSISTANCE FROM THE CITY. WE NOW HAVE AN INVOLVEMENT WITH THE POLICE DEPARTMENT ON ISSUES SUCH AS HANDICAPPED PARKING. OUR GROUP HAS ACHIEVED A STRONGER PRESENCE IN THE COMMUNITY. I WOULD VERY MUCH LIKE TO CONTINUE TO SERVE AS A MEMBER OF THE DISABILITY COMMISSION.

#272-13



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

July 10, 2013

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

RECEIVED
Newton City Clerk
2013 JUL 16 PM 4:48
David A. Olson, CMC
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint Rosemary Larking of 1600 Washington Street, Newton as a member of the Newton Commission on Disabilities. Her term of office shall expire on June 30, 2015 and her appointment is subject to your confirmation.

Thank you for your attention on this matter.

Sincerely yours,


Setti D. Warren

Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Rosemary Larking
P O Box 620066
Newton, MA. 02462

WORK EXPERIENCE

Consultant, self-employed. Provide information and referral on issues of independent living of disabled persons; conduct workshops in job placement techniques, recreation, legal rights, and adaptive equipment for disabled. June 1, 1982 – present.

Computer Information Specialist, Newton-Wellesley Hospital. Set up database and spreadsheets; input data. August 17, 1992 – Sept.1,2003

Community Advocacy Coordinator, Boston Center for Independent Living, Inc. Developed an active recreation program that was utilized to organize consumers and raise consciousness concerning issues of access, civil rights, and programmatic supports; worked with commissions on disability to organize consumers around state and local issues; represented the agency at numerous meetings; prepared written reports. August 17, 1988 – July 13, 1990.

Project Director, “Access to the Best Music” program of the ProArte Chamber Orchestra of Boston. Administered program of outreach designed to make ProArte’s concerts available to elderly and disabled; served as liaison for the Orchestra and agencies whose constituencies are elderly and disabled; coordinated ticket requests and transportation to concerts; supervised volunteers; performed research and writing to meet publicity and fundraising needs of Program. October 3, 1984 – June 30, 1985.

Assistant Staff Psychologist, Belchertown State School, Belchertown, MA. Counseled adolescent retarded and physically disabled residents; prepared written reports; acted as resource person to program coordinator. September 13, 1976 – June 25, 1977.

Consultant, Regional Advisory Council, Title Iv, E.S.E.A. Advocated for disabled in Massachusetts. June 1975 – July 1979.

EDUCATION

American International College, Springfield, MA. Bachelor of Arts degree;
Major: sociology, psychology, political science; Minor: English

OTHER TRAINING

SBI training in Microsoft WORD, OUTLOOK, EXCEL and
POWERPOINT, Dragon Naturally Speaking, Toolbox, and Web Site

Lotus Corporation – sponsored training in basic functions of LOTUS^{1,2},
November 1986 – July 1987.

Fourth annual conference on adaptive environments, Adaptive Environment
Center, Boston, MA. March 30 and 31, 1982.

American Coalition of Citizens with Disabilities educational workshop,
“Public Transportation for Disabled Persons” in Danvers, MA. December 12
and 13, 1981.

Philosophy Foundation, Boston, MA. Completed course in principles of
philosophy, September – December, 1981.

Family Service Association, Boston, MA. Completed course in assertiveness
training in April, 1981.

AWARDS

1991 – 1992 Pilot International Club Northeast-Potomac District “Disabled
Professional Woman of the Year” Award in May, 1992

Certificate of Appreciation from Partners for Disabled Youth, on August 20,
1990.

1988-1989 Pilot International Club’s “Professional Disabled Woman of the
Year” Award in May 1989.

CITY CLERK
NEWTON, MA 02459

Certificate of Appreciation from Massachusetts Department of Mental Health, May 1987.

Governor's Citation for outstanding contribution to bringing Music to citizens with special needs. April 3, 1985.

Nominee for National Hall of Fame for Persons with Disabilities, July 1988

Certificate of Appreciation from Mass. Association of Paraplegics in

CITY CLERK
NEWTON, MA. 02459

WRITING EXPERIENCE

Winner, Governor's Litter Olympics Award for winning essay, "Don't Give Litter a Sporting Chance!" June 1977.

Winner, Bicentennial Essay Contest, July 1976; Winner, National Arbor Day Essay Contest, April 1974.

"Equal Rights for the Handicapped", article in WOMAN'S DAY MAGAZINE, February, 1974.

Author of bills passed by Mass. Legislature:

-S.1416: a bill calling on the governor each year to issue a proclamation naming the first Sunday in October as "Independent Living Center Day". Signed into law in 1989.

-H.3423: a bill calling for investigation into the needs of physically handicapped. Signed into law on July 9, 1972.

-H.5716: a bill prohibiting discrimination in admission of blind students to state colleges and universities. Signed into law on June 1, 1972.

-H.5050: a bill eliminating medical verification of disability each time a permanently disabled person votes by absentee ballot; verify disability only once. Signed into law on June 2, 1971.

