



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, January 10, 2022

7:00 PM

The Zoning and Planning Committee will hold this meeting as a virtual meeting on Monday, January 10, 2022 at 7:00 PM. To view this meeting using Zoom, use this link <https://us02web.zoom.us/j/81329453425> or call 1-646-558-8656 and use the following Meeting ID: 813 2945 3425.

Items Scheduled for Discussion:

#62-22 **Appointment of Ali Erol to the Economic Development Commission**
HER HONOR THE MAYOR appointing Ali Erol, 204 Dedham Street, Newton, as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire on December 31, 2023. (60 days: 03/02/22)

Chair's note: *Planning staff will provide a draft calendar for the term, and the Clerk's Office will provide a list of docket items filed to date for committee consideration/ discussion.*

Chair's note: *Planning staff will broadly introduce the draft regulations, noting time lines, options for compliance, and analyses needed to understand impacts for continued discussion at a next meeting.*

#39-22 **Requesting discussion on state guidance for implementing the Housing Choice Bill**
COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

(Continued)

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.

- #42-22 Citizens petition to amend the village center district**
ATTORNEY PETER HARRINGTON ET AL., submitting a 60-signature citizen to strike Chapter 30, Section 4.1 Business Districts, in its entirety and insert, in place thereof, the following 4.1. Village Center District; 4.1.1. District Intent and 4.1.2. Dimensional Standards.
- #63-22 Reappointment of Elizabeth Sweet to the Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing Elizabeth Sweet, 281 Lexington Street, Auburndale, as an associate member of the ZONING BOARD OF APPEALS for a term to expire on January 10, 2023. (60 days: 03/02/22)
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- #65-22 Reappointment of Denise Chicoine to the Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing Denise Chicoine, 275 Islington Road, Newton, as an associate member of the ZONING BOARD OF APPEALS for a term to expire on January 10, 2023. (60 days: 03/02/22)

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#62-22
Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

November 29, 2021

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

To the Honorable City Councilors:

I am pleased to appoint Ali Erol of 204 Dedham Street, Newton 02461 as a member of the Economic Development Commission. His term of office shall expire on December 31, 2023 and his appointment is subject to your confirmation. The Economic Development Commission members have three year terms staggered over the three year period. Mr. Erol will be serving the term expiring December 2023.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED

2021 DEC 14 AM 11:49

CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

Ali _____ E _____ Erol _____
First Name Middle Initial Last Name

Email Address

204 Dedham Street _____
Home Address Suite or Apt

Newton _____ MA _____ 02461 _____
City State Postal Code

What Ward do you live in?

Ward 8

Primary Phone Alternate Phone

boston college _____ Assistant Professor of the
Employer Job Title
Practice

Which Boards would you like to apply for?

Economic Development 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 want to serve in the Economic Development Commission of Newton for two reasons. First and foremost, Newton is my chosen home and I want to work to improve my city and the lives of those who live in it. I lived in many different places in the U.S., after immigrating from Turkey. None of the places I have lived felt like home--except for Newton. Secondly, I conduct academic research on urbanization, urban spaces and social justice, food scarcity in urban spaces, and food equity in New England. Envisioning urban and suburban spaces that meet the needs of every citizen, that is just, equitable, economically and environmentally sustainable is a value I deeply hold onto and one that I teach, research, and strive for. By serving in the Economic Development Commission of Newton, I can assist the city with research and direction of ongoing economic development.

Erol_CV_2021.docx
Upload a Resume

Ali E. Erol
Assistant Professor of the Practice
Communication Department
Boston College



Economic & Social Policy
Social Justice & Space
Urbanization
Food Equity

Education

Ph.D., Communication and Culture, 2013
Howard University, School of Communication
M.S., Conflict Analysis and Resolution, 2009
George Mason University, Institute for Conflict Analysis and Resolution
B.A. Philosophy, 2006
B.A. International Politics, 2006
Pennsylvania State University, College of Liberal Arts

Academic Positions

Assistant Professor of the Practice
Communication, *Boston College*, 2017 – Present
Professorial Lecturer
School of International Service, *American University*, 2013-2017
Assistant Researcher on Syrian Immigration Crisis
Brookings Institution, 2013-2014
Instructor of Record
School of Communication, *Howard University*, 2011-2012

Awards, Honors, and Grants

Book Manuscript Mini-Conference Award
Boston College, Internal Grant (2018)
New Course Small-Grant Award
Boston College, Internal Grant (2018)
Top Paper Award,
National Communication Association, Peace and Conflict Division (2014)
Norway House Dialogue for Peace Travel Grant,
University of Minnesota (Fall 2013)
Doctoral Honors Award
National Communication Association (Summer 2012).
Graduate Symposium Second Place Prize in Arts and Humanities,
Howard University (Spring 2012).

Publications

Books

Erol, A. E. (n.a.) *Community Farming in Urban Spaces in New England: A Case for an Alternative Socioeconomic Structure*.
Erol, A. E. (2021). *LGBT Activism in Turkey During 2010s: Queer Talkback*. London, UK: Palgrave Macmillan

Journal Articles

- Erol, A. E. (2021) Delighted for a Dairy Queen in Egypt: US Foreign Policy leadership discourse in the Middle East during Arab Spring. *Journal of International and Intercultural Communication*. 1-16
- Cuklanz, L. & A. E. Erol (2021) The Shifting Image of Hegemonic Masculinity in Contemporary Television Series. *International Journal of Communication*. 15, 18
- Erol, A. E. & L. Cuklanz (2020) Queer Critique of Feminist Methodologies. *Investigaciones Feministas*. 11 (2), 211-221.
- Erol, A. E. (2017). Queer contestations of neoliberal and heteronormative moral geographies during #occupygezi. *Sexualities*. 21 (3), 428-445
- Erol, A. E. (2016). Legality and Power: the 2016 Turkish Coup Attempt and the State of Emergency. *Oxford Journal of Socio-Legal Studies*.
- Erol, A. E. (2016). "Çokluğun Karnavalı": Gezi Park Ayaklanmasındaki LGBTQ Bireylerin Söylemlerinde Heterotopya. *KaosQ+*, 3
- Erol, A. E. (2015). Co-creating Coherence: Using Coherence for the Analysis and Transformation of Social Conflicts. *Journal of Narrative and Conflict*
- Erol, A. E. (2013). Poetry of Neoliberal Fascism and Ways of Reading: Turkey and Gezi Park Protests. *Unrest*, 9
- Erol, A. E. (2013). "Please don't be Turk, BE GREEK, BE ARMENIAN": Agency and Deixis across Virtualized "Turkish" Imagined Community. *International Journal of Communication*. 7

Book Chapters

- Erol, A. E. (2017). To Be and To Be With: Heteronormative Regulation of Desire in Turkish Travesti Erotic Stories. In T. Carilli & J. Campbell (eds.) *Queering Media*. Lanham, MD: Lexington Press
- Erol, A. E. & J. Gjata (2013). Doğmamış Çocuğa Don Bıçmek: Visions of a multicultural family. In A. Gonzalez & T. Harris (Eds.). *Mediating Cultures: Parent Communication in Intercultural Contexts*. Lanham, MD: Lexington Press

Book Reviews

- Erol, A. E. (2013). Critical Pragmatics [Review of the book *Critical Pragmatics: An Inquiry into Reference and Communication*]. *Journal of Language and Social Psychology* 32 (2), p. 227-230

Talks & Presentations**Invited Talks**

- Erol, A. E. (2016). Tracing the Social and Legal Issues of July 2015 Coup Attempt in Turkey and the Subsequent State of Emergency. *Brown Bag Lunch at School of Conflict Analysis and Resolution*, George Mason University, Virginia.
- Erol, A. E. (2016). Critical Discourse Analysis Workshop. American University, Washington, DC.

Erol, A. E. (2016). Turkish Foreign Policy & Syrian Refugee Crisis, American University, Washington DC

Erol, A. E. (2015). Refugee Crisis in Europe. Key Spiritual Center, American University, Washington DC

Selected Conference Presentations

Erol, A. E. (2017). Conspiracy Theorizing as Official Turkish Historical Epistemology. *International Studies Association*. Baltimore, MD

Erol, A. E. (2016). A Case for a Queer Ethos: Desiring Queer Disidentifications. *National Communication Association*. Philadelphia, PA

Erol, A. E. (2016). Heterotopia as Queer Morality: Understanding Queer Discourses During #occupygezi. *National Communication Association*. Philadelphia, PA

Erol, A. E. (2015). "Being a Faggot is a Natural Way of Life": Agentive Transformation of Gezi Park. *The Twelfth Annual Public Anthropology Conference*, American University

Erol, A. E. (2015). "Carnival of the Multitude": Heterotopia in the discourses of LGBTQ identified individuals during Gezi Park Uprisings." *Lavender Languages and Linguistics Conference*. American University

2022 Docket and circulating items by substantive category

D R A F T 1/2

NOTE: items without docket numbers not yet accepted onto the docket.

Zoning ReDesign: Village Centers

- #38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers (see detail in Draft calendar)
- #42-22 Citizens petition to amend the village center district

Housing Choice – MBTA Communities

- #39-22 Requesting discussion on state guidance for implementing Housing Choice Bill**
- ***** Brief City Council
- ***** Create Action Plan

Housing Ordinances & Amendments

- ***** Periodic Updates on establishing the Municipal Housing Trust
- #44-22 Request for discussion regarding city plans for housing
- #45-22 Request for discussion relative to increasing the number of inclusionary units
- #46-22 Request for discussion relative to single-family attached dwellings
- #47-22 Requesting annual updates on Newton’s Subsidized Housing Inventory (SHI)
- #43-22 Review definition and Ordinance Amendment of Two Family detached

Sustainability/ Environmental Amendments – Climate Action Plan

- #48-22 Requesting an update on the status of implementing the Climate Action Plan**
ZAP and Public Facilities committees

Energy Performance standards

- ***** Ordinance to include renovations and reduce compliance threshold re SP#5
- #50-22 Commercial energy use reporting & reduction ordinance (BERDO)
- ***** Residential energy use reporting Ordinance program
- ***** Ordinance tying 1&2 DU size to building energy performance & electrification
- #49-22 Zoning amendment to require solar system installation
- #51-22 Request for energy efficiency analysis during construction
(ZAP and Public Facilities committees)

Clean Energy Standards

- #52-22 Ordinance amendments re EV charging stations on private property/ ads
- ***** Ordinance amendment re SP criteria re quantity of EV stations required

Stormwater management (also see development standards)

- ***** Update placeholder align with engineering ordinance
(ZAP and Public Facilities)

Landscaping

- #54-22 Request for discussion on zoning to support native plants and pollinators

2022 Docket and circulating items by substantive category

D R A F T 2/2

NOTE: items without docket numbers not yet accepted onto the docket.

Economic Development ZO Amendments

- #40-22 Request for discussion relative to existing small businesses and new development
- #41-22 Requesting a discussion on how “last mile” delivery services should be regulated

Historic Preservation Ordinances

- #53-22 Requesting an ordinance to require documenting existing conditions of landmarked buildings prior to permitting
- #57-22 Request for discussion relative to demolition of existing homes in Newton

Master Planning Projects

- ***** Ordinance to create a mechanism for a hospital zone, requiring a master plan

Development Standards/ Other

Stormwater related/ landforms/ measuring rules

- #55-22 Requesting a discussion with Planning staff re grading, retaining walls, etc.
- #56-22 Request for Ordinance requiring topographic data prior to ISD permitting
- ***** Updates to the sign ordinance (w/ UDC, Land Use)
- ***** Updates to the Fence Ordinance

Enforcement Issues

- #58-22 Request for a discussion with ISD regarding noise ordinance Compliance
- #59-22 Request for discussion with ISD regarding special permit compliance
- #72-22 Discussion w/ Police, DPW and ISD on sidewalk obstructions
- ZAP, PF and Public Safety/ Transportation committees
- #60-22 Community Preservation Committee Annual Update to City Council

Colleagues,

This is a DRAFT that I prepared in anticipation of our calendar discussion – and to help organize items that are and may be before the ZAP committee this term, by substantive area. I have included everything I am aware of here – there may well be more ideas out there. So that you may cross reference with the full list of docket items so far docketed, the 2022 Docket follows.

