



# CITY OF NEWTON, MASSACHUSETTS

City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1065 TDD/TTY: (617) 796-1089 Fax: (617) 796-1086  
www.ci.newton.ma.us

Ruthanne Fuller  
Mayor

## ZONING BOARD OF APPEALS

**To:** Zoning Board of Appeals Members  
**From:** Adrianna Henriquez, Clerk  
**Date:** June 12, 2020  
**Subject:** Materials for **June 17, 2020** Public Hearing

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Hello,

Please see the following materials for the upcoming hearing on June 17, 2020 Public Hearing. The following board members are scheduled to sit: **Brooke Lipsitt (Chair), William McLaughlin, Barbara Huggins Carboni, Michael Rossi, Stuart Snyder, and Treff LaFleche**

1. 6/17/2020 Agenda
2. Letter dated June 7, 2020 from Peter Barrer
3. Letter dated June 10, 2020 from GreenNewton

Thank you,

Adrianna Henriquez

**ahenriquez@newtonma.gov | (617) 796 1133**



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

Ruthanne Fuller  
Mayor

## ZONING BOARD OF APPEALS

Adrianna Henriquez, Board Clerk

**The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, June 17, 2020 at 7:00 pm. No in-person meeting will take place at City Hall.**

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: 842 942 8454.

To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](http://www.zoom.us), click “Join a Meeting” and enter the following Meeting ID: 842 942 8454. Alternatively, the direct Zoom link to the meeting is <https://us02web.zoom.us/j/8429428454>.

To dial into the meeting via telephone, call in by dialing 1-646-558-8656 and use the Meeting ID: 842 942 8454.

## AGENDA

**A public hearing of the Newton Zoning Board of Appeals will be held on Wednesday, June 17, 2020 at 7:00 p.m. on the following petitions:**

1. **#01-20** CPC Land Acquisition Company, LLC applying to the Zoning Board of Appeals, pursuant to Massachusetts General Laws Chapter 40B, for the issuance of a Comprehensive Permit authorizing the applicant to construct a 204 unit residential development, which will include 51 affordable housing units and approximately 22,382 square feet of commercial, office and retail space, all on approximately 3.4 acres of land located in a Manufacturing Zoning District at 15 Riverdale Avenue in Newton, Massachusetts.

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals’ office at Newton City Hall, 1000 Commonwealth Avenue, Newton, Massachusetts and are available for review online at [www.newtonma.gov/zoningboardofappeals](http://www.newtonma.gov/zoningboardofappeals)

2. Review and approval of minutes for April 22, 2020 and May 6, 2020 meeting

The location of this meeting is wheelchair 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/Sec. 504 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.

Fw: Sustainability Conditions- Riverdale

Brooke and Paul Lipsitt <brooke.paul.lipsitt@gmail.com>

Sun 6/7/2020 8:42 PM

To: Adrianna Henriquez <ahenriquez@newtonma.gov>

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

for distribution to ZBA.

Brooke

**From:** [Peter Barrer](#)

**Sent:** Sunday, June 07, 2020 3:32 PM

**To:** [Katie Whewell](#)

**Cc:** [Jack Englert](#) ; [Brooke Lipsitt](#) ; [Dan Ruben](#) ; [Barney Heath](#)

**Subject:** Re: Sustainability Conditions- Riverdale

Hello and thank you very much for the opportunity to provide Green Newton's (GN) suggestions for sustainability conditions for the Riverdale Comprehensive Permit. Our suggestions are below. Please contact me if you have any questions.

Best,  
Peter Barrer  
Green Newton Building Standards Committee

Proposed specifics for the Riverdale Comprehensive Permit.

These are the issues that Green Newton's Building Standards Committee has focused on, but there are other relevant sustainability issues that are not mentioned in this list, that we commend Criterion for including in the project. We've also provided in parenthesis the source of these points, in many cases statements by Criterion and its consultant Lambert.

1. Building 1 will be studied for Passive House opportunity, (Zoom call with Jack Englert, Michelle Lambert and Green Newton on May 13) and incorporate tight envelope regardless of whether Passive House certified, (Michelle Lambert at ZBA on May 6). Minimum LEED Silver Certifiable, attempt LEED Gold Certifiable by minimizing energy use guided by energy modeling (Criterion letter dated April 22, Lambert memo dated April 22, and Michelle Lambert at ZBA on June 3).
2. Provide report of Passive House study and energy modeling attempting to reach LEED Gold (Suggested by GN in addition to Point 1.)
3. The three residential floors Building 2 will be Certified Passive House (Criterion letter April 22, and Michelle Lambert at ZBA on June 3).
4. All heating and cooling in Buildings 1 and 2 shall be provided by electricity. (Criterion letter April 22, R-38, pg 14) Residential cooking and domestic hot water will be provided by electricity (Englert at ZBA May 6) This implies no gas use for residential purposes.
5. Perform Embodied Carbon analysis of framing and enclosure components. (Criterion letter April 22, R-73)
6. Provide report of Embodied Carbon analysis during schematic design including but not limited to analysis of concrete, framing materials, cladding materials, and insulation. (Suggested by GN as a substitute for Point 5.)