PUBLIC SPEAKING EXPERIENCE

Guest Speaker, Ward School, Newton, MA. Nov. 5, 2009

Guest Speaker, Cabot School, Newton, MA. Nov. 8, 2007

Guest Speaker, "Understanding Handicaps" Program, Newton Public Schools, Newton, MA. 1985 - 1989.

Conducted sensitivity training for Stavix Company chaircar drivers. December 16, 1987.

Speaker, Horace Mann School, March 26, 1987; Speaker, Bowen School, February 10 and 13, 1987; Speaker, Burr School, February 6, 1987; Speaker, SAR Seminar, University Hospital Boston, MA. April 27, 1986; Speaker Horace Mann School, March 27, 1986; Speaker, Burr School, February 14, 1986; Speaker 7th and 8th grade, Noble and Greenough School, Dedham, MA. November 18 and 19, 1985
Speaker, Heath School, Brookline, A. October 23, 1985.

LEADERSHIP EXPERIENCE

Vice-chairperson, MAYOR'S COMMITTEE ON ENVIRONMENT
THE HANDICAPPED, Newton, MA. 1989 – 1993
President, NEWTON-WELLELEY AREA BOARD FOR MENTAL
HEALTH AND MENTAL HEALTH AND MENTAL RETARDATION,
1986 to 1987.
Vice-President, NEWTON-WELLESLEY AREA BOARD FOR MENTAL
HEALTH AND MENTAL RETARDATION, 1985 TO 1986.
Legislative chairperson, NEWTON-WELLESLEY AREA BOARD FOR
MENTAL HEALTH AND MENTAL RETARDATION, 1984 TO 1985.
Vice-chairperson, LUDLOW COUCIL ON THE HANDICAPPED, 1978
TO 1980
Founder and president, WHEELS AGAINST RESTRICTIONS, now known
as DISABLED OF WESTERN MASS. INC. 1972 TO 1973.

VOLUNTEER EXPERIENCE

NEWTON ELDERLY AND DISABLED TAXATION AID COMMITTEE-
2008-present
GOVERNOR'S COUNCIL ON DISABILITY POLICY-1999-Present
MAYOR'S COMMITTEE ON ENVIRONMENT OF THE
HANDICAPPED, Newton, MA. 1988- Present.
WEST-NEWTON NEIGHBORHOOD ADVISORY COMMITTEE- 1993 –
2004
MASSACHUSETTS DEVELOPMENTAL DISABILITIES COUNCIL,
1991 –1995
NEWTON-WELLESLEY-NEEDHAM-SOUTH NORFOLK AREA
BOARD FOR MENTAL RETARDATION, 1989 – 1992
REGIONAL ADVISORY BOARD, VERY SPECIAL ARTS, 1988 – 1990.

CLERK
MA. 02159

NEWTON-WELLESLEY AREA BOARD FOR MENTAL HEALTH AND
MENTL RETARDATION, 1983 – 1989.

BOARD OF TRUSTEES, BOSTON CENTER FOR INDEPENDENT
LIVING, INC., 1982 – 1988.

LUDLOW COUNCIL ON THE HANDICAPPED, 1978 – 1980.

MENTAL HEALTH ASSOCIATION OF GREATER SPRINGFIELD,
1975 – 1981.

REGIONL ADVISORY COUNCIL, SPECIAL EDUCATION, associate
member, 1975 – 1978

MASS COMMISSION TO INVESTIGATE THE NEEDS OF
PHYSICALLY HANDICAPPED, 1972 – 1976.

federal income tax rates. It insures that a small difference in lot size does not give rise to a significant difference in allowed FAR. The proposed scales are shown below:

Proposed Sliding FAR Scale

Lot Size Category (sq. ft.)	SR1	SR2	SR3
	FAR Range for Lot Size Category	FAR Range for Lot Size Category	FAR Range for Lot Size Category
0-4999	.48 to .48	.48 to .48	.50 to .50
5000-6999	.48 to .45	.48 to .45	.50 to .50
7000-11999	.45 to .35	.45 to .40	.50 to .43
12000-14999	.35 to .33	.40 to .35	.43 to .40
15000-19999	.33 to .30	.35 to .35	.40 to .40
20000-24999	.30 to .28	.35 to .35	.40 to .38
25000+	.28	.35	.38

Lot Size Category (sq. ft.)	MR1	MR2/MR3
	FAR Range for Lot Size Category	FAR Range for Lot Size Category
0-4999	.60 to .60	.60 to .60
5000-6999	.60 to .55	.60 to .55
7000-11999	.55 to .50	.55 to .55
12000-14999	.50 to .50	.55 to .45
15000-19999	.50 to .45	.45 to .40
20000-24999	.45 to .40	.40 to .40
25000+	.40	.40

The table above shows that a 12,000 sq. ft. lot in an SR1 district would have an FAR limit of .35, while, at the other end of the lot size category, a lot of 14,999 sq. ft. would have an FAR limit of .3. The chart also shows that a 13,500 sq. ft. lot would have an FAR limit somewhere between these two numbers (it would actually be .33 according to the FAR calculator).

The Working Group considered how this system, which is more nuanced than the current single FAR per zoning district, can be made user friendly. The group suggests that a table of values of FAR limits at specific lot sizes can be given in the Zoning Ordinance text along with the statement that the FAR limits vary proportionately between these points. An online, user-friendly calculator for computing the exact FAR limit applicable to a particular lot can be made available on the City's website so that individuals can quickly figure their exact FAR limit.