See you Monday night,
Deb Crossley,
Chair, Zoning & Planning committee

ZONING & PLANNING COMMITTEE UNSCHEDULED ITEMS 01/05/22

January 10, 2022

1 new appt #62-22

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3 reappointments #63-22, #64-22 and #65-22

- #63-22** **Reappointment of Elizabeth Sweet to the Zoning Board of Appeals**
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Unscheduled items

- #38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)
- #40-22 Request for discussion relative to existing small businesses and new development**
COUNCILORS ALBRIGHT, KELLEY AND BOWMAN requesting the Planning Department, along with the Economic Development Commission, research and develop tools including an ordinance or some other means, to ensure that existing small commercial/retail/independent and/or locally-owned businesses can remain in Newton when new development occurs. (formerly #39-20)
- #41-22 Requesting a discussion on how “last mile” delivery services should be regulated**
COUNCILORS LAREDO, ALBRIGHT, HUMPHREY, DOWNS, CROSSLEY, LIPOF, KALIS, WRIGHT, KELLEY, BOWMAN, NORTON AND GROSSMAN requesting a discussion with the Planning Department regarding whether and how “last mile” delivery services with physical locations in village centers should be regulated and what amendments to the zoning code might be needed to address these issues.
When discussed, add to report: On January 3, 2022, Councilor Danberg requested her name be added to this item as a co-docketer.
- #43-22 Review definition and Ordinance Amendment of Two Family detached**
ZONING AND PLANNING COMMITTEE requesting review and to amend the definition 1.5.1.B “Two Family Detached.” (formerly #240-21)
- #44-22 Request for discussion regarding city plans for housing**
COUNCILORS LAREDO, NORTON, OLIVER, WRIGHT, KALIS, LUCAS AND MALAKIE requesting a discussion with the Administration regarding (a) the Administration's current plans and goals for increasing the number and diversity of the housing units in the city, including a breakdown by type of unit and location of developments and (b) improving the use of housing data to inform current and future housing plans and goals. (formerly #325-21)

#45-22 Request for discussion relative to increasing the number of inclusionary units
COUNCILORS LAREDO, WRIGHT, NORTON, MARKIEWICZ, LIPOF, MALAKIE, BAKER, KALIS AND GENTILE requesting a discussion of what specific measures the City can take to meet the 40B threshold (the state's requirement for number of affordable units), including raising the requirements for the number of affordable units in large developments. (formerly #72-20)

#46-22 Request for discussion relative to single-family attached dwellings
COUNCILOR LAREDO requesting a review of the zoning requirements for single-family attached dwelling units. (formerly #38-20)

#47-22 Requesting annual updates on Newton's Subsidized Housing Inventory (SHI)
THE ZONING & PLANNING COMMITTEE, COUNCILORS LUCAS AND OLIVER, requesting a conversation with the Director of Planning and Development about Newton's Subsidized Housing Inventory (SHI) and progress towards meeting the affordable housing safe harbor and a request to post the SHI on the City's website. (formerly #307-21)

#48-22 Referred to Zoning & Planning and Public Facilities Committees
Requesting an update on the status of implementing the Climate Action Plan
PUBLIC FACILITIES and ZONING & PLANNING COMMITTEES requesting an update from the Sustainability Team and appropriate staff on the status of implementing Climate Action Plan measures, expanding municipal energy efficiency and renewable energy programs as follows:
Newton Power Choice participation rates, municipal power purchasing contracts for gas and electricity; Solar Power Purchase Agreement including operational and PV installations under construction, municipal energy consumption (DOER report) Green Communities grant funded efficiency projects to date, Energy Coach/ "4 our Future" program and zoning ordinances both to increase building energy efficiency/renewables in the private sector and foster sustainable development patterns. (formerly #324-21)

#49-22 Zoning amendment to require solar system installation
COUNCILORS ALBRIGHT, CROSSLEY, KRINTZMAN, NORTON, DOWNS, DANBERG, LIPOF, NOEL, LEARY, MARKIEWICZ, BOWMAN AND KELLEY requesting an amendment to Chapter 30, Newton Zoning Ordinance, to require solar system installation in certain new construction projects greater than 10,000 square feet. (formerly #32-20)

#50-22

Request for Discussion and Ordinance to require energy use reporting

COUNCILORS CROSSLEY, LEARY, NORTON AND BOWMAN on behalf of the Newton Citizens Commission on Energy (NCCE), requesting discussion and an ordinance that would require large property owners (campuses and large commercial buildings) to report energy use and associated greenhouse gas emissions annually to the city of Newton, to be used to encourage reductions in said energy use and greenhouse gas emissions in accordance and support of the goals set forth in the Newton Climate Action Plan. (formerly #181-21)

Referred to Zoning & Planning and Public Facilities Committees

#51-22

Request for energy efficiency analysis during construction

COUNCILORS CROSSLEY, BOWMAN, ALBRIGHT, KELLEY, LEARY, DOWNS AND NORTON requesting a discussion and possible ordinance to require that property owners who are proposing new construction or major renovations, submit an analysis and pricing for providing all electric high efficiency HVAC and appliances as an alternative to fossil fuel powered equipment. (formerly #12-21)

#52-22

Discussion and possible ordinance amendments regarding the utilization of electric vehicle charging stations

COUNCILORS GROSSMAN, LAREDO, BOWMAN, NORTON, ALBRIGHT AND CROSSLEY requesting a discussion and possible ordinance amendments with the Planning Department and the Sustainability Directors regarding allowing the utilization of electric vehicle charging stations on private commercial parking lots by City ordinances, including but not limited to the use of digital advertising to pay for the stations and provide free charging to customers. (formerly #340-21)

#53-22

Requesting an ordinance to require documenting existing conditions of landmarked buildings prior to permitting

COUNCILORS CROSSLEY, DOWNS, LIPOF, KALIS, KELLEY, BOWMAN AND DANBERG requesting a discussion with Planning and Historic Preservation to consider an ordinance requiring, that prior to ISD issuing a permit for renovations to a landmarked building or buildings within historic districts, that a petitioner must have adequately documented existing conditions of the building including its exterior architectural features, by a licensed architect or building professional to the satisfaction of the governing historic commission or district commission. The written order of conditions from the governing commission approving renovations to such a building or structure will be based upon and evaluated against adherence to these documents. (formerly #220-21)

- #54-22 Request for discussion on zoning to support native plants and pollinators**
COUNCILORS BOWMAN, DOWNS, AND NORTON requesting a discussion on increasing native plants and pollinator friendly plants in Newton. Discussion should include options to change zoning for both residential and commercial projects as well as increase such plantings on public lands. Native plants are environmentally more sustainable as they require less water and pesticides. Native plants attract a variety of birds, butterflies, and other wildlife by providing diverse habitats and food sources. Pollinator friendly plants can help support a healthy ecosystem, our Climate Action Goals, environmental sustainability and are needed to help refurbish native plants for biodiversity, bees and butterflies. (formerly #154-21)
- #55-22 Requesting a discussion with the Planning Department**
COUNCILORS LIPOF, BOWMAN, CROSSLEY AND ALBRIGHT requesting a discussion with the Planning Department to address concerns relative to the trend of significantly raising grade elevations on lots, using retaining walls, terracing and other means to add soil to conceal a raised basement, which can lead to new buildings that are significantly taller than nearby existing houses in the area, cause denuding of wooded areas and increasing storm water runoff. (formerly #149-21)
- #56-22 Request for Ordinance requiring topographic data prior to building permit issuance**
COUNCILORS CROSSLEY, ALBRIGHT AND BOWMAN requesting an ordinance to require that topographic data be provided on surveys showing existing and proposed conditions currently required for new construction and additions, prior to issuing construction permits. (formerly #11-21)
- #57-22 Request for discussion relative to demolition of existing homes in Newton**
COUNCILORS WRIGHT, MALAKIE, BAKER, HUMPHREY, MARKIEWICZ, KALIS AND RYAN requesting discussion of appropriate adjustments to Newton's zoning to discourage the demolition of smaller homes which are being replaced by larger and much more expensive structures. (formerly #75-21)
- #58-22 Request for a discussion with ISD regarding noise ordinance Compliance**
COUNCILORS BAKER AND RYAN requesting discussion with Inspectional Services about possible ways of enhancing compliance with the provisions of Newton's noise ordinance which limits construction activity to certain times of day and on Sundays and legal holidays, including possible additional measures to advise contractors and subcontractors of applicable rules to minimize the need for complaint driven enforcement by city staff or police. (formerly #98-20)

#59-22 Request for discussion with ISD regarding special permit compliance
COUNCILORS BAKER, LAREDO, AND LIPOF requesting a discussion with the Commissioner of Inspectional Services about the existing and potential resources and practices involved in assuring compliance with zoning special permits once issued by the Council. (formerly #97-20)

#60-22 Community Preservation Committee Annual Update to City Council
COMMUNITY PRESERVATION COMMITTEE CHAIR on behalf of the CPC, requesting a discussion with the City Council to provide an annual update on the status of the CPA funds, the community preservation program and the ordinance in accordance with Sec 7-80 of the Ordinances. (formerly #362-21)

Referred to Zoning & Planning, Public Facilities and Public Safety & Transportation Committees

#72-22 Discussion with Police, DPW and Inspectional Services on sidewalk obstructions
COUNCILORS DOWNS, BOWMAN, MALAKIE, HUMPHREY, WRIGHT, RYAN, GREENBERG, DANBERG, GROSSMAN, AND LUCAS requesting a discussion with Police, Public Works and Inspectional Services regarding sidewalk obstruction, enforcement, regulation, and operating procedures during construction used to ensure safety for nonmotorized road users.

ZAP Calendar

	2022												2023											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Zoning Redesign - Village Centers																								
Existing zoning analysis (existing conditions, development potential, and economic analysis)																								
Alternative development scenarios for small and large village centers (graphic and economic analysis)																								
Draft zoning amendments for alternative development scenarios (ex. use table, parking, dimensional standards)																								
Refine preferred development scenarios for small and large village centers																								
Refine and vote on zoning amendments to achieve preferred development scenarios (will be split up)																								
Citizens petition to amend the village center district																								
Housing Choice - MBTA Communities*																								
Planning staff to brief ZAP/City Council																								
Public comment period on State guidelines																								
Creation of an action plan (planning and analysis required for compliance)																								
Implementation of the action plan (drafting and adoption of zoning amendments)																								
Masterplanning Projects																								
Newton Wellesley Hospital (enabling legislation)																								
Newton Wellesley Hospital (masterplan and regulatory framework - zoning)																								
California Street Manufacturing Zoning District (study)																								
Sustainability/Environmental Zoning Amendments																								
Stormwater Ordinance updates																								
Criterion 5 (reduced size threshold and add substantial renovations)																								
Limiting embodied carbon in new construction																								
Requiring solar panels in new construction																								
Existing commercial buildings: BERDO for Newton: "Building Energy Reporting & Reduction Ordinance"																								
New residential buildings: tie performance standards to building size																								
Economic Development Zoning Amendments																								
Update parking requirements (commercial uses, specific zones, size thresholds, etc.)																								
Regulate last mile delivery services																								
Modernize commercial, mixed-use, and industrial use tables																								
Provide small business incentives/protections																								
Historic Preservation Zoning Amendments																								
Periodic updates on the MACRIS survey																								
Process to protect landmarked buildings																								
Reuse incentives to preserve and restore historic buildings																								
Housing Zoning Amendments (non-Village Centers and Housing Choice)																								
Updated to the Accessory Dwelling Unit Ordinance																								
Updates on the establishment of the Municipal Housing Trust																								
Updates on housing production																								
Other Zoning Items/Development Standards																								
Clean-up items (yearly)																								
Updates to the Sign Ordinance																								
Updates to the Fence Ordinance																								
Managing topography: Retaining walls, natural grade, measuring rules																								
Discussion with ISD regarding ordinance compliance update																								

*Timeline derived from DHCD guidance and deadlines



Ruthanne Fuller
Mayor

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

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(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

MEMORANDUM

DATE: January 7, 2022

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Cat Kemmett, Planning Associate

RE: **#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill**
COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

MEETING: January 10, 2022

CC: City Council
Planning Board
Jonathan Yeo, Chief Operating Officer

Introduction

In January 2021, Governor Baker signed an omnibus economic development package, *An Act Enabling Partnerships for Growth* (the "Act"), which notably included the [Housing Choice zoning reforms](#). The Act included a new multi-family zoning requirement for MBTA communities (Section 3A), which Newton is one of, where at least one zoning district of reasonable size permits multi-family housing by-right meeting the following criteria:

- Minimum gross density of 15 units per acre
- Not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station
- No age restrictions
- Suitable for families with children

The Department of Housing & Community Development (DHCD) released [draft compliance guidelines](#) in December 2021 to Section 3A (Attachment A). The public comment period on these guidelines will be open through March 31, 2022 with final guidelines expected in summer 2022.

MBTA communities are not required to comply with these Housing Choice guidelines (Section 3A). However, MBTA communities that do not comply will no longer be eligible for funds from the following

grant programs: the Housing Choice Initiative, the Local Capital Projects Fund, and the MassWorks infrastructure program. Also, DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.

The City of Newton has received both Massworks and Housing Choice grant funding in recent years and would anticipate seeking future funding under these programs to further economic development and affordable housing. These funding grants include:

- \$7 million in Massworks funding for Route 9 improvements (2012-2014)
- \$1.6 million in Massworks funding for Oak Street/Needham Street Intersection (2019)
- \$400,000 in Masswork funding for design of Pettee Square (2021)
- \$220,000 in Housing Choice funding to undertake affordable housing feasibility study for West Newton Armory
- \$75,000 in Housing Choice funding to examine zoning options for California Street manufacturing area

This memo is meant to provide the City Council with information as it begins its discussion of the draft compliance guidelines specifically for Section 3A.

Relevant Elements of the Guidance for Newton

- Newton is considered a *rapid transit community* (an MBTA community with a subway station within its borders, or within 0.5 miles of its border).
- The new multi-family zoning district in *rapid transit communities* must allow, by-right, for a minimum of 25% multi-family units as a percentage of total housing stock to comply with the “reasonable size” requirement (i.e. unit capacity). For Newton, the minimum unit capacity means that a multi-family district must allow for 8,330 units; it does not require that 8,330 units must be built. “It is important to understand that a multi-family district’s unit capacity is not a mandate to construct a specific number of housing units, nor is it a housing target.” Currently, Newton has 33,320 housing units according to the 2020 Census.
- The zoning can either be for one multi-family district that allows for 8,330 units or for any number of districts proximate to transit that add up to 8,330 units.
- Site plan review and approval is defined very specifically. “Site plan review and approval may be required for multi-family uses allowed by-right... Site plan approval may regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties. Site plan review may not be used to deny a project that is allowed as of right, nor may it impose conditions that make it infeasible or impractical to proceed with a multi-family use that is allowed as of right.”
- There are also size requirements. “To comply with Section 3A’S ‘reasonable size’ requirement, multi-family districts must comprise at least 50 acres of land – or approximately one-tenth of the land area within 0.5 miles of a transit station.” The requirement is that there is a multi-family district that is at least 50 contiguous acres, or an overlay district could be utilized with at least one area of 25 contiguous acres and additional areas would need to each be at least 5 contiguous acres. An overlay district may have subdistricts with different densities as long as the overall gross density is at least 15 units per acre. Newton is 11,622 acres.

- Newton does not currently have a multi-family district of a size that complies with all of the requirements.

Additional Analysis

The following analyses would be helpful to decide whether to pursue compliance with Section 3A:

Build Out Analysis

Although Newton does not currently have any zoning district that allows multi-family housing by-right, our Zoning Ordinance does allow multi-family development by special permit. Planning Staff will present a build out analysis of the number of units that could be built under the current Zoning Ordinance by special permit to understand the delta between what is allowed already and the unit capacity requirement within the DHCD guidelines.

