



# Real Property Reuse Committee Agenda

## City of Newton In City Council

**Tuesday, November 19, 2019**

**7:00 PM**  
**Room 205**

### **Items Scheduled for Discussion:**

**#295-19(2) Joint Advisory Planning Group for West Newton Armory**

THE CITY COUNCIL PRESIDENT submitting pursuant to §2-7(2)b) of the City of Newton Revised Ordinances, 2017 the following list of City Council appointees to serve on a Joint Advisory Planning Group (JAPG) to make recommendations on the future use of the West Newton National Guard Armory at 1135 Washington Street, which was declared available for sale or lease on September 17, 2019:

- (E) Mitchell Fishman, 41 Brush Hill Road, Newton
- (G) Lawrence Bauer, 42 Eliot Memorial Road, Newton

*Public Hearing to be opened on:*

**#349-19 Reuse of parcel of land on Brackett Road**

DIRECTOR OF PLANNING & DEVELOPMENT submitting on September 13, 2019 a letter recommending that a 1200 sq. ft. parcel of land on Brackett Road, Ward 7, Newton Centre, known as Property ID: 73005 0002A be made available for sale or lease pursuant to Ordinance Section 2-7.

Respectfully submitted,

Victoria Danberg, Chair

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



## Mitchell L. Fischman, Principal Mitchell L. Fischman Consulting LLC

Mr. Fischman has over 45 years of experience in planning, environmental consulting and real estate development in the public and private sectors. He supervises teams of planners, scientists, engineers and surveyors on various environmental, planning and permitting projects, particularly those requiring close coordination with local and state agencies, and community interest groups.

His past experience includes senior level planning and development positions at the Boston Redevelopment Authority (BRA) from 1972 to 1987 including Deputy Director for Development and Urban Design, Director of Institutional Planning and Development, and Project Manager for Downtown and Back Bay Projects. During his 15-year tenure at the BRA, he was active in both real estate and institutional development projects throughout Boston's neighborhoods. Between 1987-1996, he was a permitting/planning consultant for HMM Associates/Earth Tech. Between 1996-2008, he was Vice President of Daylor Consulting Group and a permitting/planning consultant. Currently he is the principal at Mitchell L. Fischman Consulting LLC as an independent planning and permitting consultant.

Mr. Fischman has directed permitting and planning efforts for numerous private sector and institutional clients throughout the city of Boston. His permitting experience has also included extensive assignments in Mattapan including for the nearby Massachusetts Biologic and Olmsted Green projects. He has also completed permitting assignments for major Boston colleges and universities, Boston teaching hospitals and new residential, office, retail, hotel and industrial projects. He has prepared environmental impact assessments for city, state and federal agencies, working closely with MEPA and Boston Redevelopment Authority/Boston Planning and Development Agency (BRA/BPDA) officials (under Article 80) to resolve challenging issues including permitting, transportation, infrastructure, urban design, historic resource and neighborhood concerns.

Filings for recent projects have included 780 American Legion Highway (LPR-Roslindale), 135 Dudley Street (LPR-Roxbury), 70 Leo Birmingham Parkway (LPR-Brighton), 1550 Soldiers Field Road (LPR-Brighton), 280-290 Warren Street (LPR-Roxbury), Madison Park Infill (LPR-Roxbury), and Haynes House Renovation (SPRA-Roxbury), 87-93 and 457 West Broadway (Expanded PNF-So. Boston), 20 West Fifth Street (Expanded PNF-So. Boston), 248 Dorchester Avenue (Expanded PNF- So. Boston), and 200 Old Colony Avenue (Expanded PNF). Projects over the past 5-years have included 3200 Washington Street Residences, Jamaica Plain (Expanded PNF), DOT Block Mixed-Use, Dorchester (Expanded PNF), 1235-VFW Parkway Residences, West Roxbury (Expanded PNF), Packard Crossing Mixed-Use, Brighton (Expanded PNF), 105 Washington Street Mixed-Use, 14 West Broadway Residences and West