The Working Group arrived at these new FAR limits based on their professional judgment about the amount of "mass above ground" that lots in each zoning district can support and still maintain the look and feel consistent with current development and with the *Newton Comprehensive Plan*. As a simple reality check, to see that the new limits would not make a major quantitative change within the city, the group

TABLE A: FLOOR AREA RATIO (FAR) FOR SINGLE AND TWO FAMILY STRUCTURES IN RESIDENTIAL DISTRICTS

Lot Size Category	Less than or equal to 4,999 square feet	5,000 to 6,999 square feet	7,000 to 9,999 square feet	10,000 to 14,999 square feet	15,000 to 19,999 square feet	20,000 to 24,999 square feet	25,000 square feet or more
SR1	Maximum FAR=.46	Maximum FAR ranges from .46 to .43 depending on lot size. Maximum FAR=.46 – [.000015* (lot size-5000)]	Maximum FAR ranges from .43 to .33 depending on lot size. Maximum FAR = .43 – [.000033* (lot size-7000)]	Maximum FAR ranges from .33 to .31 depending on lot size. Maximum FAR = .33 – [.000004* (lot size-10000)]	Maximum FAR ranges from .31 to .28 depending on lot size. Maximum FAR = .31 – [.000006* (lot size-15000)]	Maximum FAR ranges from .28 to .26 depending on lot size. Maximum FAR = .28 – [.000004* (lot size-20000)]	Maximum FAR = .26
SR2	Maximum FAR=.46	Maximum FAR ranges from .46 to .43 depending on lot size. Maximum FAR=.46 – [.000015* (lot size-5000)]	Maximum FAR ranges from .43 to .38 depending on lot size. Maximum FAR = .43 – [.000017* (lot size-7000)]	Maximum FAR ranges from .38 to .33 depending on lot size. Maximum FAR = .38 – [.000010* (lot size-10000)]	Maximum FAR = .33	Maximum FAR = .33	Maximum FAR = .33
SR3	Maximum FAR=.48	Maximum FAR=.48	Maximum FAR ranges from .48 to .41 depending on lot size. Maximum FAR = .48 – [.000023* (lot size-7000)]	Maximum FAR ranges from .41 to .38 depending on lot size. Maximum FAR = .41 – [.000006* (lot size-10000)]	Maximum FAR = .38	Maximum FAR ranges from .38 to .36 depending on lot size. Maximum FAR = .38 – [.000004* (lot size-20000)]	Maximum FAR = .36
MR1	Maximum FAR = .58	Maximum FAR ranges from .58 to .53 depending on lot size. Maximum FAR=.58 – [.000025* (lot size-5000)]	Maximum FAR ranges from .53 to .48 depending on lot size. Maximum FAR = .53 – [.000017* (lot size-7000)]	Maximum FAR = .48	Maximum FAR ranges from .48 to .43 depending on lot size. Maximum FAR = .48 – [.000010* (lot size-15000)]	Maximum FAR ranges from .43 to .38 depending on lot size. Maximum FAR = .43 – [.000010* (lot size-20000)]	Maximum FAR = .38
MR2/MR3	Maximum FAR = .58	Maximum FAR ranges from .58 to .53 depending on lot size. Maximum FAR=.58 – [.000025* (lot size-5000)]	Maximum FAR = .53	Maximum FAR ranges from .53 to .43 depending on lot size. Maximum FAR = .53 – [.000020* (lot size-10000)]	Maximum FAR ranges from .43 to .38 depending on lot size. Maximum FAR = .43 – [.000010* (lot size-15000)]	Maximum FAR = .38	Maximum FAR = .38

Item # 214-12 DRAFT FOR DISCUSSION PURPOSES 9/9/13:

Add the following new section:

Sec. 5 - 22 ~~Keeping of junk, debris, or overgrown vegetation in public view~~ Minimum Standards for Property Maintenance

(a) *Purpose:* ~~The City of Newton is committed to maintaining and improving the quality of life for our residents.~~ 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, ~~and~~ properties or property values.

(b) *Definitions:*

Blight. Any condition that impairs the value, condition, durability or appearance of real property.

Commissioner. The commissioner of inspectional services or his designee.

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.

Nuisance. The storage or accumulation of materials or any other prohibitions under this ordinance that:

- (i) injuriously affects the health or comfort of ordinary people in the vicinity to an unreasonable extent;
- (ii) materially diminishes the reasonable use or value of any neighboring properties;
- (iii) produces a hazardous, or blighted condition of private property, land or structures.

Overgrown vegetation. ~~Keeping, maintaining or permitting to be kept or maintained any~~ weeds, grass, bushes, or other shrubbery which are ~~so~~ untrimmed or unkempt ~~that they present a reasonable expectation of and which may~~ harboring or attracting rats and vermin, concealing pools of stagnant water, or otherwise ~~creating a nuisance or safety hazard~~ detrimental to neighboring properties.

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.

Reasonable amount of time. Sixty (60) days.

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.

