



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, March 9, 2020

7:00 PM
Chamber/Room 205

Items Scheduled for Discussion:

Chair's Note: *Items #30-20, #38-20, and #148-20 are to be taken up within the context of zoning redesign and specifically as it relates to Article 3.*

A Planning Department Memo dated February 28, 2020 and the revised draft Article 3 were distributed in last week's packet and are available as well at this link:

<http://www.newtonma.gov/civicax/filebank/documents/102063/02-28-20%20Planning%20Memo%20#88-20.pdf>

Referred to Zoning & Planning Committee

- #88-20** **Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.
- #30-20** **Ordinance amendment to repeal Zoning Ordinance 3.4.4 Garages**
COUNCILOR ALBRIGHT requesting amendment to Chapter 30 of Newton's Zoning Ordinance, section 3.4.4 on garages (delayed implementation until July 1). This ordinance has been delayed five times.
- #38-20** **Request for discussion relative to single-family attached dwellings**
COUNCILOR LAREDO requesting a review of the zoning requirements for single-family attached dwelling units.

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

- #148-20 Request to amend Chapter 30 to eliminate parking minimums**
COUNCILORS ALBRIGHT, AUCHINCLOSS, BOWMAN, CROSSLEY, DANBERG, DOWNS, GENTILE, GREENBERG, KALIS, KELLEY, LIPOF, MARKIEWICZ, NOEL, KRINTZMAN, AND RYAN seeking amendments to Chapter of the Revised City of Newton Ordinances to eliminate mandated parking minimums to improve vitality of local businesses, reduce the cost of housing, and support the climate action goals.
- #149-20 Reappointment of David Morton to the Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing David Morton, 148 Edinboro Street, Newtonville, as a member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on January 1, 2021. (60 days: 05/01/20)
- #150-20 Reappointment of Jim Gross to the Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing Jim Gross, 80 Highland Avenue, Newtonville, as a member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on January 1, 2023. (60 days: 05/01/20)
- #151-20 Reappointment of John Martin to the Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing John Martin, 12 Simpson Terrace, Newtonville, as a member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on January 1, 2023. (60 days: 05/01/20)
- #152-20 Reappointment of Nancy Grissom to the Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing Nancy Grissom, 7 Orris Street, Auburndale, as a member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on January 1, 2021. (60 days: 05/01/20)
- #153-20 Reappointment of Barbara Wales to the Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing Barbara Wales, 5 Rotherwood Road, Newton Centre, as a member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on January 1, 2022. (60 days: 05/01/20)

Respectfully Submitted,

Deborah J. Crossley, Chair

Nathan Giacalone

From: DEBORAH CROSSLEY
Sent: Friday, March 6, 2020 11:14 AM
To: Nathan Giacalone
Subject: Please include in the back up for ZO redesign

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

email sent Thursday March 7 to Council and PLanning department staff:

Dear Colleagues,

I invite you all to attend the upcoming ZAP meetings, where at least half of each session is devoted to zoning reform.

We have been and will continue to discuss process going forward, and specifically that as we proceed through the draft proposed ZO, there will be continual comparison with the existing ZO - and at various points within each section - a comparison directly or by charted content - with what we have now.

The next 4-5 sessions will focus on Article 3, residential districts, as well as relevant information in Article 2 that inform residential dimensional restrictions. The updated draft of Article 3 was in your packets last week, redlined from the October 2018 draft. This modified draft resulted from the rather extensive reviews in ZAP - and community wide workshops that were held between Oct. 2018 and the spring of 2019. At that point, the draft ZO was put down as ZAP addressed the Washington St. Vision.

You may remember the last presentation to Council, in a joint meeting of Land Use and ZAP, was Rachel Blatt and James Freas presenting the results of the build out analysis, and how the draft ZO can address issues of concern by studying how modifications to dimensional requirements can alter the build out analysis.