District Size/Distribution of Density Scenarios

There is a lot of flexibility in the draft guidelines in how Newton could create and map a complying zoning district or districts. When determining the size required, the City must take into consideration the minimum acreage and the minimum unit requirement the guidelines set. There is an inverse relationship between the district size and allowed units or density per acre, see below:

Smaller Zoning District

Larger Zoning District



Higher Density Required

Lower Density Required

Additional analysis would be helpful to determine what may be appropriate for Newton. Multiple zoning districts with a range of allowable densities may be better (i.e. higher density districts immediately adjacent to public transit/village centers and tiered lower density districts surrounding them).

Newton Development Lookbook (units per acre)

As a whole, the gross density allowed for the compliant zoning district must meet the statutory requirement of not less than 15 multi-family units per acre. Thinking about actual buildings or developments in units per acre can be abstract and confusing. To better understand what this density actually looks like on the ground, staff have begun compiling a *Newton Development Lookbook*. The intent of this analysis is to see if allowing a variety of building types already common in Newton, many with small footprints, could bring Newton into compliance if allowed by-right.

Timeline for Compliance

According to the draft guidelines, Rapid Transit communities like Newton, must adopt a zoning amendment or amendments by December 31, 2023 to comply with the Act. The draft guidelines also lay out interim steps that must be taken leading up to the adoption of zoning:

- March 31, 2022 – State public comment period ends
- May 2, 2022 –
 - Submit the MBTA Community Information Form
 - Hold a briefing with the City Council on the Draft Compliance Guidance
- December 31, 2022 –

- Notify DHCD that there is no existing multi-family district that fully complies with these guidelines
- Submit a proposed action plan as described in section 9.b of the draft guidelines
- March 31, 2023 – Receive approval of the action plan by DHCD
- December 31, 2023 – Adoption of zoning amendments for MBTA communities

Other Components of the Act

The Act has changed the required vote from two-thirds to a simple majority for certain types of zoning amendments and special permits. The City of Newton's Law Department provided a [Housing Choice Zoning Amendments memo](#) in February 2021 summarizing these key changes related to voting thresholds. If the Committee would like further discussion on this, the Planning and Law Staffs are happy to do so in a future meeting.

Looking Ahead

Staff can return with additional analysis at upcoming ZAP meetings for the Committee's review. Also, staff recommend scheduling a Committee of the Whole meeting by the beginning of March 2022 to remain in compliance with the DHCD guidelines and ensure enough time for submitting public comment, if desired.

Attachments

Attachment A Draft Compliance Guidelines for MBTA Communities



Commonwealth of Massachusetts
 DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

DRAFT Compliance Guidelines for Multi-family Districts
Under Section 3A of the Zoning Act

1. Overview of Section 3A of the Zoning Act

Section 18 of chapter 358 of the Acts of 2020 added a new section 3A to chapter 40A of the General Laws (the Zoning Act) applicable to MBTA communities (referred to herein as “Section 3A”). Subsection (a) of Section 3A provides:

An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

The purpose of Section 3A is to encourage MBTA communities to adopt zoning districts where multi-family zoning is permitted as of right, and that meet other requirements set forth in the statute.

The Department of Housing and Community Development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, is required to promulgate guidelines to determine if an MBTA community is in compliance with Section 3A. DHCD promulgated preliminary guidance on January 29, 2021. DHCD updated that preliminary guidance on December 15, 2021. These guidelines provide further information on how MBTA communities may achieve compliance with Section 3A.

2. Definitions

“Adjacent community” means an MBTA community with no transit station within its border or within 0.5 mile of its border.

“Age-restricted housing” means any housing unit encumbered by a title restriction requiring occupancy by at least one person age 55 or older.

“Bus service community” means an MBTA community with a bus station within its borders or within 0.5 miles of its border, or an MBTA bus stop within its borders, and no subway station or commuter rail station within its border, or within 0.5 mile of its border.

“Bus station” means a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation.

“Chief executive officer” means the mayor in a city, and the board of selectmen in a town, unless some other municipal office is designated to be the chief executive officer under the provisions of a local charter.

“Commonwealth’s sustainable development principles” means the principles set forth at <https://www.mass.gov/files/documents/2017/11/01/sustainable%20development%20principles.pdf> as such principles may be modified and updated from time to time.

“Commuter rail community” means an MBTA community with a commuter rail station within its borders, or within 0.5 mile of its border, and no subway station within its borders, or within 0.5 mile of its border.

“Developable land” means land on which multi-family housing units have been or can be permitted and constructed. Developable land shall not include land under water, wetland resource areas, areas lacking adequate water or wastewater infrastructure or capacity, publicly owned land that is dedicated to existing public uses, or privately owned land encumbered by any kind of use restriction that prohibits residential use.

“Gross density” means a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

“Housing suitable for families” means housing comprised of residential dwelling units that are not age-restricted housing, and for which there are no legal restriction on the number of bedrooms, the size of bedrooms, or the number of occupants.

“MBTA community” means a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.” A list of MBTA communities is attached, including the designation of each MBTA community as a rapid transit community, a bus service community, a commuter rail community or an adjacent community for purposes of these compliance guidelines.

“Multi-family housing” means a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

“Multi-family district” means a zoning district, including an overlay district, in which multi-family uses are allowed by right.

“Rapid transit community” means an MBTA community with a subway station within its borders, or within 0.5 mile of its border. An MBTA community with a subway station within its borders, or within 0.5 mile of its border, shall be deemed to be a rapid transit community even if there is one or more commuter rail stations or MBTA bus lines located in that community.

“Reasonable size” means not less than 50 contiguous acres of land with a unit capacity equal to or greater than the unit capacity specified in section 5 below.

“Residential dwelling unit” means a dwelling unit equipped with a full kitchen and bathroom.

“Unit capacity” means an estimate of the total number of multi-family housing units that can be developed as of right within the multi-family district, made in accordance with the requirements of section 5.b below.

3. General Principles of Compliance

a. These compliance guidelines describe how an MBTA community can comply with the requirements of Section 3A. The guidelines specifically address:

- What it means to permit multi-family housing “as of right”;
- The metrics that determine if a multi-family district is “of reasonable size”;
- How to determine if a multi-family district has a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code;
- The meaning of Section 3A’s mandate that “such multi-family housing shall be without age restrictions and shall be suitable for families with children”; and
- The extent to which MBTA communities have flexibility to choose the location of a multi-family district.

b. The following general principles have informed the more specific compliance criteria that follow:

- All MBTA communities should contribute to the production of new housing stock.
- MBTA communities with subway stations, commuter rail stations and other transit stations benefit from having these assets located within their boundaries and should provide opportunity for multi-family housing development around these assets. MBTA communities with no transit stations within their boundaries nonetheless benefit from being close to transit stations in nearby communities.
- MBTA communities should adopt multi-family districts that will lead to development of multi-family housing projects of a scale, density and character that are consistent with a community’s long-term planning goals.

- “Reasonable size” is a relative rather than an absolute determination. Because of the diversity of MBTA communities, a multi-family district that is “reasonable” in one city or town may not be reasonable in another city or town. Objective differences in community characteristics must be considered in determining what is “reasonable” for each community.
- To the maximum extent possible, multi-family districts should be in areas that have safe and convenient access to transit stations for pedestrians and bicyclists.

4. Allowing Multi-Family Housing “As of Right”

To comply with Section 3A, a multi-family district must allow multi-family housing “as of right,” meaning that the construction and occupancy of multi-family housing is allowed in that district without the need to obtain any discretionary permit or approval. Site plan review and approval may be required for multi-family uses allowed as of right. Site plan review is a process by which a local board reviews a project’s site layout to ensure public safety and convenience. Site plan approval may regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties. Site plan review may not be used to deny a project that is allowed as of right, nor may it impose conditions that make it infeasible or impractical to proceed with a multi-family use that is allowed as of right.

5. Determining “Reasonable Size”

In making determinations of “reasonable size,” DHCD will take into consideration both the area of the district and the district’s multi-family unit capacity (that is, the number of units of multi-family housing that can be developed as of right within the district).

a. Minimum land area

Section 3A’s requirement that a multi-family district be a “reasonable size” indicates that the purpose of the statute is to encourage zoning that allows for the development of a reasonable amount of multi-family housing in each MBTA community. A zoning district is a specifically delineated land area with uniform regulations and requirements governing the use of land and the placement, spacing, and size of buildings. A district should not be a single development site on which the municipality is willing to permit a particular multi-family project. To comply with Section 3A’s “reasonable size” requirement, multi-family districts must comprise at least 50 acres of land—or approximately one-tenth of the land area within 0.5 mile of a transit station.

An overlay district is an acceptable way to achieve compliance with Section 3A, provided that such an overlay district should not consist of a collection of small, non-contiguous parcels. At least one portion of the overlay district land areas must include at least 25 contiguous acres of land. No portion of the district that is less than 5 contiguous acres land will count toward the minimum size requirement.

b. Minimum multi-family unit capacity

A reasonably sized multi-family district must also be able to accommodate a reasonable number of multi-family housing units as of right. MBTA communities seeking a determination of compliance with Section 3A must provide to DHCD an accurate assessment of the number of multi-family housing units that can be developed as of right within the multi-family district, referred to as the district’s unit capacity.

A compliant district's multi-family unit capacity must be equal to or greater than a specified percentage of the total number of housing units within the community. The required percentage will depend on the type of transit service in the community, as follows:

Category	Minimum multi-family units as a percentage of total housing stock
Rapid transit community	25%
Bus service community	20%
Commuter rail community	15%
Adjacent community	10%

The minimum unit capacity applicable to each MBTA community is determined by multiplying the number of housing units in that community by 0.25, 0.20, 0.15 or 0.10, depending on the type of service in that community. For example, a rapid transit community with 7,500 housing units is required to have a multi-family district with a multi-family unit capacity of $7,500 \times 0.25 = 1,875$ multi-family units. When calculating the minimum unit capacity, each MBTA community should use 2020 census data to determine the number of total housing units, unless another data source has been approved by DHCD.

When determining the unit capacity for a specific multi-family district, each MBTA community must estimate how many units of multi-family housing could be constructed on each parcel of developable land within the district. The estimate should take into account the amount of developable land in the district, as well as the height limitations, lot coverage limitations, maximum floor area ratio, set back requirements and parking space requirements applicable in that district under the zoning ordinance or bylaw. The estimate must also take into account the restrictions and limitations set forth in any other municipal bylaws or ordinances; limitations on development resulting from inadequate water or wastewater infrastructure, and, in areas not served by public sewer, any applicable limitations under Title 5 of the state environmental code or local septic regulations; known title restrictions on use of the land within the district; and known limitations, if any, on the development of new multi-family housing within the district based on physical conditions such the presence of waterbodies, and wetlands.

If the estimate of the number of multi-family units that can be constructed in the multi-family district is less than the minimum unit capacity, then the MBTA community must change the boundaries of the multi-family district or make changes to dimensional regulations applicable to that district (or to other local ordinances or bylaws) to allow for the development of a greater number of multi-family units as of right.

It is important to understand that a multi-family district's unit capacity is not a mandate to construct a specified number of housing units, nor is it a housing production target. Section 3A requires only that each MBTA community has a multi-family zoning district of reasonable size. The law does not require the production of new multi-family housing units within that district. There is no requirement nor expectation that a multi-family district will be built out to its full unit capacity.

In some communities, there may be a significant number of multi-family units already existing in the multi-family district; those communities should generally expect fewer new units to be produced in the district, because it is more fully built out. Conversely, there may be some communities with relatively little multi-family housing in its multi-family district; there generally will be more opportunity for new

housing production in those districts in which there is a large gap between unit capacity and the number of existing multi-family units.

6. **Minimum Gross Density**

Section 3A states that a compliant multi-family district must have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A. DHCD will deem a zoning district to be compliant with Section 3A’s minimum gross density requirement if the following criteria are met.

a. *District-wide gross density*

Section 3A expressly requires that a multi-family district—not just the individual parcels of land within the district—must have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A. To comply with this requirement, the zoning must legally and practically allow for a district-wide gross density of 15 units per acre. The Zoning Act defines “gross density” as “a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.”

To meet the district-wide gross density the municipality must demonstrate that the zoning for the district permits a gross density of 15 units per acre of land within the district, “include[ing] land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.” By way of example, to meet that requirement for a 50-acre multi-family district, the municipality must show at least 15 existing or potential new multi-family units per acre, or a total of at least 750 existing or potential new multi-family units.

b. *Achieving district-wide gross density by sub-districts*

Zoning ordinances and bylaws typically limit the unit density on individual parcels of land. To comply with the statute’s density requirement, an MBTA community may establish sub-districts within a multi-family district, with different density requirements and limitations for each sub-district, provided that the gross density for the district as a whole meets the statutory requirement of not less than 15 multi-family units per acre.

7. **Determining Suitability for Families with Children**

Section 3A states that a compliant multi-family district must be without age restrictions and must be suitable for families with children. DHCD will deem a multi-family district to comply with these requirements as long as the zoning does not require multi-family uses to include units with age restrictions and does not place any limits or restrictions on the size of the units, the number of bedrooms, the size of bedrooms, or the number of occupants.

8. Location of Districts

Section 3A states that a compliant multi-family district shall “be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.” DHCD will interpret that requirement consistent with the following guidelines.

a. General rule for measuring distance from a transit station.

To maximize flexibility for all MBTA communities, the distance from a transit station may be measured from the boundary of any parcel of land owned by a public entity and used for purposes related to the transit station, such as an access roadway or parking lot.

b. MBTA communities with some land area within 0.5 miles of a transit station

An MBTA community that has a transit station within its boundaries, or some land area within 0.5 mile of a transit station located in another MBTA community, shall comply with the statutory location requirement if a substantial portion of the multi-family district is located within the prescribed distance. Absent compelling circumstances, at least [one half] of the land area of the multi-family district should be located within 0.5 mile of the transit station. The multi-family district may include land areas that are further than 0.5 mile from the transit station, provided that such areas are easily accessible to the transit station based on existing street patterns and pedestrian connections.