Formatted: Font: Not Italic

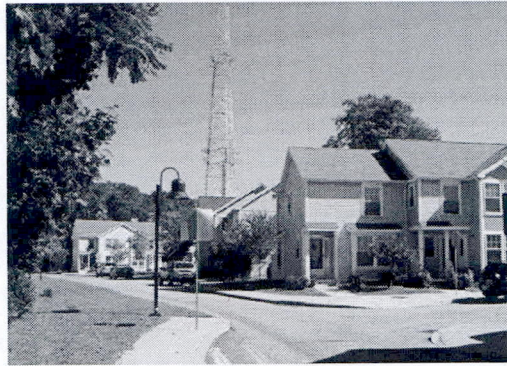
Formatted: Indent: Left: 0.75"

Formatted: Font: (Default) +Body (Times New Roman), Not Italic

- (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~~ sixty (day) days. 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 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.

UPDATING NEWTON'S INCLUSIONARY ZONING

Newton Housing Partnership and Newton Economic Development Committee
May 8, 2013



Crescent Street Condominiums, one of the largest projects developed to date under Inclusionary Zoning

RECEIVED
Newton City Clerk
2013 SEP -5 AM 10:25
David A. Olson, CMC
Newton, MA 02459

Newton's zoning obliges essentially any development of three or more dwelling units to assure that the development contributes to meeting the City's need for affordable housing. Adopted in 1977, those provisions were the first in Massachusetts to do so and one of the first nationally. The rules provide a valuable alternative to the State's Chapter 40B, especially in cases such as mixed use development which commonly is not eligible for Chapter 40B permitting, so it is important that our local inclusionary rules work well.

In mid-2012 a small joint working group was formed by the Economic Development Commission and the Newton Housing Partnership to identify and draft proposals for improvements to the current Zoning's housing-related rules, and have drafted these three proposals to the inclusionary rules for accomplishing that. Each of these three has now been approved by the two sponsoring organizations:

- ❖ Removing the requirement that hotels must make financial contributions to housing needs, given that no other businesses do so;
- ❖ Expanding the circumstances under which public funds may be used in projects subject to this requirement; and
- ❖ Clarifying the complex rules about allowable housing prices and eligible incomes for those served.

Each proposal is independent of the others, and is available on an individual file, so can be acted upon separately. Each requires approval by the Board of Aldermen.

HOTELS AND INCLUSIONARY ZONING

May 3, 2013

Newton Zoning requires a “housing affordability” fee equal to 10% of the valuation of any new hotel rooms created, paralleling the requirement that residential developments of more than three dwelling units must include affordable housing in their efforts. That provision is Zoning Section 30-24(f)(11) Hotels:

“(11) Hotels. Whenever an application for a special permit seeks to increase the density of residential development for a hotel, the board of aldermen shall require a cash payment as a condition of any such grant. The amount of the payment shall be determined as 10 per cent of the number of rooms in excess of that which existed on January 1, 1989 multiplied by the estimated per room valuation following construction, as determined by the assessing department. Payment shall be made in accordance with section 30-24(f)(4).”

That requirement was included in Newton’s initial adoption of Inclusionary Zoning in 1977¹. No other types of business in Newton are required to directly support affordable housing. We know of no parallel provisions in any other community in Massachusetts. Boston zoning obliges large office developments to make “linkage” contributions to serve housing affordability, and in certain overlay districts, Cambridge similarly obliges housing support, but does not explicitly include hotels among the businesses obliged to make such payments.

No hotel has been built or has added guest rooms anywhere in the City of Newton since the hotel fee to support affordable housing was adopted a third of a century ago, so the provision has gained nothing for housing. Many have expressed the view that a hotel would have enhanced the mixed-use development at Chestnut Hill Square, and some have attributed the absence of that use there to the inclusionary requirement in Newton Zoning. A rich variety of businesses have recently located in this City, but no hotels: it is time to consider deleting the fee on hotels for affordable housing from the City’s Zoning.

EVOLUTION OF NEWTON’S HOTEL “INCLUSIONARY” REQUIREMENTS

Newton’s “Inclusionary Zoning” was the first of its kind in Massachusetts when adopted in 1977. It applied to any proposal that “seeks to increase the density of residential development for apartment houses, **apartment hotels** (emphasis added), garden apartments, attached dwellings...” The term “apartment hotel” is not and was not defined in Newton zoning, but Wikipedia offers this as a description:

“An **Apartment Hotel** (also **Aparthotel** and **Apartment-hotel**) is a serviced apartment complex that uses a hotel-style booking system. It is similar to renting an apartment, but with no fixed contracts, and occupants can “check out” whenever they wish.”

¹ Section 24-29(b).
Hotels and Inclusionary Zoning

In 1987, as one part of a set of revisions to the inclusionary zoning, the word “apartment” was deleted from that scoping description, so that all “hotels,” apartment or not, were then subject to the inclusionary requirement, greatly expanding its scope². The remaining language of the inclusionary provisions remained unclear regarding how they would apply to a hotel comprising regular hotel rooms and suites. That omission was addressed a year later, establishing that the requirement would be a cash payment equal to 10% of the valuation of rooms added after January 1, 1989, paralleling the then current requirement for 10% of added housing units to be made affordable. The share of new rooms counted for a hotel fee was not raised when the dwelling unit affordability requirement was raised from 10% to 15% of total units in 2009, reflecting the concern that even the 10% fee was prohibitively expensive for hotels.