### Consulting Roles:

Article 80 / MEPA Permitting Manager

### Education:

MBA Finance and Real Estate, Northeastern University, 1981

MURP, Graduate School of Public and International Affairs, University of Pittsburgh, 1972

BA Political Science, University of Pennsylvania, 1964

### Registrations/Certifications:

Certified Planner, AICP, Charter Member

### Professional Affiliations:

American Institute of Certified Planners

American Planning Association

Massachusetts Association of Consulting Planners

### Current Experience:

MLF Consulting LLC (2010-Present)

### Office:

41 Brush Hill Road  
Newton, MA 02461  
Tel: 781-760-1726  
[Bostonpermitting.com](http://Bostonpermitting.com)  
[mitchfischman@gmail.com](mailto:mitchfischman@gmail.com)

### Staff:

**Yvette Niwa**

### Years of Experience:

45

### Prior Experience:

**Newton Board of Aldermen**  
2001-2013

**Newton Economic  
Development Commission** Page 1

1987-1996



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## **Mitchell L. Fischman, Principal Mitchell L. Fischman Consulting LLC**

Broadway Hotel, South Boston (Expanded PNF), 121 Brookline Avenue Hotel, Fenway (Expanded PNF), Northeastern University's 10-year (2012-2023) Institutional Master Plan, Northeastern's Science and Engineering Building (Expanded PNF), GrandMarc at Northeastern 316 Huntington Avenue dormitory (IMP Amendment and NPC), Parcel 25 Mixed-Use, Mission Hill (Expanded PNF, PDA, and MEPA ENF/Waiver of Mandatory EIR), 1467 and 1486 Tremont Street Residences and 1470 Tremont Street, Mission Hill (SPRA and Expanded PNF), 99 Tremont Street Residences, Brighton (Expanded PNF and NPC), Parcel U Residences, Jamaica Plain, and 375 Market Street Residences, Brighton (Expanded PNF).

Other successful Large Project Review/Small Project Review Applications, Institutional Master Plans, and MEPA filings have included Wheelock College's Riverway House Renovations (IMP/SPRA), Simmons College's Library Replacement and School of Management/Quad (IMP Amendments and LPR), Mass College of Pharmacy's projects on its main campus and along Huntington Avenue (IMP Amendments and LPR/SPRA), the American Cancer Center-So. Huntington Avenue (SPRA), Boston University Graduate Student and Faculty Housing - 580 Commonwealth Avenue (LPR), Sherrill House - So. Huntington Avenue (SPRA), One Brigham Circle (LPR), Brewery Lofts - Heath Street (LPR), and Judge Baker Guidance Center - Parker Hill (LPR). Other Article 80 permitting projects completed by M. Fischman, previously as permitting manager for Tetra Tech or Daylor Consulting Group, included 212-222 Stuart Street, 120 Kingston Street, Parcel 24 project in Chinatown, Millennium's Hayward Place and One Charles developments, The Metropolitan in Chinatown, Two Financial Center, State Street Financial Center (One Lincoln Street), 179 Lincoln Street, and several other downtown Boston office and residential projects. Neighborhood projects have included Dorchester Bay's Quincy 1 & 2, the Market Place Project (at Brighton's-Market and No. Beacon Streets), and Griggs Street project (Allston).

Mr. Fischman has also significant municipal and regional planning experience with municipal master and site planning projects which have led to construction of new public improvements or major revisions to existing regulatory frameworks. He has directed master planning efforts in Georgetown, Wellesley, Norton, Chelmsford, Haverhill and Billerica; he directed the Blackstone Valley Corridor Four-Town Planning Study (Douglas, Northbridge, Sutton and Uxbridge, Massachusetts); conducted natural resource, open space, and recreation planning projects for municipalities such as Duxbury, Holliston, Dracut, Maynard, and Haverhill, Massachusetts. Mr. Fischman also directed the MetroWest Growth Management Plan effort for the communities of Natick and Framingham for the MetroWest Chamber of Commerce.