In unusual cases, the most appropriate location for a multi-family district may be in a land area that is further than 0.5 miles of a transit station. Where none of the land area within 0.5 mile of transit station is appropriate for development of multi-family housing—for example, because it comprises wetlands or land publicly owned for recreation or conservation purposes—the MBTA community may propose a multi-family use district that has less than one-half of its land area within 0.5 miles of a transit station. To the maximum extent feasible, the land areas within such a district should be easily accessible to the transit station based on existing street patterns, pedestrian connections, and bicycle lanes.

c. MBTA communities with no land area within 0.5 miles of a transit station

When an MBTA community has no land area within 0.5 mile of a transit station, the multi-family district should, if feasible, be located in an area with reasonable access to a transit station based on existing street patterns, pedestrian connections, and bicycle lanes, or in an area that otherwise is consistent with the Commonwealth’s sustainable development principles—for example, near an existing downtown or village center, near an RTA bus stop or line, or in a location with existing under-utilized facilities that can be redeveloped into new multi-family housing.

9. Determinations of Compliance

DHCD will make determinations of compliance with Section 3A upon request from an MBTA community, in accordance with the following criteria and schedule. An MBTA community may receive a determination of full compliance when it has a multi-family district that meets all of the requirements of Section 3A. An MBTA community may receive a determination of interim compliance for a limited duration to allow time to enact a new multi-family district or amend an existing zoning district in order to achieve full compliance with Section 3A.

a. Requests for determination of compliance

When an MBTA community believes it has a multi-family district that complies with the requirements for Section 3A, as set forth in these guidelines, it may request a determination of compliance from DHCD. Such a request may be made for a multi-family district that was in existence on the date that Section 3A became law, or for a multi-family district that was created or amended after the enactment of Section 3A. In either case, such request shall be made on a form required by DHCD and shall include, at a minimum, the following information, which shall be provided in a format or on a template prescribed by DHCD:

General district information

- i. A map showing the municipal boundaries and the boundaries of the multi-family district;
- ii. A copy of those provisions in the municipal zoning code necessary to determine the uses permitted as of right in the multi-family district and the dimensional limitation and requirements applicable in the multi-family district;
- iii. A plan showing the boundaries of each parcel of land located within the district, and the area and ownership of each parcel as indicated on current assessor records;

Location of districts

- iv. A map showing the location of the nearest transit station and how much of the multi-family district is within 0.5 miles of that transit station;
- v. In cases where no portion of the multi-family district is located within 0.5 miles of a transit station, a statement describing how the development of new multi-family housing within the district would be consistent with the Commonwealth's sustainable development principles;

Reasonable size metrics

- vi. A calculation of the total land area within the multi-family district;
- vii. A calculation of the multi-family district's unit capacity, along with a statement describing the methodology by which unit capacity was determined, together with;
 - a. A description of the water and wastewater infrastructure serving the district, and whether that infrastructure is sufficient to serve any new multi-family units included in the unit capacity;
 - b. A description of any known physical conditions, legal restrictions or regulatory requirements that would restrict or limit the development of multi-family housing within the district;
 - c. The number and age of multi-family housing units already existing within the multi-family district, if any.

District gross density

- viii. The gross density for the multi-family district, calculated in accordance with section 6 of these guidelines.

Housing suitable for families

- ix. An attestation that the zoning bylaw or ordinance does not place any limits or restrictions on the size of the units, the number of bedrooms, the size of bedrooms, or the number of occupants in multi-family housing units within the multi-family district.

Attestation

- x. An attestation that the application is accurate and complete, signed by the MBTA community's chief executive officer.

As soon as practical after receipt of a request for determination of compliance, DHCD will either send the requesting MBTA community a notice that it has provided all of the required information, or identify the additional information that is required to process the request. Upon reviewing a complete application, DHCD will provide the MBTA community a written determination either stating that the existing multi-family use district complies with Section 3A, or identifying the reasons why the multi-family use district fails to comply with Section 3A and the steps that must be taken to achieve compliance.

An MBTA community shall be deemed to be in compliance with Section 3A for the period of time during which a request for determination of compliance, with all required information, is pending at DHCD.

b. Action plans and interim compliance—New or amended district

Many MBTA communities do not currently have a multi-family district of reasonable size that complies with all of the requirements set out in Section 3A and these guidelines. These MBTA communities must take affirmative steps towards the creation of a compliant multi-family district within a reasonable time. To achieve interim compliance, the MBTA community must, by no later than the dates specified in section 9.c, send to DHCD written notice that a new multi-family district, or amendment of an existing multi-family district, must be adopted to come into compliance with Section 3A. The MBTA community must then take the following actions to maintain interim compliance:

- i. *Creation of an action plan.* Each MBTA community must provide DHCD with a proposed action plan and timeline for any planning studies or community outreach activities it intends to undertake in order to adopt a multi-family district that complies with Section 3A. DHCD may approve or require changes to the proposed action plan and timeline by sending the MBTA community written notice of such approval or changes. Rapid transit communities and bus service communities must obtain DHCD approval of an action plan by no later than March 31, 2023. Commuter rail communities and adjacent communities must obtain DHCD approval of a timeline and action plan by no later than July 1, 2023.
- ii. *Implementation of the action plan.* The MBTA community must timely achieve each of the milestones set forth in the DHCD-approved action plan, including but not limited to the drafting of the proposed zoning amendment and the commencement of public hearings on the proposed zoning amendment.

- iii. *Adoption of zoning amendment.* An MBTA community must adopt the zoning amendment by the date specified in the action plan and timeline approved by DHCD. For rapid transit communities and bus service communities, DHCD will not approve an action plan with an adoption date later than December 31, 2023. For commuter rail communities and adjacent communities, DHCD will not approve an action plan with an adoption date later than December 31, 2024.
- iv. *Determination of full compliance.* Within [90] days after adoption of the zoning amendment, the MBTA community must submit to DHCD a complete application requesting a determination of full compliance. The application must include data and analysis demonstrating that a district complies with all of the compliance criteria set forth in these guidelines, including without limitation the district's land area, unit capacity, gross density and location.

During the period that an MBTA community is creating and implementing its action plan, DHCD will endeavor to respond to inquiries about whether a proposed zoning amendment will create a multi-family district that complies with Section 3A. However, DHCD will issue a determination of full compliance only after final adoption of the proposed zoning amendment and receipt of a complete application demonstrating the unit capacity.

c. Timeframes for submissions by MBTA communities

To remain in interim compliance with Section 3A, an MBTA community must take one of the following actions by no later than December 31, 2022:

- i. Submit a complete request for a determination of compliance as set forth in section 9.a above; or
- ii. Notify DHCD that there is no existing multi-family district that fully complies with these guidelines, and submit a proposed action plan as described in section 9.b above.

10. Renewals and Rescission of a Determination of Compliance

a. Term and renewal of a determination of compliance

A determination of compliance shall have a term of 10 years. Each MBTA community shall apply to renew its certificate of compliance at least 6 months prior to its expiration. DHCD may require, as a condition of renewal, that the MBTA community report on the production of new housing within MBTA community, and in the multi-family district that was the basis for compliance. Applications for renewal shall be made on a form proscribed by DHCD.

b. Rescission of a determination of compliance

DHCD reserves the right to rescind a determination of compliance if DHCD determines that (i) the MBTA community submitted inaccurate information in its application for a determination of compliance, (ii) the MBTA community amended its zoning or enacted a general bylaw or other rule or regulation that materially alters the Unit capacity in the applicable multi-family use district.

11. Effect of Noncompliance

If at any point DHCD determines that an MBTA community is not in compliance with Section 3A, that MBTA community will not be eligible for funds from the following grant programs: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2E of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A. DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.

VILLAGE CENTER DISTRICT AMENDMENT - 2021

Strike Chapter 30, Section 4.1. Business Districts, in its entirety and insert, in place thereof, the following. (1)

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floor immediately below. **Such area shall not be restricted by the conditions of §4.1.2. A. ii. (3)** Dormers, as defined in Section 1.5.4.G., may not exceed ten (10) feet in width and separation between dormers shall be not less than 15 feet. No Special Permit or variance may allow for greater size, capacity, or use.

4.1. VILLAGE CENTER DISTRICT

4.1.1. DISTRICT INTENT

To create a zoning district for Newton Village Centers that maintains a “village scale” and answers the demands created by the recent amendment to MGL Chapter 40A, Section 3 to allow multi-family housing or mixed-use development as of right or by special permit in “eligible locations”. (2)

4.1.2. DIMENSIONAL STANDARDS

A. Building Height. Building height is limited to two stories unless otherwise provided.

- i. A flat roofed building with allowed uses set forth in §C. i and C. ii below, shall be limited to two stories.
- ii. A three story, flat roofed building is allowed, provided that not less than forty (40%) per cent of the floor area of said building is for multi-family residential use and further provided that ten (10%) percent of the floor area of said residential use is for units that are deed restricted for occupancy or ownership by occupants with limited assets earning less than fifty (50%) of the Greater Boston Area Median Income. Said restriction is to be in a form approved by the City of Newton Law Department. (3)
- iii. A pitched roof on any building may contain usable space under the roof, provided such usable space does not exceed 60% of the floor area of the

B. Other Dimensional Use Standards.

- i. Building coverage shall not exceed 85% of the lot area.
- ii. No building shall be set back less than five (5) feet from a property line adjacent to a public way or private way to which the public has a right of access, excluding foot and bicycle easements.
- iii. No building shall be set back less than 50 feet from an adjoining single family or two family zoning District.
- iv. Existing non-conforming structures may be torn down and replaced. Any increase in floor space shall be vertical and shall not extend beyond the pre-existing, nonconforming building footprint.
- v. Party Walls are permitted.

C. Use Standards

- i. Commercial retail, office, hospitality, or other commercial use not assigned to another use district under this chapter.
- ii. Residential use above the first floor (including multi-family use).
- iii. All buildings, structures, and additions located on a lot in single and separate ownership, may be available for use in common or in connection with contiguous or adjacent lots without the requirement of a Special Permit.

VILLAGE CENTER DISTRICT AMENDMENT - 2021

- iv. Development of a building on a separately owned lot shall be considered a separate project and shall not require a Special Permit even though connected by party walls.
- v. **Any building construction in excess of two stories shall be subject to the provisions on section 7.4 of this chapter (Site Plan Approval).**

D. A Special Permit is required for:

- i. Any development in the Village Center districts of 30,000 square feet or more of gross floor area.
- ii. Use of the roof for the installation and/or storage of mechanical systems, including HVAC equipment.
- iii. A Site Plan Review is required in connection with a Special Permit.

E. District Designation.

Unless otherwise designated in Section 1.3.2 of this chapter, this Zoning District shall apply to all areas previously zoned Business 1.

Amendment to Section 3 of Chapter 40A, the State Zoning Law.

Section 3 A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; . . . ; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative . . . ; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A."

FOOTNOTES

¹ *Newton has five Business use districts and four Mixed Use districts. During Zoning Redesign, these districts should be consolidated to conform to the form-based standards being adopted. This is a proposal to amend areas now zoned Business 1, most significantly by allowing residential use as of right rather than by a Special Permit and limiting height of buildings.*

² *From Eastport, Maine to Kansas, to the Pacific coastal towns; from Ireland to Italy, a village center is immediately recognizable by the predominance of two and three story buildings, its mix of commercial uses, residential uses and local businesses to serve the village residents.*

³ *Assume a lot in a Village Center District contains 10,000 square feet of land. 85% lot coverage times two floors (above the first floor) equals 17,000 square feet plus 5,100 square feet under the sloped roof (60% of 8,500 square feet third floor) equals 22,100 square feet for residential use. 1,700 square feet of space is for low income housing.*

Residential unit size will have to be adjusted to allow for exterior and unit perimeter walls, hallways and stairways.

This formula falls within the form based concept of zoning. It provides an option for developers and land owners to expand building space and to provide housing for an economically disadvantaged portion of the population.

It also qualifies to meet the goals of providing such housing without the necessity of obtaining a special permit, as set out in MGL c.40A, §3, as amended by Chapter 358 of the Acts of 2021.

We, the undersigned voters of the City of Newton, hereby by petition the Newton City Council to hold a public hearing and act upon the attached amendment to the Newton Zoning Ordinance, titled "Village Center District Amendment - 2021", in accordance with Section 10-2 of the Newton City Charter, that says, in part, "The city council . . . shall hold a public hearing and act with respect to every petition which is addressed to it, which is signed by at least 50 voters, and which seeks the passage of a measure." The amendment is intended to limit building height and preserve the unique character of our villages.

Signature

Print Name & Address

Ward

✓ Peter Harrington	157 Lowell Ave	2/1
✓ Colleen Minaker	Colleen Minaker 32 Bemis St.	2/1
✓ Mr THOMAS TUCKER	157 Lowell Ave	2/1
Maura Harrington	Maura Harrington 157 Lowell Ave	2-1
✓ James B Holland Sr	30 Brooks Ave	2-1

We, the undersigned voters of the City of Newton, hereby by petition the Newton City Council to hold a public hearing and act upon the attached amendment to the Newton Zoning Ordinance, titled "Village Center District Amendment - 2021", in accordance with Section 10-2 of the Newton City Charter, that says, in part, "The city council . . . shall hold a public hearing and act with respect to every petition which is addressed to it, which is signed by at least 50 voters, and which seeks the passage of a measure." The amendment is intended to limit building height and preserve the unique character of our villages.

Signature	Print Name & Address	Ward
	Carol O'Grady 920 CENTRE ST	6
	Jon Clarys 23 Buswell rd 02458	
	CARA STEFFY 43 HIGHLAND AVE #3 NEWTONVILLE	
	Robert Williams 47 Washington Park Newtonville	
	JAMES WOOD 47 WASHINGTON PARK 02460	2
	Lorraine Sanik 411 Newtonville Ave	
	Jonathan Fischer 411 Newtonville Ave	
	Jenny Chen 79 Walnut St.	
	Diana Reoung 90 Highland St.	
	Fran Mancini 38 Carleton St	
	JAY Goldman 41 Vineyard Rd	
	Emma Barson 40 Bolton	
	Darius Eslamii 40 Bolton	
	Nicole Babich 110 Madison AVE Newtonville MA	
	Kyle Zinchuk 110 Madison Ave Newtonville MA	

We, the undersigned voters of the City of Newton, hereby by petition the Newton City Council to hold a public hearing and act upon the attached amendment to the Newton Zoning Ordinance, titled "Village Center District Amendment - 2021", in accordance with Section 10-2 of the Newton City Charter, that says, in part, "The city council . . . shall hold a public hearing and act with respect to every petition which is addressed to it, which is signed by at least 50 voters, and which seeks the passage of a measure." The amendment is intended to limit building height and preserve the unique character of our villages.