WHY REMOVE THE HOTEL/AFFORDABLE HOUSING FEE?

In 2000 the City created an Inclusionary Housing Task Force which addressed and succeeded in gaining resolutions for many problems with the Inclusionary Zoning provisions then in place. An early staff memorandum to that group questioned the types of development to which the provision applies, noting that “The hotel provision has yet to be used.”³ That topic was not one of those eventually addressed, but the observation remains true. Lots of provisions in most zoning ordinances lie unused: that alone is not reason to delete them. In this case, however, there are numerous reasons for doing so. These are among them.

- (a) That fee requirement has had a negative impact on economic development in the City. Hotels are beneficial in the jobs they create and the taxes they pay, and they can be a contributive element in both attracting other businesses and making Newton an even better place in which to live. That apparently unique 10% fee on hotel rooms is at least a deterrent to the development of hotels here.
- (b) That fee requirement, ever since its limitation to **apartment** hotels was removed, singles out one non-residential business activity and requires that it pay a housing fee that no other businesses pay, although there is no rational basis for judging that creating hotels results in greater impact on housing needs than do other businesses. That fee is an unfair and very costly imposition on just one kind of business.
- (c) There has been no rational basis for the amount of the inclusionary fee. For housing, extensive studies made by the City provide a basis for the 15% amount. Businesses do create a need for housing as a result of the housing needs of their employees, some of whom can be expected to live in the same city as the business, and some of those normally expected to live locally would presumably have incomes too low to support Newton housing costs. That is the rationale for “linkage” programs such as Boston’s. Doing the research necessary to justify a linkage fee for hotels would be complex and costly, quite possibly more costly than the fees that might result in return, and unfair unless broadened to include other business categories.
- (d) Even after being “improved” in 1988, the present language regarding fees is cloudy at

² Ordinance No, S-292, December 7, 1987 amending Section 30-24(d)(5)(a).

³ Whitney Rearick memo to the Inclusionary Zoning Committee, January 10, 2001
Hotels and Inclusionary Zoning

best, making it difficult to interpret fairly. Were the City to retain the fee requirement, it should invest in the Zoning being thoroughly revised.

- (e) That fee requirement projects a negative message to the business community: here is a City with an imposed cost to business that is apparently without parallel within the region.

WHAT WOULD DELETION OF THE HOTEL FEE ENTAIL?

The Newton Zoning Ordinance provision for a hotel inclusionary requirement is contained in the single paragraph that comprises Section 30-24(f)(11), and is mentioned nowhere else in the Ordinance. Further, there are not any references to that subsection anywhere else in the Zoning Ordinance. All that deletion of the provision would require would be deletion of that subsection, inserting "Deleted" or a similar place-holder to preclude the need for changing the numbering of the subparagraphs that follow it. There appears to be no reason for other wording changes in relation to this amendment.

INCLUSIONARY ZONING AND PUBLIC FUNDING

May 8, 2013

Newton's inclusionary zoning provision at § 30-24(f)(9) states that developers may not use public funds in order to meet the affordable share of housing that is obliged by that requirement (15% of the dwelling units in developments exceeding two dwelling units). However, under the current rules, the funding restriction would not apply if the public funding would be for the purpose of exceeding the required share of affordable units, or if the developer is a non-profit housing organization proposing that half or more of the units being developed will be affordable.

Inclusionary zoning was created to offset the imbalance otherwise created by housing development that serves only those able to afford the relatively expensive units that the market supports. Zoning has been seen as a means of complementing scarce public funds in the effort to protect the City's socio-economic diversity by offsetting the imbalance that new development would otherwise create. Use of scarce public funds to support the zoning-required share of new affordability was seen as a misuse of those funds. However, development which goes beyond that required share in providing affordability is a different story, so the exemption noted above was made part of the rule.

Over time the price gap in Newton between the lower reaches of market-rate units and what is considered "affordable" has grown, leading to the need for more creativity to achieve any affordable units at all in this City. Developments permitted under Chapter 40B, a Massachusetts statute with intent similar to Newton's inclusionary zoning, now commonly involve both relief from local zoning and financial assistance from public or charitable institutions. For example, the recent 40B development at 330 Commonwealth Avenue was granted public funds that enabled it to proceed at a far more compatible density than would otherwise have been feasible. Parkview Homes on Lexington Street was another recent 40B development that used both public funding and regulatory relief to enable pricing all of the units below market levels, not just the required 15% of them.

Modest rewording of Newton's inclusionary zoning rule could reasonably expand the usefulness of that zoning by allowing additional "hybrid" approaches under it, offering further avenues for achieving affordability while still gaining full public benefit from the inclusionary provision. That is the intent of the following draft zoning amendment. First, it adds a definition of "public development funds" to clarify that such programs as tenant-based rental assistance are not disallowed for units developed under inclusionary zoning.