## Curriculum Vitae

### Lawrence C Bauer (Larry)

42 Eliot Memorial Road  
Newton MA 02458



### Education

Harvard Graduate School of Design – Master of Architecture 1968

Julia Amory Appleton Traveling Fellowship

Williams College - Bachelor of Fine Arts 1964

### Professional Life

Registered Architect

- Schwartz Silver Architects - 2016 to Present - Principal
- Solomon+Bauer Architects (and name variants) - 1974 to 2016 - Principal
- Design Five Architects –1972 to 1974 - Principal
- Imre & Anthony Halasz Architects – Intern Architect 1968 to 1972

Following a four year internship with the firm of Harvard and MIT Professor of Architecture Imre Halasz, Larry became a founding partner of Design Five, a branch of a design, build, develop partnership specializing in custom prefab panelized construction of ski condominiums and college housing. The firm produced several award-winning projects before being felled by the Gas Crisis of 1973.

Moving to the newly formed firm of Crissman & Solomon Architects in 1974, Larry became a principal in 1978. A general architectural design firm, the firm principally known as Solomon+Bauer Architects worked primarily in the institutional world concentrating on projects for colleges and universities, religious institutions, and (after winning a national design competition for the Charleston Museum in 1976) museums. A large proportion of its projects involved historic structures and earned the firm (and Larry) a respected place in the historic preservation community.

After completing the new Sam Noble Museum of Natural and Cultural History at the University of Oklahoma and major additions to the New Bedford Whaling Museum and the Albany Institute of History & Art around the turn of the century, the firm's (and Larry's) work increasingly centered on museums and became national in scope. After a series of name changes reflecting changes in principals, the firm's staff joined Schwartz Silver Architects in 2016. The merger with Schwartz Silver added significant experience with libraries and archives to the merged firms, and work in these areas continues to be a large portion of the firm's work today. Alliances with internationally acclaimed design firms promise to extend the scope of the firm's projects outside the United States in the near future.

In addition to general design expertise with Museum facilities, Larry has become a specialist in the storage of museum and archival collections.

### Public Service

#### Current

- Williams College Art Museum – Visiting Committee Member
- Newton Cemetery – Trustee & Chair of The Planning Committee
- The Country Club – Governor & Chair of Building and Maintenance Committee
- Historic Newton – Member of Building and Grounds Committee

#### Past

- Newton Designer Selection Committee – Member and Chair
- Newton Historical Commission (and Historic District Commissions) - Long time Member & Chair
- Newton Historic Public Buildings Task Force - Member
- Grace Episcopal Church – Vestry & Junior Warden



Ruthanne Fuller  
Mayor

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


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(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Barney Heath  
Director

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**M E M O R A N D U M**

To: Councilor Danberg, Chair of the Reuse Committee  
Members of Reuse Committee

From: Barney Heath, Director of Planning & Development 

Date: November 15, 2019

Subject: Reuse of Parcel ID 73005 0002A on Brackett Road

CC: David Olson, City Clerk  
Andrew Lee, Assistant City Solicitor  
Jonah Temple, Assistant City Solicitor

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I have attached the response I received regarding the potential increase in building floor area that neighboring properties would gain should they acquire this 1,200 sq. ft. parcel from the City. The resulting potential increase in by-right FAR would be as follows:

117 Brackett Road	282 sq. ft.
113 Brackett Road	396 sq. ft.
25 Bruce Lane	302 sq. ft.

I am also resending the location map and current property assessing record for your information.