Signature	Print Name & Address	Ward
✓ Mark Rubel	Mark Rubel 51 Brooks Ave	2-1
✓ Helen K. Rubel	Helen K. Rubel 51 Brooks Ave	2-1
✓ Daniel Harris	Daniel Harris 17#Merdeen	
✓ Doug Marand	Doug Marand 12 Marion St	
✓ Lynne Marand	Lynne Marand " "	
✓ Robert DeSantis	Robert DeSantis 46 Parsons	3
✓ Hilary Bialk	Hilary Bialk 16 Creole Dr.	
✓ Liana Amichangco	Liana Amichangco 15 Ohio Ave	
✓ Jeff D. Sitter (CITIZEN)	JEFFREY SITTER, 120 CENTER ST	3
✓ William Swartz	William Swartz 113 Edinburgh St	
✓ Jacob Weisberg	Jacob Weisberg 145 Langley Rd	
✓ Tom DiGostino	TOM DIGOSTINO 359 CABOT ST	
✓ Susan Poole	Susan Poole 71 Fresenden St	2
✓ Christine Bradh	Christine Bradh 701 Washington	

We, the undersigned voters of the City of Newton, hereby by petition the Newton City Council to hold a public hearing and act upon the attached amendment to the Newton Zoning Ordinance, titled "Village Center District Amendment - 2021", in accordance with Section 10-2 of the Newton City Charter, that says, in part, "The city council . . . shall hold a public hearing and act with respect to every petition which is addressed to it, which is signed by at least 50 voters, and which seeks the passage of a measure." The amendment is intended to limit building height and preserve the unique character of our villages.

Signature	Print Name & Address	Ward
✓ Ashley Sullivan	Ashley Sullivan, 27 Wyoming Rd, 02460	2
✓ J. Dumas	JOSEPH DALTON, 12 Academy Rd, 02458	
✓ J. Robinson	Judith Robinson 251 Auburndale Ave	
✓ J. Felder	2012A FELDMAN 29 Concord Ave	
✓ Annette Seward	Annette Seward 17 Davis St. W. Newton 02465	3
✓ N. Fargy	28 Angers Ave Newton.	
✓ N. Markowitz	28 Austin Street Newton MA	
✓ N. B. B. B.	311 Walnut St Newtonville	2, 3
✓ N. B. B. B.	391 Walnut St Newtonville MA	2
✓ J. M. B. B.	845 WASHINGTON ST. WASHINGTON	2
✓ David Seaman	347 Cabot St Newhall	2
✓ Barbara Darnell	BARBARA DARNELL 296 LAKE AVE	6, 3
✓ Elyse Pino	Elyse Pino 140 Brookside Ave.	2
✓ Susan Reister	Susan Reister 11 Clafin Pl.	2
✓ Marianne Louderback	137 Elgin St	7

(11)

Petition to the Newton City Council to consider a compromise amendment to the Zoning Ordinance for Newton Villages

We, the undersigned Newton Voters request the Newton City Council consider and approve the attached proposal for amendment to the Newton Zoning Ordinance.

Name Address

✓ ¹ G. G. G. 61 Waban Park

✓ ¹ Anne Reenstierna 90 Waban Park

✓ ² Eric Reardon " " "

✓ ³ Barbara J. Dittusson 93 Waban Park

✓ ⁴ W. A. D. 93 WABAN PARK

✓ ⁵ Bernard J. G. 116 Jewett St

✓ ⁶ J. M. B. 116 Jewett St

✓ ⁷ M. I. H. 38 WABAN ST

✓ ⁸ Jennifer Furse 110 Jewett St.

✓ ⁹ Wendy P. 38 WABAN ST.

✓ ¹⁰ John Small 110 Jewett St.

✓ ¹¹ Kevin R. K. 92 HAWTHORN ST.

✓ ¹² Thomas K. 141 Jewett St #2

✓ ¹³ Arthur-LeBasseur 98 Jewett Street

✓ ¹⁴ JOE CROWLEY 129 WABAN ST

(15) ✓ ¹⁵ Quath Adams 227 Jackson Rd, Newton MA 02458

**Petition to the Newton City Council to consider a
compromise amendment to the Zoning Ordinance for Newton Villages**

We, the undersigned Newton Voters request the Newton City Council consider and approve the attached proposal for amendment to the Newton Zoning Ordinance.

Name

Address

- ✓¹ Julie Lavelly 35 Waban St Newton 02458
- ✓² EUGENE LAVELLY 35 WABAN ST NEWTON MA 02458
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(8)

September 30, 2021

A zoning amendment to protect Newton village centers from over development has been filed with the City Council by Peter F. Harrington, a West Newton Attorney familiar with zoning law.

“This proposal is intended to protect the visual character of our villages, encourage reasonable village redevelopment and meets new state requirements for multi-family residences,” according to Mr. Harrington.

Innovations included in the amendment include elimination of special permits, a strict limit on building height and a bonus allowance for sloped roofs. The two story threshold height limit in village centers remains the same. A third floor is allowed, as of right, if it is used for multi-family housing. Under the present law a third floor requires a special permit. If a sloped roof is added the owner can use the interior attic space.

Harrington, a former Vice President of the Newton Board of Aldermen and a former Newton State Representative said, “We need to address the new State requirements while the City Council is rewriting our zoning ordinance. They are discussing Village Center zoning. This proposed zoning law meets the State’s new requirements and we can take advantage of the Council calendar meet our obligations.”

Some of the objectives of this proposal are to eliminate uncertainty of development in our villages for both neighbors and builders, speed up the time between conception and production, allow flexibility in unit design, provide an opportunity to build new naturally affordable housing, and preserve the New England Village character of our community

Over 65 Newton voters have signed a petition asking the City Council to hold a public hearing on Harrington’s proposed zoning amendment. Under Section 10 of the City Charter a public hearing is required if 50 or more citizens request it.

In January 2021 Governor Baker signed an amendment to Section 3 of Chapter 40A, the State Zoning Law.

Section 3 A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; . . . ; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative. . . ; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.”

end



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#63-22

Telephone
(617) 796-1100

Fax

(617) 796-1113

TDD/TTY

(617) 796-1089

Email

rfuller@newtonma.gov

December 6, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Elizabeth Sweet of 281 Lexington Street, Auburndale 02466 as an associate member of the Zoning Board of Appeals. Her term of office shall expire on January 10, 2023 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED

2021 DEC 14 AM 11:49

CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

Elizabeth (Betsy) _____ L _____ Sweet _____
 First Name Middle Initial Last Name

 Email Address

281 Lexington Street _____
 Home Address Suite or Apt

Auburndale _____ MA _____ 02466 _____
 City State Postal Code

What Ward do you live in?

Ward 4

 Primary Phone Alternate Phone

University of Massachusetts _____ Assistant Professor _____
 Boston Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: 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 interested in continuing to serve our city in a time of deep reflection and with mandate to act. Zoning and Zoning decisions require careful consideration and are a key place for our city to look forward and support anti-racist equity work. I teach in the urban planning faculty and African Studies at the University of Massachusetts Boston and have engaged with communities nationally and internationally to work through problems and find solutions that are collaboratively developed and implemented. My experiences as well as my good listening skills could continue to add a perspective on the zoning board of appeals that complements others on the board. I would be honored to continue to serve!

 Upload a Resume

Elizabeth L. Sweet

Curriculum Vitae

March 2020

University of Massachusetts Boston
 Urban Planning and Community development Program
 Department of Africana Studies
 Office: ISC-1-1710

281 Lexington Street.
 Auburndale, MA 02466

EDUCATION

- Ph.D. Public Policy Analysis-Urban Planning and Policy, University of Illinois at Chicago, 2000
- MUPP Master of Urban Planning and Policy, University of Illinois at Chicago, 1992
- B.A. Soviet and East European Studies, Boston University, Boston, 1985.

PROFESSIONAL APPOINTMENTS

- 2019-Present Assistant Professor of Equitable and Sustainable Development, Urban Planning and Community Development Program and the Department of Africana Studies, University of Massachusetts Boston. Affiliate faculty in Native American and Indigenous studies
- 2010- 2019 Assistant Professor of Instruction, Geography and Urban Studies, Temple University. Affiliate Faculty: Gender, Sexuality and Women's Studies; Latin American Studies Program
- 2005-2010 Assistant Professor, Department of Urban and Regional Planning, University of Illinois Urbana Champaign. Affiliate Faculty: Latina/o Studies
- 2005-2006 Fulbright Scholar, Sociology and Political Science, Buryat State University, Ulan Ude, Russia
- 2005 Visiting Professor, School of Architecture and Planning, SUNY Buffalo
 Monteverde Institute: Sustainable Futures Study Abroad Program, Costa Rica
- 2005 Visiting Professor, University Program of Gender Studies, National Autonomous University of Mexico
- 2002-2005 Visiting Lecturer, Mexican and Caribbean Studies and Sociology Departments, Northeastern Illinois University

2000-2001 Visiting Fellow, Civic Education Project, School of International Business, Omsk State University, Omsk, Russia

Edited Volumes

2019 E. L. Sweet, (editor) *Disassembled Cities: Social and Spatial Strategies to Reassemble Communities in Cities Across the Globe*, Routledge Press.

Refereed Journal Articles

- 2019 Sweet E.L., R. Sanders, and D. M. Peters. Reversing the Gaze, Insiders Out, Outsiders In: Stories from the Ivory Tower and the Field. *Journal of Urban Affairs*. Online first <https://doi.org/10.1080/07352166.2019.1645570>
- 2019 Turner K. M., E. L. Sweet, and E. Fornaro. From Ferguson to Charleston and Beyond: Talking about Race and Diversity in the classroom. *Communication Teacher* 33(1): 38-44.
- 2018 Cultural Humility: An Open Door for Planners to Locate Themselves and Decolonize Planning Theory, Education and Practice. *eJournal of Public Affairs* 7(2):1-16.
- 2017 Sweet, E. L. and S. Ortiz Escalante. *Engaging Territorio Cuerpo-Tierra* through body and community mapping: A methodology for making communities safer. *Gender Place & Culture* 24(4): 594-606.
- 2017 Sexton, A. E., A. Hayes-Conroy, E. L. Sweet, M. Miele, and J. Ash. Better than text? Critical reflections on the practices of visceral methodologies in human geography *Geoforum* 82: 200-201
- 2017 The benefits and challenges of Collective and Creative Storytelling through visceral methods within the neoliberal university. *Geoforum* 82: 202-203.
- 2016 Carceral feminism: Linking the state, intersectional bodies, and the dichotomy of place. *Dialogues in Human Geography* 6(2): 202-205.
- 2016 Locating Migrant Latina Economic Activities in a Diverse Economies Framework: Evidence from Chicago. *Gender Place & Culture* 23(1): 55-71.
- 2015 Sweet, E. L. and S. Ortiz Escalante. Bringing bodies into planning: visceral methods, fear, and gender violence. *Urban Studies*, 52(10): 1826-1845.
- 2015 Joshi, S., P. McCutcheon, and E. L. Sweet. Visceral geographies of whiteness and invisible microaggressions. *ACME: An International E-Journal for Critical Geographies* 14(1): 298-323.

- 2015 Latina Kitchen Table Planning Saving Communities: Intersectionality and Insurgencies in an Anti-Immigrant City. *Local Environments: International Journal of Justice and Sustainability* 20(6): 728-743.
- 2015 Hayes-Conroy, A and E. L. Sweet. Whose adequacy?: (Re)Imagining food security with displaced women in Medellin, Colombia. *Agriculture and Human Values* 32(3): 373-384.
- 2014 Chakars, M., and E. L. Sweet. Professional women and the economic practices of success and survival before and after regime change: diverse economies and restructuring in the Russian Republic of Buryatia. *GeoJournal* 79(5): 649-663.
- 2011 Sweet, E. L. and H. Etienne. Commentary: Diversity in Urban Planning Education and Practice. *Journal of Planning Education and Research* 31(3): 332-339.
- 2010 Sweet, E. L. and M. Chakars. Identity, Culture, Land, and Language: Stories of Insurgent Planning in the Republic of Buryatia in Russia *Journal of Planning Education and Research* 30(2): 198-209 (also see letter to the editor and my response regarding this article).
- 2010 Sweet, E. L. and S. Ortiz Escalante. Planning Responds to Gender Violence: Evidence from Spain, Mexico, and the United States *Urban Studies* 47(10): 2129-2147 (19th most downloaded article in *Urban Studies* in September 2010 and 17th in October 2010) (published in Spanish in *Jornadas Estudios Urbanos, Género y Feminismo: teorías y experiencias* in 2013: 39-62 ISBN 978-84-616-7657-6).
- 2009 Ethnographic Understandings of Gender and Economic Transition in Siberia: Implications for Planners and Policy Makers *European Planning Studies Journal* 17(5): 701-718.
- 2006 Capeheart, L. and E. L. Sweet, Condiciones, Drogas, y La Cárcel: Life Circumstances and Drug Usage of Latino Arrestees in Miami, New York, San Antonio, and San Jose *Criminal Justice Policy Review* 17(4): 427-450 (among the 50 most read articles in *Criminal Justice Policy Review*).