Second, the language of Section 30-24(f)(9) Public Funding Limitation would be expanded to add two new ways in which public development funding would be allowed within inclusionary requirements. One would be where that funding would enable some or all units to be priced to be affordable at incomes substantially below the usual (in Newton) 70% of the area median

income. The other would be where that funding would support special accommodation beyond code requirements for households having special needs for person(s) with disabilities.

In light of those expansions on allowance of public funding, the current exemption from these rules for non-profit development proposing more than 50% of the units to be affordable would be removed, assuring that they, too, would be subject to review for soundness.

Possible language is as follows.

1. Amend Zoning Section 30-24(f)(1) Definitions by inserting the following definition at its appropriate alphabetical location:

“(f)(1)d) ‘Public development funds’ shall mean funds for housing construction or rehabilitation if provided through a program eligible to serve as a ‘subsidy’ under 760 CMR 56.00 Comprehensive Permit; Low or Moderate Income Housing.”

2. Amend Zoning Section 30-24(f)(9) so that it reads as follows:

“(f)(9) Public Funding Limitation. The intent of section 30-24(f) is that an Applicant is not to use public development funds to construct Inclusionary Units required under this section. However, this provision however, is not intended to discourage prohibit the use of public funds to-as necessary for any or all of the following if chosen by the applicant and found by the Director of Planning and Development to be consistent with the intention of this provision:

"a) ~~G~~generating a greater number of affordable units than are otherwise required by this subsection;

"b) Lowering the maximum eligible income limit for some or all inclusionary units by at least ten percentage points below that stipulated in § 30-24(f)(1).

"c) Exceeding regulatory requirements in providing for persons having disabilities.”

~~“If the Applicant is a non-profit housing development organization and proposes housing at least 50 per cent of which is affordable to Eligible Households, it is exempt from this limitation.”~~

Non-redlined, the possible language is as follows.

1. Amend Zoning Section 30-24(f)(1) Definitions by inserting the following definition at its appropriate alphabetical location:

“(f)(1)d) ‘Public development funds’ shall mean funds for housing construction or rehabilitation if provided through a program eligible to serve as a ‘subsidy’ under 760 CMR 56.00 Comprehensive Permit; Low or Moderate Income Housing.”

2. Amend Zoning Section 30-24(f)(9) so that it reads as follows:

“(f)(9) Public Funding Limitation. The intent of section 30-24(f) is that an Applicant is not to use public development funds to construct Inclusionary Units required under this section. However, this provision is not intended to prohibit the use of public funds as necessary for any or all of the following if chosen by the applicant and found by the Director of Planning and Development to be consistent with the intention of this provision:

- "a) Generating a greater number of affordable units than are otherwise required by this subsection;
- "b) Lowering the maximum eligible income limit for some or all inclusionary units by at least ten percentage points below that stipulated in § 30-24(f)(1).
- "c) Exceeding regulatory requirements in providing for persons having disabilities.”

CLARIFYING AND SIMPLIFYING “INCLUSIONARY UNITS”

May 3, 2013

“Inclusionary units” are those housing units that meet Newton’s inclusionary zoning rules regarding below-market “affordable” housing units, so they qualify in satisfying the City’s requirement that at least 15% of the units in multifamily developments creating three or more units must be affordable at below-market rent or sales prices. The definition of “inclusionary units” in the Zoning Ordinance takes a page and a half, but still leaves some points not covered, and in the view of most who have worked with it, the content is difficult to understand, and it is substantively flawed in certain respects. The following does three things:

1. It addresses the identified clarity issues in that definition and related provisions.
2. It illustrates how a small change in the pricing rule regarding for-sale units could improve administrative simplicity.
3. It greatly shortens the definition of “inclusionary units” by moving most of its substance out of the definition and into a location where it joins related provisions.

1. REVISE TERMINOLOGY (Section 30-24(f)(1)a))

That which HUD publishes as being 80% of the Area Median Income (AMI) is not simply 80% of what HUD publishes as the Area median, but rather is the result of a policy-based federal computation, with results in actual percentages that vary over time from area to area. For federal FY2013, HUD reports that the Boston region’s AMI for a four-person household is \$97,800. Eighty percent of that equals \$78,240, but HUD has established this Area’s current 80% of median income as being \$65,000 instead. It is therefore important to be clear that the dollar amounts of income limits to be used under Newton’s Zoning are to be based on income levels as published by HUD, and where HUD has no published figure, to be as determined by the City.⁴

Further, there is an inconsistency in how household size and bedroom count are related in the current Ordinance. The definition for “eligible household” sets household size as the number of bedrooms plus one, while the definition of rental units sets household size as 1.5 times the number of bedrooms, presumably rounded up. Those measures differ in the number of residents for studio units and for all units having 3 or more bedrooms. This draft uses number of bedrooms plus one consistently when calculating rental charges or sales price and eliminates any reference to “bedrooms plus one” when referring to “household income limit.”

⁴ For example, HUD has no published 70% of AMI. 70% of the published 100% AMI of \$97,800 in 2012 would be \$68,460, almost equal to the published 80% figure. Alternatively, for some applications the City calculates 70% of AMI as being half-way between HUD-published 60% and 80% figures, or \$61,840, a sensible level. Consultants to the Riverside developers have calculated the unpublished 65% figure as being \$63,570 using HUD’s methodology, while the City’s approach (65% being ¼ of the way between 60% and 80%) would result in a \$60,260 figure for 65% of AMI, significantly lower. The City, not developers, should determine the appropriate figures.