## Barney Heath

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**From:** Jane Santosuosso  
**Sent:** Wednesday, November 13, 2019 2:59 PM  
**To:** Barney Heath  
**Subject:** FW: FAR

Here are the existing and proposed FAR at 117 Bracket Road:  
Existing lot at 12,560 square feet = FAR of .35 or 4,396 square feet  
Proposed lot at 13,760 square feet = .34 or 4,678 square feet

**From:** Jane Santosuosso  
**Sent:** Wednesday, October 23, 2019 12:39 PM  
**To:** Barney Heath <bheath@newtonma.gov>  
**Subject:** FAR

Hi Barney,  
Here are the existing and proposed FAR requirements for the two lots you requested:

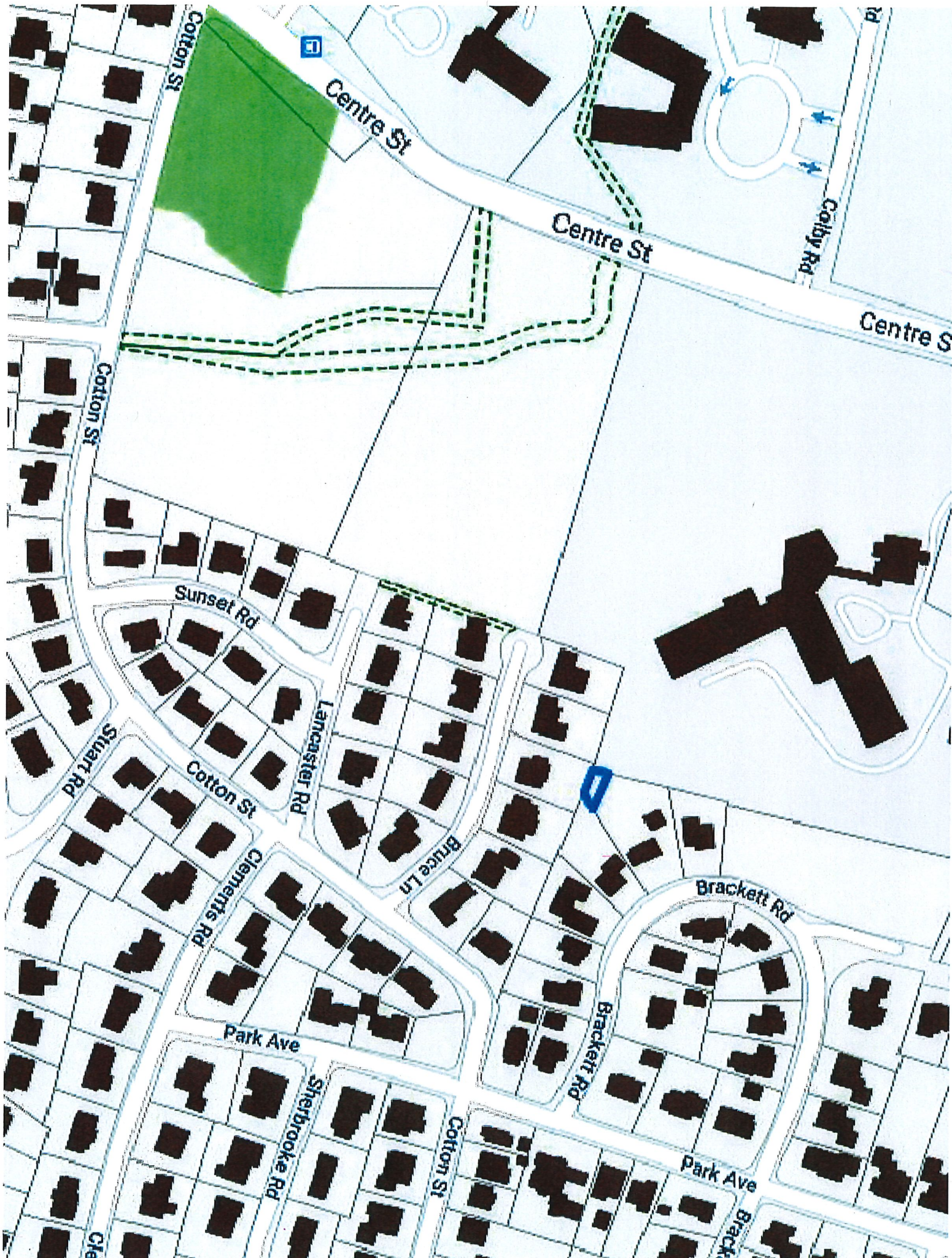
25 Bruce Lane  
Existing lot at 11,757 square feet = .FAR of 36 or 4,233 square feet  
Proposed lot at 12,957 square feet = FAR of .35 or 4,535 square feet