So this coming meeting we will focus on those adjustments now incorporated into Articles 3 and 2 - to see how they may impact the build out potential to both address concerns about such things as teardowns, oversized homes and overdevelopment of neighborhoods in some R districts, while at the same time how we might be able to address the need for more diverse housing opportunity in other R districts, in line with our citywide goals.

In addition, a number of you have docketed new items that pertain to various sections of the ZO. Many of these will be on the agenda and taken up within the context of the ZO as they pertain to the various articles, as they represent issues and concerns that we and the community have articulated.

Of course some of these docket items, such as development standards pertaining to environmental controls, parking minimums, terracing, stormwater management - can be taken up independently as well.

You will see three items docketed along with zoning reform this week, re garages, attached dwellings and parking minimums. Again - these items will be addressed within the context of residential districts.

Please join us!

Deb

Deborah J. Crossley
C O U N C I L O R
Zoning&Planning Chair
dcrossley@newtonma.gov
617/ 775-1294 iphone

When responding, please be advised that the Secretary of the Commonwealth has determined that email may be considered a public record.

From: Marc C. Laredo <mlaredo@newtonma.gov>
Sent: Thursday, March 5, 2020 9:27 AM

Mr. Heath and Ms. Caira,

I am writing in regard to how we are being presented with the proposed zoning code (and am copying the entire Council because of the importance and complexity of this work).

It will be very important to me - and I believe to others - to see exactly how language in the proposed code is similar to, or differs from, the current code. Using the residential districts as an example (since that is our current focus), I would ask for a side by side comparison of the current language with the proposed language. For example, using the new R1, it looks to me like it is intended to be a match to our current SR1. If that is the case, please say so. Then compare the current rules on height, setbacks, open space, frontage and other measurements with the proposed rules, again using a side by side comparison. If something is being removed from or added to the code, then please say so as well and provide an explanation for the recommended change. If we are proposing to replace FAR with perimeter measurement and house type, then again please say so. Same with new concepts like cluster housing. For those new concepts, it would be very helpful to have examples from other communities that have used these concepts in a manner similar to the one being proposed (in other words, cluster housing on a multi-acre tract of land that is used to promote saving open space would not be a relevant example but cluster housing on a single acre space would be).

Thank you in advance for helping us understand and consider this important work.

Marc

**Marc C. Laredo
Councilor At-Large, Ward 7**



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#149-20

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

February 24, 2020

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

To the Honorable City Councilors:

I am pleased to reappoint David Morton of 148 Edinboro Street, Newtonville as a member of the Newtonville Historic District Commission. His term of office shall expire on January 1, 2021 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

David _____ Morton _____
 First Name Middle Initial Last Name

 Email Address

148 Edinboro St. _____
 Home Address Suite or Apt

Newtonville _____ MA _____ 02460
 City State Postal Code

What Ward do you live in?

Ward 2

 Primary Phone Home: _____
 Alternate Phone

David P Morton Architect _____ Principal _____
 Employer Job Title

Which Boards would you like to apply for?

Newtonville Historic District Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I've served on this commission for years and I would like to continue.

Newtonville Historic District-
David Morton.pdf
 Upload a Resume



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#150-20

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rfuller@newtonma.gov

February 24, 2020

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Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Jim Gross of 80 Highland Avenue, Newtonville as a member of the Newtonville Historic District Commission. His term of office shall expire on January 1, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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JAMES C. GROSS
80 Highland Avenue
Newtonville, Massachusetts 02460

WORK EXPERIENCE

June 2009 – Present

Of Counsel
Madoff & Khoury LLP
Foxborough, Massachusetts

Responsibilities: Draft briefs and consult with clients on all aspects of Chapter 11 cases

March 1989 – May 2009

Managing Partner
Klieman, Lyons, Schindler & Gross
Boston, Massachusetts

Responsibilities: Manage the practice of a six-person Boston law firm; advise and represent clients in all aspects of bankruptcy/insolvency law with emphasis on business and corporate reorganization.