Book Chapters

- Forthcoming Jenkins, L. and E. L. Sweet Embracing a Culture of Humility, Diversity, & Inclusion: A Case Study of a Library's "Radical Compassion" programming. *Implementing Excellence in Diversity, Equity, and Inclusion: A Handbook for Academic Libraries* editors Corliss Lee and Brian Lym to be published by the Association of College and Research Libraries (peer-reviewed)

- 2019 E. L. Sweet and M. Chakars, Dissassembledge in the Siberian city of Ulan-Ude: How ethnic Buryats reconstruct through time and space. In *Disassembled Cities: Social and Spatial Strategies to Reassemble Communities in Cities Across the Globe*, E. L. Sweet (ed), London and New York, Routledge Press, pgs. 156-170 (peer-reviewed).
- 2019 Arenas, I and E. L. Sweet, The organizing logics of predatory formations: disassembling democracy and urban planning. In *Disassembled Cities: Social and Spatial Strategies to Reassemble Communities in Cities Across the Globe*, E. L. Sweet (ed), London and New York, Routledge Press, pgs. 141-148 (peer-reviewed).
- 2019 Arenas, I and E. L. Sweet, The organizing logics of predatory formations: militarization and the spectacle of the (in)security state. In *Disassembled Cities: Social and Spatial Strategies to Reassemble Communities in Cities Across the Globe*, E. L. Sweet (ed), London and New York, Routledge Press, pgs. 73-82 (peer-reviewed).
- 2019 Arenas, I and E. L. Sweet, The organizing logics of predatory formations: Individualism, identity, and the consumption of goods as the good life. In *Disassembled Cities: Social and Spatial Strategies to Reassemble Communities in Cities Across the Globe*, E. L. Sweet (ed), London and New York, Routledge Press, pgs. 25-31 (peer-reviewed).
- 2019 Arenas, I and E. L. Sweet, Disassembling cities: spatial, social, and conceptual trajectories across the urban globe. In *Disassembled Cities: Social and Spatial Strategies to Reassemble Communities in Cities Across the Globe*, E. L. Sweet (ed), London and New York, Routledge Press, pgs. 3-14 (peer-reviewed).
- 2018 D. Peters, D. M., E. L. Sweet, K. M. Turner and K. Williams-Witherspoon. The Elephant in the Room: Challenges and Prejudice in the Academy? In *Not White/Straight/Male/Healthy Enough Being "Other" in the Academy*, M. Moreno, K. Quinn-Sánchez, M. Shaul (eds.), Cambridge Scholar, pgs. 21-28 (peer-reviewed).
- 2017 Peters, D. M. S. Peterson-Lewis, R. Sanders, E. L. Sweet, K. M. Turner and K. Williams-Witherspoon. Treading Treacherous Waters: A conversation with Women Faculty of Color on Teaching Race, In *Leadership, in Equity, and Social Justice in American Higher Education- A Reader*, C. P. Gause (ed), Peter Lang, pgs. 128-141(peer-reviewed).
- 2016 Gender, Violence and the City of Emotion, In *The Participatory City*, Y. Beebeejaun, (ed) Berlin, Jovis, pgs. 121-127 (peer-reviewed).

- 2013 Ortiz Escalante, S. and E. L. Sweet. Migrant Women's Safety: Framing, Policies and Practice, In *Building Inclusive Cities: Women's Safety and the Right to the City*, Whitzman, C. et al. (eds.), London and New York, Routledge, pgs. 53-72 (peer-reviewed).
- 2012 New Configurations of Racism after 9/11: Gender and Race in the Context of the Anti-Immigrant City, In *Reinventing Race, Reinventing Racism*, J. J. Betancur and C. Haring (eds.), Brill Publishers, pgs. 241-257 (peer-reviewed).
- 2012 Drigo, M. V., C. Ehlschlaeger and E. L. Sweet. Intimate Partner Violence and Support Systems, *Ecologist-Developed Spatially-Explicit Dynamic Landscape Models (Modeling Dynamic Systems)*, edited by James Westervelt, New York, Springer Publishing Company, pgs. 234-254 (peer-reviewed).
- 2012 Sweet, E. L., S. Lee and S. Ortiz Escalante. 'A Slow Assassination of Your Soul' Race, Citizenship and Gender Identities in the Borderlands of New Economic Places, *Transnational Migration, Gender and Rights*, Ragnhild Sollund and Liam Leonard (eds.), Emerald Group Publishing Limited, pgs. 99-126 (peer-reviewed).
- 2010 Strategies for Achieving Diversity in Urban Planning: A Case Study at the University of Illinois, *Implementing Diversity: Contemporary Challenges and Best Practices at Predominantly White Universities*, Jorge Chapa, Helen Neville, and Margaret Browne Huntt (eds.), Champaign, IL, Center for Democracy in a Multiracial Society, pgs. 224-246 (peer-reviewed).
- 2007 Beyond WID WAD and GAD: Expanding Gendered Economic Development Theory Part 2, *История и культура народов сибиря стран центральной и восточной азии батыевские чтения* (History and Culture of the Siberian People, Central and East Asia Countries: Batuevskie Readings), Ulan Ude, Russia pgs. 486-496.
- 2006 Spy or Feminist: "Grrrilla" Research on the Margin. Demos, V. and Texler Segal, M. (Ed.) *Gender and the Local-Global Nexus: Theory, Research, and Action (Advances in Gender Research, Vol. 10)*, Emerald Group Publishing Limited, Bingley, pgs. 145-161. (peer-reviewed).
- 2006 Beyond WID WAD and GAD: Expanding Gendered Economic Development Theory Part 1 *История и культура народов сибиря стран центральной и восточной азии батыевские чтения*. (History and Culture of the Siberian People, Central and East Asia Countries: Batuevskie Readings), Ulan Ude, Russia pgs. 125-133.

Conference Proceedings

- 2004 *Trabajando y Creciendo: Preliminary Findings on Low-Income Latinas in the Chicago Workforce. Gender and Human Security Latina/o Immigrants in the Midwest, Perspectives: Research Notes and News*, 24(2): 33-36
<http://wgpp.illinois.edu/publications/newsletters/2004Spring.pdf>.
- 2001 Sweet E. L. and Y. Dous. Civic Education Projects: An International Exchange Program in Omsk. *International Relations for Developing Social and Economic Process in the CIS Countries*, Omsk, Russia.

Encyclopedia Entries

- 2009 Women and the City, *Encyclopedia of Urban Studies*, edited by Ray Hutchison, Newbury Park, CA, SAGE Publications, Inc., Pg. 963-966.

Book Reviews

- 2019 *Constructive Feminism: Women's Spaces and Women's Rights in the American City* by Daphne Spain. *Journal of Planning Education and Research* 39(1): 124-125
- 2014 *Locating Migration: Rescaling Cities and Migrants*, Nina Glick Schiller and Ayşe Çağlar, eds. Ithaca, NY: Cornell University Press, 2011. *Journal of Planning Education and Research* 34(1): 97-99.

Manuscripts in preparation

- Sweet, E. L., K. Williams Witherspoon, K. Turner, and E. Fornero. Social-Cultural Quantum Optics: How we learn to see diversity, equity and inclusion. For the *Race Ethnicity and the City* (under review)
- Anti-Blackness and Black Erasure in Mexico: Recuperating *Afro-Mexicanidad* to facilitate decolonial urban planning in the U.S. For the *Race Ethnicity and the City* (under review)
- Sweet, E. L., M. López-Garza, and T. Córdova, Prisons, Joblessness, and Violence: Latinas' expendable labor in in the context of economic restructuring For *Journal of Planning Education and Research* (will submit August 2020)
- Imeokparia, T. O. and E. L. Sweet. Towards a Reconceptualization of the 'Everyday' in Urban Planning and Design Discourse. For *Planning Theory*. (will submit August 2020)
- E. Harper-Anderson, Sweet, E. L. and M Wilson. The Geography of Multiple Simultaneous Workforce Development Programs. For *Mobilities* (will submit September 2020)

Books in Preparation

Community accountability: Ending violence against women by looking inward for solutions and building diverse economies. For Routledge Press.

Policy Reports

- 2016 Sweet, E. L., K. M. Turner, K. Williams-Witherspoon, *E. Fornaro, Contradictions of Perceptions and Reality at Temple University: A Report from The 2014 Diversity Symposium ACCORD/FOC, Temple University.
- 2009 Latina Portrait: Social Economic Well Being Synopsis, *Mujeres Latinas en Acción*. Policy Brief.
http://www.mujereslatinasenaccion.org/Publications/latina_portraits
- 2005 Betancur, J. J. and Sweet, E. L. Bilingual Manufacturing Training Programs: Challenges and Opportunities. Research Paper and Evaluation, Instituto del Progreso Latino.
- 2004 Sweet, E. L. and *B. Gunzel. *Trabajando y Creciendo: Low Income Latinas in the Chicago Workforce Illinois Department of Human Services, Chicago, IL* Policy Report.

Popular Press

- 2019 Body Map Storytelling: Visceral Data for Planning *Progressive City Magazine*
<https://www.progressivecity.net/single-post/2019/09/30/BODY-MAP-STORYTELLING-VISCERAL-DATA-FOR-CITY-PLANNING>
- 2015 Mapping Anti-Violence Strategies *Democratic Left* XLII(4): 8.
- 2014 Sweet, E. L., K. M. Turner and K. Williams-Witherspoon. Three Senior Scholars of Color Discuss their Research and Diversity at Temple *Faculty Herald*, 44(5): 1 and 4-5. http://www.temple.edu/herald/44_5/ThreeSeniorScholarsDiscuss.htm
- 2013 How Grassroots Women Are Raising Awareness and Enlisting Authorities Against Growing Violence in Peru *The Global Urbanist*.
<http://globalurbanist.com/2013/03/18/groots-peru>
- 2006 Femicide and Economic Development in Ciudad Juarez: Part of a New Gender Agenda in *Planning Progressive Planning* 167: 20-27.

Letters

- 2011 Response to Letter to Editors: Action and Planning Where do We Draw the Line? *Journal of Planning Education and Research*, 31(2): 221-222.

AWARDS – HONORS

- 2019 Award for Contributions to the University, Senate Committee on Status of Faculty of Color Committee, Temple University
- 2018 Honorable Mention, Marilyn J. Gittell Activist Scholar Award, Urban Affairs Association.
- 2016 Leadership Award, Senate Committee on Status of Faculty of Color Committee, Temple University.
- 2012 National Science Foundation-Catalyzing Research on Geographies of Broadening Participation Retreat.
- 2008 University of Illinois Urbana Champaign, List of teachers ranked as Excellent by Students.
- 2008 University of Illinois Urbana Champaign, Nominated, Campus Award for Excellence in Public Engagement.
- 2008 Arnold O. Beckman Research Award, University of Illinois Urbana Champaign, Complement, Mismatch or Overlap: The Effectiveness of Multiple Simultaneous Workforce Related Programs.

GRANTS AND FELLOWSHIPS

- 2018-2019 Lumina Fund Awards for Racial Justice and Equity, (Co-PI) Moving from safe to brave spaces through interactive community conversations. \$50,000
- 2016-2017 Temple University Community Driven Research Day, (PI) Fostering sustainable economic opportunities for immigrant women survivors of violence in Norristown, PA. \$10,000
- 2016 GenEd Information Literacy Cross Teams, (PI) Urban timeline challenge. \$1000
- 2014-2015 Temple University International Affairs, Internationalization Grant, (PI) Body and community mapping: linking visceral experiences with neighborhood spaces to understand women's safety in cities. \$4,000
- 2014-2015 American Sociological Association-Spivack Program Community Action Research Initiative, (PI), Migrant women's experiences of gender violence in the new Latino diaspora. \$3,000

- 2012-2013 National Science Foundation, (PI) Grant through Catalyzing Research on Geographies of Broadening Participation, Visceral geographies of whiteness and invisible micro-Aggressions. \$3,050
- 2012-2013 Temple University Faculty Senate Seed Money Fund, Department of Geography and Urban Studies (Co-PI), Rural strategies, urban struggles: food security among displaced women in Medellin, Colombia. \$8,000
- 2010-2011 Catholic Charities for Human Development, (PI) Women for Economic Justice Project: Collaborative for Women's Collectives. \$15,000
- 2008-2010 Research Board Grant, University of Illinois Urbana Champaign, (PI) Complement, Mismatch or Overlap: The Effectiveness of Multiple Simultaneous Workforce Related Programs. \$17,910
- 2008 Institute for Research on Race and Public Policy, University of Illinois Chicago, Forum: Reinventing Race, Reinventing Racism: The 40th Anniversary of the Kerner Commission. Race and Gender in the New Anti-Immigrant City: Implications for Brown Women. \$800
- 2007-2009 Research Board Grant, University of Illinois Urbana Champaign, (PI) Transnational Economic Gardening: Examining Latina Economic Communities. \$6,591
- 2007 Center for Democracy in a Multiracial Society, University of Illinois Urbana Champaign, Diversity in Planning: From the Discipline to Our Department's Diversity Code. \$1,000
- 2007 Creative Research Award, College of Fine and Applied Arts, University of Illinois Urbana Champaign, (PI), Intersections of Race, Gender, and Class in Transnational Economic and Social Activism: Mexican Community Activism and How Cities Can Benefit From It? \$5,000
- 2005-2006 Fulbright Scholar, Gendered Economic Development in the Context of Transition: A Case Study in Ulan Ude, Buryat State University, Ulan Ude, Russia.
- 2005 Rockefeller Foundation Resident Fellowship in the Humanities, A Cross Border Analysis of Women's Empowerment through Cooperation, Migration, and Ownership: Transitions in Mexican and Siberian Labor Strategies, Regional Center for Multidisciplinary Research (CRIM), National Autonomous University of Mexico (UNAM), Cuernavaca, Mexico.
- 2003-2005 Research Grant, Illinois Department of Human Services, (PI) *Trabajando y*

Creciendo: Latinas in the Chicago Workforce. \$100,000

INVITED TALKS

- 2019 Bodies in Social Science Research: Methods, Meaning, and Activism, 25th Annual Moore Undergraduate Research Apprenticeship Program (MURAP) Conference, UNC, Chapel Hill, July 18-19.
- 2018 Black erasure in Mexico and Mexican bodies in the US: Economics, violence, and mobility. Rutgers Department of Geography's MaGrann Conference, Rutgers University, New Brunswick, March 22-23.
- 2018 The color of violence in Mexican immigrant communities in the US: Racial identity and the economics of colonialism. 22nd Arturo A. Schomburg Symposium, "Does Violence Have Color? Taller Puertorriqueño, Philadelphia, February 24.
- 2015 *Territorio Cuerpo-Tierra: Mapping bodies and communities as a continuum to make places safer for women.* CUNY Graduate School Speaker Series, September 10.
- 2015 Disassembled in Russia: How Buryats reconstruct through time and space. Cities Across the Globe. The Great Cities Institute, University of Illinois Chicago, April 30.
- 2015 Latinas in Chicago: Kitchen Table Planning in a Diverse Economy. DePaul University, Chicago. April 17
- 2014 Immigrant Women's Bodies in Safe Places: Rethinking the Public Private Divide and How We respond to Violence. American Planning Association Conference, Atlanta, April 27.
- 2014 Body-Map Storytelling and Community Mapping. Half Day Workshop University of Pittsburgh, February 28.
- 2013 Internally Displaced Women in Medellin, Colombia: Food Insecurity, Violence, Health and Mobility. Great Cities Institute, University of Illinois Chicago, November 21.
- 2013 Truth and Reconciliation: A Way to Add Caring and Love into Planning Education and Practice. University of Michigan Symposium Planners in a Post-Racial Society: Challenges and New Directions, November 1.