113 Bracket Rd  
Existing lot at 16,800 square feet = FAR of .33 or 5,544 square feet  
Proposed lot at 18,000 square feet = FAR of .33 or 5,940 square feet

Jane Santosuosso  
Chief Zoning Code Official

City of Newton  
Planning and Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459-1449  
Direct Phone (617) 796.1128  
Office Phone (617) 796.1120  
Fax (617) 796.1142







# Mt. Alvernia High School

City Property

Pollard Residence

Brackett Rd

109

113

117

121

31

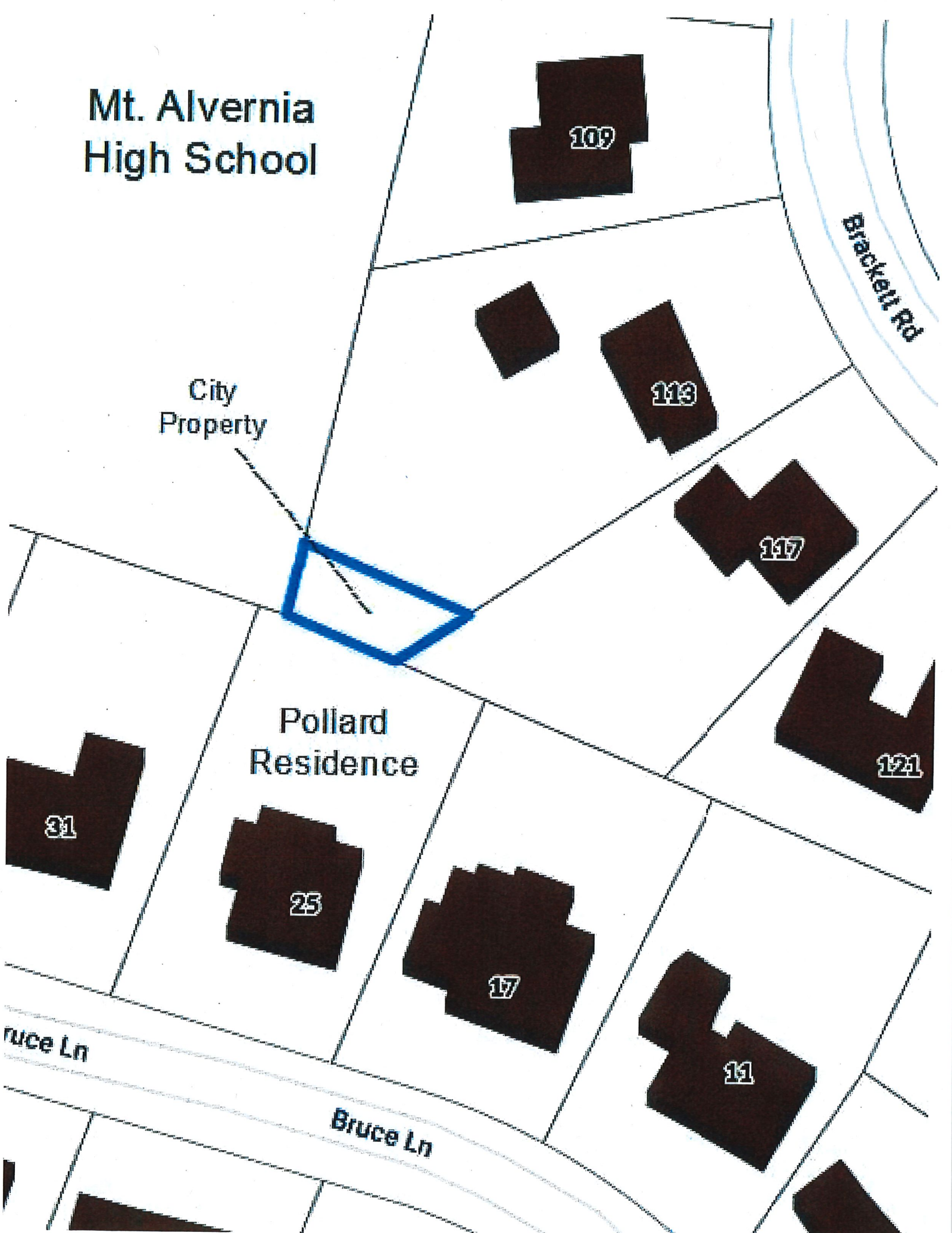
25

17

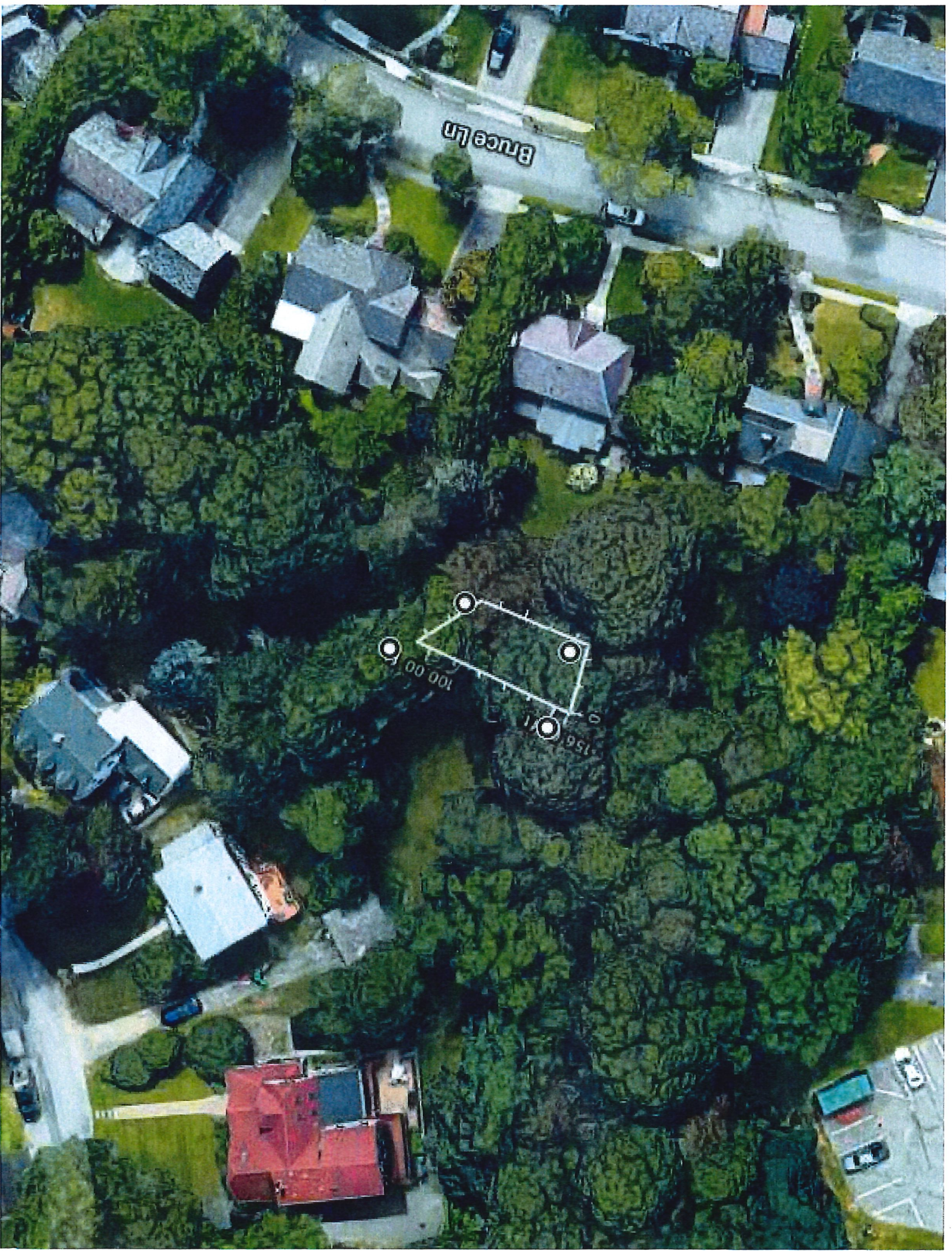
11

Bruce Ln

Bruce Ln







Bruce Ln



100 00

156 11





Bruce Ln

Bruce Ln



CURRENT OWNER			UTILITIES			STRT / ROAD			LOCATION			CURRENT ASSESSMENT		
CITY OF NEWTON												Code	Assessed	Assessed
												930V	10,900	10,900
1000 COMM AVE			<b>SUPPLEMENTAL DATA</b>									Total	10,900	10,900
Alt Prcl ID	73005 0002A	Res_RC												
Prop Type	EX	Multi_SBL												
Num Apts		NOTE:												
Bill Numbe		NOTE:												
Traffic	LIGHT	NOTE:												
Map ID	060NW	Assoc Pid#												