October 1981 - February 1989

Associate/Partner
Friedman & Atherton
Boston, Massachusetts

Responsibilities: Advised and represented clients in all aspects of bankruptcy/insolvency law with emphasis on business and corporate reorganization; other areas of practice: general corporate matters, including corporate acquisitions; business and commercial litigation.

October 1979 - October 1981

Law Clerk
Honorable Thomas W Lawless
Chief Judge, United States Bankruptcy Court
Boston, Massachusetts

Responsibilities: Researched legal issues, prepared legal memoranda, drafted court orders, opinions.

December 1977 - September 1979

Attorney-Advisor
Office of Opinions and Review
Federal Energy Regulatory Commission
Washington, DC

Responsibilities: Drafted orders and opinions for the Commission in areas involving the electric power, oil pipeline, and natural gas industries; presented and defended such orders and opinions before the Commission.

June 1975 - August 1975

Legal Assistant
Boston Legal Assistance Project
Roxbury, Massachusetts

Responsibilities: Interviewed clients, prepared letters, memoranda, briefs and pleadings, and represented clients in administrative and judicial proceedings in the areas of domestic relations, landlord/tenant, welfare and consumer protection law.

EDUCATION

LEGAL

Boston University School of Law
Boston, Massachusetts
J.D. June 1976

PRE-LEGAL

University of Rochester; Rochester, New York
B.A. June 1972; Dean's list each semester
Major: History; Graduated with Distinction

ADDITIONAL EXPERIENCE

Volunteer at Community Servings
Jamaica Plain, Massachusetts

Member and Chairperson of the Newtonville
Historical District Commission, Newton,
Massachusetts

ESL Teacher at the Welcome Project
Somerville, Massachusetts



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rfuller@newtonma.gov

February 24, 2020

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To the Honorable City Councilors:

I am pleased to reappoint John Martin of 12 Simpson Terrace, Newtonville as a member of the Newtonville Historic District Commission. His term of office shall expire on January 1, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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JOHN H MARTIN AIA, LEED AP

Principal



EDUCATION

MASTER OF ARCHITECTURE
HARVARD UNIVERSITY GRADUATE
SCHOOL OF DESIGN, 1989

BACHELOR OF ENVIRONMENTAL
DESIGN IN ARCHITECTURE
BACHELOR OF SCIENCE IN CIVIL
ENGINEERING
NORTH CAROLINA STATE UNIVERSITY,
1985

AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS

BOSTON SOCIETY OF ARCHITECTS

LEED ACCREDITED PROFESSIONAL

NAIOP

NEWTONVILLE HISTORIC DISTRICT
COMMISSION

SOCIETY OF COLLEGE AND UNIVERSITY
PLANNING

URBAN LAND INSTITUTE

RELEVANT EXPERIENCE

1330 BOYLSTON STREET | BOSTON,
MASSACHUSETTS

AVENU | NATICK, MASSACHUSETTS

AVALON AT ASSEMBLY ROW | SOMERVILLE,
MASSACHUSETTS

AVALON AT CHESTNUT HILL | CHESTNUT HILL,
MASSACHUSETTS

AVALON EXETER | BOSTON, MASSACHUSETTS

DUKE UNIVERSITY CENTRAL CAMPUS | DURHAM,
NORTH CAROLINA

FENWAY TRIANGLE TRILOGY | BOSTON,
MASSACHUSETTS

FRANKLIN & MARSHALL COLLEGE – COLLEGE ROW |
LANCASTER, PENNSYLVANIA

*Envision Achievement Award, Lancaster County Board of
Commissioners & Lancaster County Planning Commission, 2011*

HARBOR POINT | BALTIMORE, MARYLAND

HARBOR POINT MASTER PLAN

THAMES WHARF OFFICE BUILDING

BLOCK STREET APARTMENTS

WILLS PIER CONDOMINIUMS

EXELON AT HARBOR POINT

HARVARD UNIVERSITY GRADUATE COMMONS |
CAMBRIDGE, MASSACHUSETTS

*Honor Award for Excellence in Planning for a District or Campus
Component, SCUP/AIA-CAE, 2008*