To implement the above, revise subsection 30-24(f)(1) Definitions to read as follows.

"(1) Definitions

"a) 'Household income limit' at any given percentage of the area median income (AMI) shall be defined as being the income limit adjusted by household size at that percentage as published by the U.S. Department of Housing and Urban Development (HUD) for the designated statistical area that includes the City of Newton or, for percentage levels not published by HUD, as calculated by the City.

"b) 'Inclusionary Unit(s)' shall mean any finished dwelling unit that meets the provisions of Section 30-24(f)(3) Inclusionary Units."

2. RELOCATE AND CLARIFY PROVISIONS FORMERLY IN §30-24(f)(1)b) (proposed §30-24(f)(3))

Clarifications that have been identified include the following locations (referenced to existing §30-24(f)(1)b) locations).

- i) The rent limit is proposed to be tied to the unit size rather than household size, since rent shouldn't change when household size does so (with an exception for households holding vouchers), and clarification is proposed regarding how bedrooms and income limits are to be related.
- ii) Currently rental units must be priced for household incomes averaging 65% of AMI and not exceeding 80% of AMI. The clarity of that in the Ordinance could be improved to make clear that developers may choose to simply price all of the units at 65%, departing from that to create a range of incomes only if they so choose. As an alternative, the revision might simplify understanding, and perhaps administration, by specifying what the alternatives to simply 65% of AMI might be.
- iii) The DHCD *Comprehensive Permit Guidelines* referred to are periodically revised: language to this section could be added to be clear that the Guidelines apply "as amended."

Note that only the first paragraph currently exists at this location: the basis for all that which follows it currently exists in Section 30-24(f)(1), with suggested revisions incorporated below. Also note that currently the Zoning Ordinance does not specify what share of income spent on rent represents the limit on affordability. The staff-drafted July 2008 "Newton Affordable Rent Policy" does so (40% of income if including utilities, 35% without), and also lowers the affordable rental price limit to which those percentages apply from 80% to 70% of AMI, which neither this draft nor DHCD's SHI guidance do. To implement this proposal, add to and revise Section 30-24(f)(3) so that it reads as follows.

"(3) Inclusionary Units.

- "a) *Number required.* Where a special permit is required for development as described in section 30-24(f)(2), inclusionary units shall be provided equaling no fewer than 15% of the number of dwelling units proposed to be added by the development, exclusive of existing dwelling units to be retained. For purposes of calculating the number of inclusionary units required in a proposed development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit. Inclusionary units shall comprise at least 15% of the units to have been offered for sale or rental at each point in the marketing of the development.
- "b) *Rent and sale price limits.* Rent and sale price limits for inclusionary units shall be set based on the assumption that household size equals the number of bedrooms plus one, regardless of the actual number of persons occupying the unit, as may be further specified in guidelines provided by the City in its then-current Affordable Rent or Sales guidelines or, if not specified there, as specified by DHCD in its Local Initiative Guidelines for 'Maximum Sales and Rents,' as most recently revised at the time of marketing.
- "i) *Sales unit price limit.* Inclusionary units for sale shall be priced to be affordable to a household having an income ten (10) percentage points lower than the income limit for that unit as provided in subparagraphs (ii) and (iii) below and the assumed household size based on paragraph b) above. The price is 'affordable' if the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, hazard insurance, and one parking space do not exceed 30 percent of the monthly income of a household at the assumed household size. Buyers will be eligible so long as their total housing cost including the services identified above does not exceed 38% of their income."
- "ii) *Purchaser income eligibility limit: fewer than three for-sale units.* Where fewer than three Inclusionary Units are provided in a development under section 30-24(f)(3), the household income limit for those units shall be 80% of the AMI and the Inclusionary Units shall be priced for affordability to households having incomes of not more than 70 per cent of the AMI at the time of marketing of the Inclusionary Units in question.
- "iii) *Purchaser income eligibility limit: three+ for-sale units.* Where three or more inclusionary units are provided in a development under section 30-24(f)(3), for at least two-thirds of the inclusionary units offered for sale (rounded to the nearest whole number) the household income limit shall be not more than 80% of the AMI and the sales price shall be affordable at not more than 70% of the AMI at the time of marketing. The sales price for the remaining inclusionary units may be set based on any level(s) up to a household income limit of 120% and a sales price affordable at 110% of the AMI at the time of marketing.

"iv) *Rental unit price limit.* Inclusionary rental units are to be priced to be affordable to a household having an income at the household income limit for that unit as provided in subparagraphs v and vi below. For Inclusionary Units, the monthly rent payment, including one parking space and including heat, hot water, and electricity shall not exceed 30 percent of the applicable household income limit for the Inclusionary Unit, adjusted downward for any of those services not included. For a household with a Section 8 voucher, the rent and income limits are to be as established by the Newton Housing Authority with the approval of the U.S. Department of Housing and Urban Development.