- 2012 Keynote, *Perspectiva de Genero y Feminismo: Influencias y Resultados en Planificación Urbana*. VI Congreso Nacional y el 2o. Congreso Internacional de la Asociación de Arquitectas y Urbanistas, El Hábitat Sustentable con Perspectiva de Géneros, Hidalgo, Mexico, October 7-10.
- 2012 *Mujeres e (In)Seguridad Urbana: Experiencias en Chicago, Medellín y Barcelona*. Encuentro Internacional de Ciudades Seguras para las Mujeres, Mexico City, July 26-27.
- 2008 Keynote, Economic Justice, Globalization and Urban Planning: The Case of Juarez. International Women's Day Conference, DePaul University, Chicago, March 6.
- 2008 Economics for Survivors, Keynote Speaker, Chicago Metropolitan Battered Women's Network, Chicago, February 28.
- 2006 Keynote, Feminism, Gender and Economic Development, Political Café. Ulan Ude Public Library, Russia, March 8.
- 2006 Keynote, Women and Economic Development: Opportunities in Ulan Ude. The Buryat Republic's Department of Women and Children for their Strategic Gender Plan Conference, Russia, February 12.
- 2005 Keynote, Gender and Strategic Planning: Evidence from Mexico, Chicago, and Omsk. Ulan Ude Strategic Planning Committee, Russia, September 21.
- 2005 Methods for Collecting Data on Women and Economic Development. American Council for International Education, Buryat Republic, Russia, September 10.
- 2005 Gender and Planning, National Autonomous University of Mexico, Urbanism Department, Mexico City, March 24.
- 2001 Feminist Oral Histories and Social Policy; Gender Issues in Transitioning Societies, International Summer School for Social Work, Social Policy, Education, Practice, Saratov, Russia, June 14.
- 2001 Qualitative Methods, Novosibirsk State University, Sociology Department, Academic City, Russia, April 10.
- 2001 Qualitative vs. Quantitative Methods, Qualitative Techniques, and Designing Research Projects Using Qualitative Methods, Sakhalin State University, History Department, Russia, March 26.

CONFERENCE ACTIVITY/PARTICIPATION**Invited Panelist**

- 2017 Indigenous Feminisms: Keywords in the Missing and Murdered Indigenous Women and Girls Crisis, Association of Collegiate Schools of Planning, Denver, October 12-14.
- 2017 Planning for Sanctuary or Stronghold?: Planning and Policing Urban Space. Association of Collegiate Schools of Planning, Denver, October 12-14.
- 2015 Better than text? Exploring the opportunities for and practicalities of visceral methodologies in human geography research, Association of American Geographers, Chicago, April 21-26.
- 2012 Indians on the Move: Otomi Transnational Lives in San Pablito and Durham by Altha Cravey, Association of American Geographers, NY, February 24-28.
- 2008 Leaving a Legacy for the Next Seven Generations: Indigenous Women's Epistemologies, A Community Symposium, University of Illinois Urbana Champaign, In Beauty, It is Restored: Media Activism, Scholarship & Responsibilities of Indigenous People, September 27.

Papers Presented

- 2020 Afro-Mexicans: Black erasure and its impact on economies, violence and mobility in Mexico and the US. Latin American Studies Association, Guadalajara, Mexico, May 13-16 (Conference Cancelled-Covid-19).
- 2020 Anti-Blackness in Mexico: The Deliberate Erasure of African Influence and its Impact on Mexicans in Mexico and the US. Urban Affairs Association, Washington DC, April 2-4 (Conference Cancelled-Covid-19).
- 2019 Comparing Formal and Informal Approaches to Community Wealth Building: A Comparative Analysis of Richmond, VA and Norristown, PA Association of Collegiate Schools of Planning, Greenville, South Carolina October 24-27 (UPCD Boycotted Conference-LGBTQ).
- 2019 Prisons, Joblessness, and Violence: Latinas' expendable labor in in the context of economic restructuring, Urban Affairs Association, Los Angeles, April 24-27.
- 2018 Violence and Economics: Methods to Understand the Madness. Interdisciplinary Participatory Approaches in Spatial Planning & Development, University of Illinois Chicago, September 24-26.

- 2018 Who, What and Where: Reversing the Gaze onto the Researchers, Urban Affairs Association, Toronto, April 4-7.
- 2017 Health, homes and hard skills: Immigrants charting a course for community and economic development, Association of Collegiate Schools of Planning, Denver, October 12-14.
- 2017 Checking our Cultural Parallax: An Examination of Experiences, Positionality, and Privilege of Campus Climates. American Education Research Association, San Antonio, April 27-May 1.
- 2017 Community Accountability v. Social Innovation: The case of women in Chicago working to end violence against women. Urban Affairs Association, Minneapolis, April 19-22.
- 2016 Everyday violence against Mexican women: Moving from alienation to community accountability. Urban Affairs Association, San Diego, March 16-19.
- 2015 Towards a Reconceptualization of the 'Everyday' in Urban Planning and Design Discourse. Association of Collegiate Schools of Planning, Houston, With Timothy O. Imeokparia, October 22-26.
- 2015 Treading Treacherous Waters: A Conversation with Women Faculty of Color on Teaching Race. National Conference on Race & Ethnicity in American Higher Education, Washington, DC. With K. Turner, K. Williams-Witherspoon, D. M. Peters, and S. Peterson Lewis, May 26-30.
- 2015 Visceral and spatial implications of violence for Mexican women in satellite cities: Mapping disadvantages, inequalities, and injustices together with agency and resolve. Urban Affairs Association, Miami, April 21-26.
- 2014 Mexican women mapping their bodies and communities to eradicate violence against women in Norristown, PA. Critical Geography Conference, Temple University, November 7-9.
- 2014 Body and community mapping: linking visceral experiences within neighborhood spaces. Association of Collegiate Schools of Planning, Philadelphia. With Sara Ortiz Escalante, October 29-November 2.
- 2014 Bringing the Body into Planning: Visceral Methods, Fear and Gender Violence, Urban Affairs Association, San Antonio. With Sara Ortiz Escalante, March 18-21.

- 2013 Body Movement Practice as Community Research and Community Healing: Women and Violence in the Context of Disaster, Planners Network Conference, Brooklyn, June 8.
- 2012 Twenty Years Later: Women and Economic Transition in the Russian Republic of Buryatia, Association of Collegiate Schools of Planning, Cincinnati, October 31-November 3.
- 2012 Women and the Economics of Survival Before and After Regime Change: Diverse Economies and Work Strategies in the Russian Republic of Buryatia, Race, Ethnicity and Place Conference, San Juan, Puerto Rico, October 24-26.
- 2012 Assessing the Impact of ARRA and Workforce Development on Regional Unemployment, Urban Affairs Association, Pittsburg, With Elsie L. Harper-Anderson, April 18-21.
- 2011 Migrant Women's Safety: Policy Approaches and Best Practices, Association of Collegiate Schools of Planning, Salt Lake City, October 12-16.
- 2011 The Shaping of Immigrant Communities: Representations of Racialized Haitians and Mexicans through the Lens of Crisis and Resistance, Association of American Geographers, Seattle, WA, April 12-16.
- 2011 Covering Chaos: Representations of Haiti and Mexico During Times of Crisis, Urban Affairs Association, New Orleans, LA, April 12-16.
- 2010 Locating Immigrant Latina Economic Activities in a Diverse Economies Framework: Evidence from Chicago, Association of American Geographers, Washington, D.C., April 14-18
- 2010 "A Slow Assassination of your Soul": Race, Citizenship, and Gender Identities in a New Place, Urban Affairs Association, Honolulu, March 10-13.
- 2009 Diverse Economic Activities In Relation to Economic Geography: Understanding Latinas at Work in Chicago, Association of Collegiate Schools of Planning, Crystal City, October 1-4.
- 2009 New Expressions of Racism after 9/11: Gender and Racism in the Context of the Anti-Immigrant City, Association of American Geographers, Las Vegas, March 22-27.
- 2009 How Planning Engages Gender Violence: Evidence from Spain, Mexico, and the US, Urban Affairs Association, Chicago, March 4-7.

- 2008 Teaching Diversity in Urban Planning: From the Discipline to our Department's Diversity Code, ACSP and Association of European Schools of Planning 4th Joint Congress, Chicago, July 6-11.
- 2008 Women for Economic Justice: A New Model of Economic Development for Domestic Violence Survivors, Urban Affairs Association, Baltimore, April 23-26.
- 2008 Latina Economic Empowerment in the Context of Gender Violence: A Framework and Preliminary Results, Association of American Geographers, Boston, April 15-19.
- 2008 Economic Transition in the Buryat Republic: Women's Struggles and Agency, 15th Annual Central Eurasian Studies Conference, Indiana University, March 22-23.
- 2007 Women for Economic Justice: Trying to WEJ our Way into Sustainable Economic Empowerment with Latinas, Women's Economic Empowerment: Where the Buck Starts, Stalls, and Stops for Women in Today's Globalism, Truman College, October 26.
- 2007 What Are the Women Doing in the Anti-Immigrant City? Association of Collegiate Schools of Planning, Milwaukee, October 18-21.
- 2007 Gender Violence in the Context of Economic Policy and Practice: Implication and Findings from Mexico and Russia, Urban Affairs Association, Seattle, April 25-28.
- 2007 Spy or Feminist: Grrilla Research on the Margin, Association of American Geographers, San Francisco, CA, April 17-21.
- 2007 Indigenous People and Struggle in the Context of Contemporary Russian Imperialism: Resistance in the Buryat Republic, 14th Annual Central Eurasian Studies, Indiana University, May 31-June 1.
- 2006 Gender Violence and Economic Transition in Post-Soviet Ulan Ude, Association of Collegiate Schools of Planning, Fort Worth, November 9-12.
- 2005 Gender, Culture, and Economic Development: The Case of Ulan Ude, Russia, World Planning Congress, Mexico City, July 11-15.
- 2006 Indigenous People, Gender, and Struggle: The Case of Buryat Republic, Planners Network Conference, Chicago, June 8-11.

- 2005 Gender Violence and Economic Development Planning: The Case of Juarez, Association of Collegiate Schools of Planning, Kansas City, October 27-30.
- 2005 Gender and Strategic Planning: Evidence from Mexico, Chicago, and Omsk. Administration of Ulan Ude, Scientific and Practical Conference on the Strategic Development Plan for Ulan Ude, Russia, September 17.
- 2005 *Empoderamiento femenino a través de la cooperación, la migración y la propiedad. Dos casos de estudio: México y Rusia*, Regional Center for Interdisciplinary Research, National Autonomous University of Mexico, Cuernavaca, Mexico, March.
- 2004 Low-Income Latinas in Chicago: A Framework for Economic Empowerment Strategies, Association of Collegiate Schools of Planning, Portland, OR, October 21-24.
- 2004 Low-Income Latinas in the Chicago Workforce, Conference on Chicago Research and Public Policy, The Changing Face of Metropolitan Chicago, May.
- 2004 Femicide in a Global City: The Case of Ciudad Juarez, Mexico, University of Illinois at Chicago, Urban Planning and Policy, Friday Research Forum, March.
- 2004 *Trabajando y Creciendo: Preliminary Findings on Low-Income Latinas in the Chicago Workforce*, University of Illinois at Urbana Champaign, Women, Gender and Global Perspectives Program Symposium, Gender and Human Security: Latina/o Immigrants in the Midwest, March.
- 2003 Rathgeber Revised-Beyond WID, WAD and GAD: Evidence from Mexico, American Sociological Association, Atlanta, August 16-19.
- 2003 Instituto del Progreso Latino: Job Training for Low-Income Latino Immigrants 4th National Low-Income Immigrant Rights Conference, Washington, D.C., May.
- 2003 Qualitative Methods or Espionage? The Case of a "Feminist Spy" Midwest Sociology Society, Chicago, April.
- 2002 Bilingual Manufacturing Training Programs: The Challenges and Opportunities Association of Collegiate Schools of Planning, Baltimore, November 21-24.
- 2002 Gendered Economic Spaces in Siberia: Survival in the Context of Transition. VI Encuentro de Cultura y Ciudades Contemporáneas, Guadalajara, Mexico, September.

- 2002 Bilingual Manufacturing Training for Immigrant Women in Chicago, Fifth Community Research Network Conference, Chicago, June.
- 2002 Globalization and Women: Two Perspectives from Russia and Mexico, University of Chicago, Department of Sociology Workshops on Globalization, May.
- 2002 Family and Education During Transition: A Case Study in Siberia, Midwest Sociology Society, Milwaukee, April.
- 2001 Gender and Transition in Siberia, Association of Collegiate Schools of Planning, Cleveland, November 8-11.
- 2001 Bilingual Manufacturing Technology Bridge Program at IDPL-The Challenges and Opportunities, Building on the Benefits of our Bilingual Multicultural Workforce Summit, El Paso, November.
- 2001 The Gendered Effects of Economic Structural Adjustment: Two Case Studies--Siberia and Mexico, World Planning Schools Congress, Shanghai, China, July.
- 2001 CEP: An International Exchange Program in Omsk, International Relations for Developing Social and Economic Process in the CIS Countries, Omsk, Russia, June.