INK BLOCK | BOSTON, MASSACHUSETTS

SEPIA

SIENA

AC HOTEL BY MARRIOTT

217 ALBANY STREET

THE NEW ENGLAND INSTITUTE OF ART AT 10
BROOKLINE PLACE WEST | BROOKLINE,
MASSACHUSETTS

NEW ENGLAND INSTITUTE OF TECHNOLOGY –
MELTZER RESIDENCE HALL | EAST GREENWICH,
RHODE ISLAND

NEW BRUNSWICK PERFORMING ARTS CENTER | NEW BRUNSWICK, NEW JERSEY

THE OHIO STATE UNIVERSITY – NORTH RESIDENTIAL DISTRICT PLAN | COLUMBUS, OHIO

THE OHIO STATE UNIVERSITY – SOUTH CAMPUS GATEWAY | COLUMBUS, OHIO
Urban Planning Honor Award, American Institute of Architects (AIA) Ohio, 2007

ONE BROADWAY | CAMBRIDGE, MASSACHUSETTS

THE RESIDENCES AT 7 CAMBRIDGE CENTER | CAMBRIDGE, MASSACHUSETTS

RESIDENCES AT 199 MAIN STREET | CAMBRIDGE, MASSACHUSETTS

RUTGERS UNIVERSITY COLLEGE AVENUE REDEVELOPMENT INITIATIVE | NEW BRUNSWICK, NEW JERSEY
Innovative School Project of the Year, U.S. Green Building Council New Jersey Chapter, 2017

HONORS COLLEGE RESIDENCE HALL

RUTGERS ACADEMIC BUILDING

SOJOURNER TRUTH APARTMENTS AT THE YARD

Excellence Award: New Jersey Development Project of the Year, Urban Land Institute Northern New Jersey, 2017

STATION LANDING | MEDFORD, MASSACHUSETTS

Disability Awareness Award, City of Medford, 2008

Smart Growth Award, Office for Commonwealth Development, 2006

ARBORPOINT AT STATION LANDING

SKYLINE AT STATION LANDING

75 STATION LANDING

BOSTON SPORTS CLUB

STATE UNIVERSITY OF NEW YORK ALBANY – ALUMNI QUAD | ALBANY, NEW YORK

STOCKTON UNIVERSITY – RESIDENCE HALL AT ATLANTIC CITY GATEWAY | ATLANTIC CITY, NEW JERSEY

THE UNIVERSITY OF CHICAGO – WOODLAWN RESIDENTIAL AND DINING COMMONS | CHICAGO, ILLINOIS

UNIVERSITY OF FLORIDA – STRATEGIC DEVELOPMENT PLAN | GAINESVILLE, FLORIDA

Honor Award for Excellence in Planning for a District or Campus Component, Society of College and University Planning (SCUP), 2017

THE UNIVERSITY OF SOUTHERN CALIFORNIA – UNIVERSITY VILLAGE | LOS ANGELES, CALIFORNIA

UNIVERSITY OF MASSACHUSETTS BOSTON – FIRST YEAR STUDENT HOUSING AND DINING COMMONS | BOSTON, MASSACHUSETTS

UNIVERSITY OF MICHIGAN – NORTH CAMPUS STUDENT HOUSING | ANN HARBOR, MICHIGAN

UNIVERSITY OF NORTH CAROLINA – CAROLINA SQUARE | CHAPEL HILL, NORTH CAROLINA

UNIVERSITY OF PENNSYLVANIA – UNIVERSITY SQUARE | PHILADELPHIA, PENNSYLVANIA

Award of Excellence, Urban Land Institute, 2003

WATERSTONE AT THE CIRCLE | BROOKLINE, MASSACHUSETTS

WATERSTONE AT WELLESLEY | WELLESLEY, MASSACHUSETTS

Gold Award – Excellence in Senior Design, National Association of Home Builders, 2013