"v) *Renter income eligibility limit: two+ rental units.* Where two or more Inclusionary Units are provided for rental in a development under §30-24(f)(3), the percentage of AMI used for establishing rent and income limits for all inclusionary units in the development shall average no more than 65 percent of the AMI.

“Alternatively, where two or more Inclusionary Units are provided for rental in a development under section 30-24(f)(3), they may be provided such that at least fifty percent (50%) of such units are priced for households having incomes at 50% of the area median income, and all other remaining Inclusionary Units are priced for households having incomes at 80% of the AMI.

"vi) *Renter income eligibility limit: one rental unit.* Where only one Inclusionary Unit is provided in a development under section 30-24(f)(3), the Inclusionary Unit shall be priced for a household income limit and rental affordability at not more than 80 percent of the AMI.

"c) *Qualification as Local Action Units.* Inclusionary units must be qualified as ‘Local Action Units’ pursuant to the requirements of the *Comprehensive Permit Guidelines* of the Massachusetts Department of Housing and Community Development, Section VI.C Local Action Units, as in effect June 1, 2009 as the same may be amended from time to time, unless:

"i) The household income limit for the unit exceeds 80% of the AMI, or

"ii) The unit is exempted from this requirement by another provision of section 30-24(f), or

"iii) The unit is exempted from this requirement by a provision included in the special permit authorizing the development, based on special circumstances applicable to that development, or based on changes in the DHCD regulations or guidelines.”



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

MEMORANDUM

To: Alderman Hess-Mahan

From: Newton Fair Housing Committee [via email]

Via: Robert Muollo, Housing Planner

Cc: Trisha Guditz, Housing Programs Manager

Date: March 13, 2012

Re: Proposed revision to Newton Zoning Ordinance Sec. 30-24(f)(8)(b) regarding local preference

RECEIVED
Newton City Clerk
2013 SEP -5 AM 10:25
David A. Olson, CM
Newton, MA 02459

In an effort to promote consistency across Newton's various housing programs, the Newton Fair Housing Committee and its predecessor Fair Housing Task Force have developed and revised Guidelines for resident selection preferences, applicable to housing developments that are subject to oversight by the City of Newton through either funding or regulation¹. In 2009 the Board of Aldermen adopted amendments to the City's inclusionary zoning provisions making them consistent with that guidance, and administrative guidelines for most City-funded or administered housing programs have been similarly made consistent.

Since then the Fair Housing Committee has twice approved revisions to its guidance materials. In 2010 they were revised in order to provide more clarity regarding the preferences for units to serve households that include persons with disabilities. On March 7, 2012 the Committee approved revisions intended to make clear how preferences are to be handled for the households that the development would displace. On the following page is the text of a proposed amendment to the City's inclusionary zoning preference provisions to incorporate those two changes.

The changes replace Section 30-24(f)(8)(b) subsections v) and vi), changing substance regarding the two topics cited above, while reorganizing and expanding the language for clarity. The words in the proposal reflecting important substantive changes are shown in green and underlined. Following the proposed text are the existing provisions proposed to be replaced.

¹ Excluding housing developed or administered by the Newton Housing Authority, whose selection preferences are dictated by federal requirements that differ significantly from those judged appropriate for other housing in the City.

PROPOSED ZONING AMENDMENT

Revise the Newton Zoning Ordinance at Section 30-24(f)(8)b) by deleting subsections v) and vi, and inserting a new subsection v) to read as follows:

"v) Preference shall be given for qualified applicants as follows. First preference for initial occupancy shall be given to applicants who are being displaced as a result of the construction, alterations, or rehabilitation involving the unit in question, and are qualified for the unit in terms of household size, income, and if relevant for the unit, disability, as provided below, unless such preference would be unallowable under the rules of a source of funding for the project.

"Following that, preference shall go to any other qualified applicants who fall within any of the following equally weighted categories:

"(a) Individuals or families who live in Newton.

"(b) Households with a family member who works in Newton, has been hired to work in Newton, or has a bona fide offer of employment in Newton.

"(c) Households with a family member who attends a public school in Newton.

"As set forth above, preference for dwelling units having features that are designed, constructed, or modified to be usable and accessible to people with visual, hearing, or mobility disabilities shall, for first occupancy, be assigned to displaced applicants needing the features of the unit. All other applicants shall be assigned in the following order of priority: (a) first to households having preference under one or more of the three categories listed above that include a family member needing the features of the unit; (b) then to households without a preference that include a family member needing the features of the unit; (c) then to other households based on the preferences described above; and (d) then to other qualified applicants."

EXISTING ZONING

Zoning subsections 30-24(f)(8)b)v) and vi) currently read as follows:

- "v) Preference shall be given for qualified applicants who fall within any of the following equally weighted categories: (1) individuals or families who live in Newton; (2) households with a household member who works in Newton, has been hired to work in Newton, or has a bona fide offer of employment in Newton; and households with a household member who attends a public school in Newton.
- "vi) Preferences for those dwelling units which are designed or modified to be accessible to people with disabilities shall be assigned (a) first to households that as well as having one or more of the four preferences above also include a member needing the features of the unit, then (b) to households having none of the above preferences but that include a member needing the features of the unit, then (c) to other households having one or more of the preferences above, and then (d) to other applicants."