GIS ID	F_740651_2950252													

RECORD OF OWNERSHIP														
			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF NEWTON			00000	0000	01-01-1900	Q	1	00	Year	Code	Assessed	Year	Code	Assessed
									2019	930V		2018	930V	2017
									Total	10900	Total	9900	Total	9900

EXEMPTIONS														
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
			0.00											

ASSESSING NEIGHBORHOOD														
Nbhd	Nbhd Name	B	Tracing	Batch										
4														

NOTES														
This signature acknowledges a visit by a Data Collector or Assessor														

BUILDING PERMIT RECORD														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						

LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Frontage	Land Units	ST Idx.	Notes	VISIT / CHANGE HISTORY				Land Value			
1	930V	CITY VACANT LAN	SR2	1,200	SF	4	LANDLOCKED PARCEL	Date	Id	Type	Is	Cd	Purpose/Result	
								09-28-2012	532	04	6	54	Cyclical Reinspection	
								06-29-2011	532	03	6	43	Change Reinspection	
Total Appraised Parcel Value													10,900	





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Element	Cd				
Style: 99	Vacant Land						
Model: 00	Vacant						
Grade:							
Stories:							
Occupancy							
Exterior Wall 1							
Exterior Wall 2							
Roof Structure:							
Roof Cover							
Interior Wall 1							
Interior Wall 2							
Interior Flr 1							
Interior Flr 2							
Heat Fuel							
Heat Type:							
AC Type:							
Total Bedrooms							
Total Bthrms:							
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms:							
Bath Style:							
Kitchen Style:							
Built Ins							
Ext Condition							
Int Condition							
Foundation							
Outdoor Park							
Indoor Park							
Masonry Trim							
Insulation							
Year Built							
No Sketch							
<b>MIXED USE</b>							
Code	Description	Percentage					
930V	CITY VACANT LAND	100					
		0					
		0					
<b>COST / MARKET VALUATION</b>							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>							
Code	Description	Sub	Sub Descrip.	L/B	Units	Year	Gde
<b>BUILDING SUB-AREA SUMMARY SECTION</b>							
Code	Description	Living Area	Floor Area	Eff Area			
		Ttl Gross Liv / Lease Area	0	0	0	0	0