For your convenience, here are links to the [April 22 Criterion](#) letter and the [April 22 Lambert Sustainability](#) letter.

Peter J. Barrer  
60 Endicott St.  
Newton, MA 02461  
(c) 617-630-0923

On Wed, Jun 3, 2020 at 8:44 AM Katie Whewell <[kwhewell@newtonma.gov](mailto:kwhewell@newtonma.gov)> wrote:

Good Morning,

I received your e-mail from Jonah regarding the sustainability conditions. What were you looking for in terms of conditions?

Planning and Law are still working on an early draft with sustainability conditions but it would be helpful if we knew any specifics you are looking for.

Thanks,

Katie

**Katie Whewell**

**Senior Planner**

City of Newton

Planning and Development Department

1000 Commonwealth Avenue

Newton, MA 02459-1449

(617) 796.1132

*I am working remotely and City Hall is closed to the public, please send all correspondence and applications via email. Email: [kwhewell@newtonma.gov](mailto:kwhewell@newtonma.gov)*

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

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June 10, 2020

## GreenNewton

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Matt Pawa  
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Ms. Brooke Lipsitt, Chairman  
Newton Zoning Board of Appeals

Dear Zoning Board of Appeals,

Green Newton's Building Standards Committee requests that the ZBA include the following items in the Comprehensive Permit for the Riverdale Project. Please note that these are the issues that our Committee has focused on, and that there are other relevant sustainability issues that are not included in this list. In most cases the Applicant has already stated its intention to include these points, and this letter footnotes our sources for the Applicant's statements.

1. Building 1 will be studied for Passive House opportunity,<sup>1</sup> and incorporate a tight envelope regardless of whether Passive House certified.<sup>2</sup> Building 1 will be minimum LEED Silver Certifiable, and will attempt to achieve LEED Gold Certifiable by minimizing energy use guided by energy modeling.<sup>3</sup> The Applicant will provide a report of the Passive House study and energy modeling attempting to reach LEED Gold.
2. The three residential floors Building 2 will be Certified Passive House.<sup>4</sup>
3. All heating and cooling in Buildings 1 and 2 will be provided by electricity.<sup>5</sup>
4. Residential cooking and domestic hot water will be provided by electricity.<sup>6</sup> This implies no gas use for residential purposes.
5. The Applicant will provide a report of an Embodied Carbon analysis during schematic design including but not limited to analysis of concrete, framing materials, cladding materials, and insulation.<sup>7</sup>

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<sup>1</sup> Zoom call with Jack Englert, Michelle Lambert and Green Newton on May 13.

<sup>2</sup> Michelle Lambert at ZBA on May 6. For a definition of "tight envelope", we suggest: "Design, detailing, construction and field testing to meet a maximum air leakage rate of 0.05 cfm@50pascals per sf of shell area, and insulation levels exceeding Stretch Code requirements."

<sup>3</sup> Criterion letter dated April 22, Lambert memo dated April 22, and Michelle Lambert at ZBA on June 3.

<sup>4</sup> Criterion letter dated April 22, and Michelle Lambert at ZBA on June 3.

<sup>5</sup> Criterion letter April 22, R-38, pg 14

<sup>6</sup> Englert at ZBA May 6

<sup>7</sup> Suggested by GN as a substitute for statement in Criterion letter April 22, R-73, stating that the Applicant will perform Embodied Carbon analysis of framing and enclosure components.

For your convenience, here are links to the [April 22 Criterion](#) letter and the [April 22 Lambert Sustainability](#) letter.

Especially regarding Building 1 we are aware that there are cost implications of these suggestions, which will be illuminated by the Building 1 Passive House feasibility study.

We have shared these comments with Planning Department staff and hope you and they will find them useful as you prepare the Comprehensive Permit.

Very truly yours,

Green Newton Building Standards Committee

Dan Ruben, Chair

Peter Barrer

Bev Craig

Paul Eldrenkamp

Betsy Harper

Jonathan Kantar

Lois Levin

Jim Purdy

Peter Smith

Jay Walter