Excellence Award – Best New Development: Senior Housing, Multi-Housing News, 2012

WATERSTONE AT STAMFORD | STAMFORD, CONNECTICUT

WATERSTONE AT WHITE PLAINS | WHITE PLAINS, NEW YORK



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#152-20

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rfuller@newtonma.gov

February 24, 2020

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

To the Honorable City Councilors:

I am pleased to reappoint Nancy Grissom of 7 Orris Street, Auburndale, as a member of the Newtonville Historic District Commission. Her term of office shall expire on January 1, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

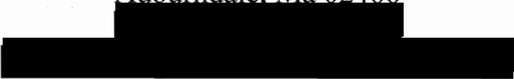
Ruthanne Fuller
Mayor

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NEWTON, MA, 02459

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RECEIVED

Nancy Grissom
7 Orris St
Auburndale, Ma 02466



- Resident of Newton for over 40 years. Owner of a house built in 1886.
- Realtor/Salesperson with in Newton for over 22 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.
- 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.



Ruthanne Fuller
Mayor

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rfuller@newtonma.gov

February 24, 2020

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

To the Honorable City Councilors:

I am pleased to reappoint Barbara Wales of 5 Rotherwood Road, Newton Centre as a member of the Newtonville Historic District Commission. Her term of office shall expire on January 1, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

Barbara _____ Wales _____
First Name Middle Initial Last Name

Email Address

5 Rotherwood Rd. _____
Home Address Suite or Apt

Newton Centre MA 02459
City State Postal Code

What Ward do you live in?

Ward 6

Primary Phone

Alternate Phone

Engel & Völkers _____ Realtor, Associate Broker
Employer Job Title

Which Boards would you like to apply for?

Newtonville Historic District Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I am a founding member and have provided valuable input throughout the years. I look forward to continued service on the commission.

Newtonville HDC -
Wales Barbara.pdf
Upload a Resume

Barbara Wales
5 Rotherwood Road
Newton Centre, MA 02459

Local full time Realtor based on Newton, representing residential clients in the purchase, sale and rental of residential property.

Employment:

July 2013 – Present:

Bean Group, LLC – www.BeanGroup.com

April 2010-July 2013:

William Raveis Home Services – www.raveis.com

April 2008-April 2010:

C21 Commonwealth Real Estate – www.commonmoves.com

June 2005-April 2008:

William Raveis Home Services – www.raveis.com

July 2001-June 2005:

Coldwell Banker Residential Brokerage – www.nemoves.com

February 1985-July 2001:

GTE, Verizon Laboratories

Principle Member of Staff responsible for business process improvement across regional central offices, customization, deployment and training for Network Operations Center in Central America (Venezuela, Puerto Rico, Dominican Republic), secure communications data management systems, cellular communications modeling and deployment.

Education:

Michigan State University:

BA, 1984 – Major: Computer Science, Minor: Mechanical Engineering

Boston University:

Masters Level Studies: System Engineering

Licensing and Accreditations:

Massachusetts Real Estate Salesperson Licensed since 2001

Massachusetts Real Estate Broker Licensed since 2007

Graduate, Realtor's Institute (GRI), 2004

Accredited Buyer's Representative (ABR), since 2002

Accredited Staging Professional (ASP), since 2002

Community Involvement:

2009-Present: Crystal Lake Conservancy – Founding Member, Recording Secretary, Executive Board

2004-Present: Newtonville Local Historic District Commission – Founding Member, Recording Secretary

Awards and Recognitions:

2000 – Warner Award for Exemplary Performance in Innovation

2010 – Environmentalist of the Year

2013 – Green Decade Award

2004-2006 US National Bronze Medalist, Synchronized Skating, Masters Division

Numerous Sales Awards in the Real Estate Industry