Poster Sessions

- 2004 Vulture City: Planning and Gendered Violence in Juarez, Association of Collegiate Schools of Planning, Portland, OR, October 21-24.

CAMPUS TALKS

- 2020 ENVSCI 791 Collaborative Community Engagement: Methods, Data, and Findings, University of Massachusetts Boston, March 4.
- 2020 ENVSCI 188 Latina kitchen table planning saving communities: intersectionality and insurgencies in an anti-immigrant city, University of Massachusetts Boston, March 2.
- 2019 ENVST 230 Greening the Ghetto: Alternative approaches to environmental justice. University of Massachusetts Boston, October 22.
- 2018 Radical Compassion: Gender & Culture in the Workplace, Temple University Library, October 2.

- 2016 Gaming in Class: Providing Content through Play Temple University Center for the Advancement of Panel: Teaching Play: Using Gaming Pedagogy to Transform your Curriculum, November 15.
- 2009 Economic Activities In Relation to Economic Geography: Latinas at Work in the US and Mexico-An NSF Proposal Transnational Seminar Series, University of Illinois Urbana Champaign, March 13.
- 2009 Gender and the Anti-Immigrant City: Women Respond to a New Context, Center for Democracy in a Multiracial Society, Immigration and Race in Illinois Workshop, April 25.
- 2008 Vulture Cities: How Planning Engages Gender Violence PhD Seminar Department of Urban and Regional Planning, University of Illinois Urbana Champaign, March.
- 2008 Rural Women's Access to Legal Services and Economic Development Opportunities, University of Illinois Urbana Champaign, Law School, October 8.
- 2007 Multiple Uses of Qualitative Methods in Planning, PhD Seminar, Department of Urban and Regional Planning, University of Illinois Urbana Champaign, Champaign, IL, October 31.
- 2007 Ethnography and other Qualitative Tools in Planning: Old Uses and New Opportunities, Lew Hopkins Symposium, University of Illinois Urbana Champaign, September 7.
- 2007 Culture and Gender as a Guide for Economic Empowerment: The Case of Low-Income Latinas in Chicago The Changing Face of Illinois Community, University of Illinois Urbana Champaign, Extension Program, August 16.
- 2004 Culture and Gender as a Guide for Economic Empowerment: The Case of Low-Income Latinas in Chicago, Department of Urban & Regional Planning, University of Illinois at Urbana Champaign, February.
- 2002 Spy or Feminist? Academic Pursuits in Siberia, Northeastern Illinois University, Annual Women's Studies Symposium, March.
- 2000 Deconstructing Gendered Stereotypes of Work and Economic Activity in a Mexican Village, University of Illinois at Chicago Graduate Student Conference, April.

1999 Gendered Effects of Structural Adjustment in a Small Village in South Central Mexico, University of Illinois at Chicago, Urban Planning and Policy Program, Friday Research Forum, September.

TEACHING EXPERIENCE

(OLL = OnLine Learning format, H = hybrid online and face to face format)

University of Massachusetts Boston

History and Theory of Planning (Fall 2020)
 Qualitative Methods for Urban Planners (Fall 2020)
 Environment and Development (OLL) (Summer 2020)
 African American Social Movements (OLL) (Spring 2020)
 Community Development for Planners (Spring 2020)

Temple University

Urban Society in a Global Economy (H)
 Development and Globalization (OLL and H)
 Global Cities (OLL and H)
 International Urbanization
 Sustainable Environments (OLL)
 Qualitative Research Methods (graduate and undergraduate)
 Environment and Development
 Urban Dynamics: Global, Regional, and Local Connections (H)
 Master's Paper
 Senior Seminar

University of Illinois Urbana Champaign

Planning for Cities and Regions
 Social Inequality and Planning (Studio)
 Community Economic Development
 Qualitative Methods
 Community Development in Chicago: Race, Gender, and Difference

Buryat State University

Gender and Economic Development
 Qualitative Methods in Economic Development

National Autonomous University of Mexico

A Gendered City: Gender Sensitive Urban Planning and Policy (in Spanish)

Northeastern Illinois

Demography and Population
Urban Sociology
Social Policy: Work and Family
Sociology of the Latina
The Sociology of Work
The Sociology of Aging
Women and Development
Qualitative Methods for Economic Development Analysis
Sociology of the Working Woman (study abroad in Mexico)

Instituto del Progreso Latino

Family Literacy-Even Start (combination ESL and Pre-K w/ parents and children)
Work Place Communication
Vocational English as a Second Language
Math for Manufacturing

University of Illinois Chicago

International Planning II
Women and Development

Omsk State University

Gender and Development
Qualitative Field Research Methods

RESEARCH EXPERIENCE

2008-2010 Director, Gender and Race Intersections in Planning-Lab (GRIP-LAB),
University of Illinois Champaign, IL.
2001-2004 Researcher, Instituto del Progreso Latino, Chicago, IL
2000 Chicago Field Supervisor, Fragile Families *Study*, Mathematica, Princeton, NJ.

LANGUAGE SKILLS

Spanish (fluent), Russian (intermediate level)

SERVICE TO THE PROFESSION

2019-2021 Elected President, Faculty Women's Interest Group, Association of Collegiate
Schools of Planning.
2018-2019 Steering Committee Member. Faculty Workload and Climate Survey Association
of Collegiate Schools of Planning.
2016 Proposal Review. University of Missouri Research Board.

- 2010-2014 Elected Secretary/Treasury. Planners of Color Interest Group, Association of Collegiate Schools of Planning.
- 2008-2013 Planning, Nominations Committee, Chair. Global Planning Educators Interest Group, Association of Collegiate Schools of Planning.
- 2011 Proposal Reviewer. National Science Foundation.
- 2008-2011 Policy Committee Planners of Color Interest Group, Association of Collegiate Schools of Planning.
- 2005-2007 Working Group on the Genocide in Juarez, University Program on Gender Studies National Autonomous University of Mexico (UNAM).
- 2002-2005 Curriculum Committee Member. Association of Collegiate Schools of Planning, Planning Globally Taskforce.

Journal referee

American Sociological Review
Bitácora Urbano/Territorial (in Spanish)
Economic Development Quarterly
Ecopsychology
Environment and Planning C: Politics and Space
Feminist Theory
Gender, Place and Culture
GeoForum
International Journal of Urban and Regional Research
International Migration
Journal of Aggression, Maltreatment & Trauma
Journal of Agricultural Education and Extension
Journal of the American Planning Association
Journal of Planning Education and Research
Journal of Planning History
Journal of Urban Affairs
Journal of Urbanism
Latin American Research Review (in Spanish)
Latino Studies
Signs: Journal of Women in Culture and Society
Urban Studies
Women's Studies International Forum
World Development

DEPARTMENT/UNIVERSITY SERVICE

University of Massachusetts Boston

Fall 2020 Faculty Council representing CLA-Africana Studies
 2020-Present SFE Anti-Racist Task Force External chair

2020-Present African Studies Graduation Ceremony Committee
 2020 JFK Award Committee
 2019-Present Diversity Committee, University Council
 2019-Present Advisory Council, Gaston Institute
 2019-Present Graduate Curriculum Committee, School for the Environment

Temple University

2018-2019 Appointed Gen Ed Coordinator for Development and Globalization
 2018-2019 Elected Member. College of Liberal Arts, Non-Tenure Track Merit Committee.
 2018 Turf CreWS Panel Discussant, Undergraduate Research Conference, Temple University
 2016-2019 Appointed Member. Council of Diverse Constituents.
 2013-2019 Co-Chair, Faculty Senate Committee on the Status of Faculty of Color (FOC).
 2013-2019 Steering Committee Member, Academic Center on Research in Diversity.
 2015-2017 Appointed member College of Liberal Arts, Non-Tenure Track Merit Committee.

University of Illinois Urbana Champaign

2010 Faculty Advisor, Planners Network.
 2007-2010 Library Committee, College of Fine and Applied Arts.
 2008-2009 Campus Advisory Committee, East St. Louis Action Research Project.
 2007-2009 Diversity Committee Coordinator, Department of Urban and Regional Planning.
 2007-2008 I-Space Committee, College of Fine and Applied Arts.

COMMUNITY INVOLVEMENT/OUTREACH

2004- Present Founding member and board member Women for Economic Justice, Chicago, IL.
 2020-Present Guiding Committee Members-Little Village Covid Recovery Plan, Chicago IL.
 2012- 2016 International Advisory Council Member, Women in Cities International, Montreal, Canada.
 2004 Workforce Development in Latino Communities member, Senator Barack Obama's Latino Policy Committee, Chicago, IL.
 2003-2005 Advisory Committee, Latina Portraits Revisited, Mujeres Latinas en Acción, Chicago, IL.
 2003-2005 Advisory Committee: Economic Development Planning Committee, Latino Organization of the Southwest, Chicago, IL.
 2002-2003 Advisory Committee Member, Elders Oral History Project, Native American Foster Parents Association, Chicago, IL.
 2001-2005 Workforce Development Department Curriculum Committee, Instituto del Progreso Latino, Chicago, IL.

- 2002-2003 *NCLA Pilot High School Development Committee Member*, Instituto del Progreso Latino, Chicago, IL.
- 2002-2003 Consultant for High School Accreditation Application, Instituto del Progreso Latino, Chicago, IL.

PROFESSIONAL DEVELOPMENT
University of Massachusetts Boston

- 2020 Climate Justice Deep Dive
- 2019-2020 Junior Faculty Research Seminar
Temple University
- 2018 The Reciprocal Peer Review of Teaching (RPRT) program.
- 2018 International Educators Academy, Temple University.
- 2017 Online Teaching Institute, Center for Advancement in Teaching.
- 2017 Workshop on Designing Online Courses, Center for Advancement in Teaching.
- 2016 Train the Trainer Multicultural Education Workshop, The Office of Institutional Diversity, Equality, Advocacy and Leadership (IDEAL).
- 2016 Provost Teaching Academy, Center for Advancement in Teaching.
- 2013 Certificate Program in Virtual Teaching, Center for Advancement in Teaching.
- 2012-2013 Learning Circle for Online Teaching, Center for Advancement in Teaching.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#64-22
Telephone
(617) 796-1100
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TDD/TTY
(617) 796-1089
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rfuller@newtonma.gov

December 6, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Lei Reilley of 130 Pine Street, Newton 02466 as an associate member of the Zoning Board of Appeals. Her term of office shall expire on January 10, 2023 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

LEI ZHAO REILLEY

ATTORNEY AT LAW

21A Highland Circle
Suite200
Needham, MA 02494



RESUME

EDUCATION

J.D. Suffolk University Law School (Boston, Massachusetts)
(Attended evenings while working full-time during the first year) 2007
Honor: Dean's List (summer 2005, and 2005 - 2006)

M.S. in Finance Northeastern University (Boston, Massachusetts)
(Attended while working full-time) 1999
Honor: Nominated and elected by the faculty into *Beta Gamma Sigma*, the international honor society of business school students, for outstanding scholastic achievement and leadership potential.

M.S. in Computer Science State University of New York at Stony Brook
(Stony Brook, New York) 1996

Ph.D Candidate Chinese Academy of Sciences, Software Institute
(Beijing, China) 1992-1994

PROFESSIONAL EXPERIENCE

Reilley Chang Law Newton/Needham, Massachusetts
Attorney (General Practice) 1/2013 - date
Main practice areas include civil/business litigation including family law, business law (business formation, contract draft and negotiation, and other business operation related legal issues), and estate planning (wills and trusts).

Volunteer Lawyers Project Boston, Massachusetts
Volunteer Attorney 7/2009 - Present
Providing pro bono legal representation for low income residents of Greater Boston in civil litigations.

Jones Day Beijing, China
Associate Attorney 1/2008 - 12/2008
Summer Associate Shanghai/Beijing, China
6/2006 - 9/2006

- Represented a Hong Kong based company in its initial public offering, with primary responsibilities including due diligence, senior management counseling, drafting the IPO prospectus, and providing legal support for

advertising and sales literature as well as filing of the security issuance according to the regulatory calendars and standards;

- Provided legal advice for a U.S. company's joint-venture investment and merger & acquisition activities;
- Represented an European company in drafting its sponsorship agreement;
- Participated in drafting sponsorship agreements for the 2010 Shanghai World Expo.

Bank of Tokyo-Mitsubishi Capital Corporation Boston, Massachusetts
1998 – 2004

Financial Analyst (2002 – 2004)

Conducted financial analysis on the existing and prospective companies in the BTMCC investment portfolio, monitored the portfolio performance, and presented recommended structured financing transactions to the Board.

Senior Systems Analyst/Technical Consultant (1998 – 2002)

Worked with finance, accounting, and sales departments to build software applications and networking infrastructures, while provided technical support.

Thomson Financial Services Boston, Massachusetts
Software Developer 1996 – 1998

- Designed and programmed software and web applications for external corporate clients to monitor and manage their municipal bond investment portfolios;
- Provided 24/7 internal and external technical support.

BAR

- Massachusetts (2008)
- United State District Court in Massachusetts (2014)

CIVIL ACTIVITIES

- Member of Newton Police Chief Search Committee. 2015.
- Board of Advisors, Newton Community Pride, the umbrella nonprofit organization in City of Newton, Massachusetts. 2013 – 2017.
- Organizer of Chinese Cultural Festival, Oodles of Noodles, Asian Cultural Festival, Asian Film Festival, Newton, Massachusetts. 2012, 2013, and 2014.
- Education Committee Chair, District 31 Toastmasters International Spring Conference. 2015.
- Immediate Past President, President, VP of Education, VP of Public Relations, and VP of Membership at Sales and Marketing Toastmaster Club in Waltham, Massachusetts. 2009 - 2015.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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December 6, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Denise Chicoine of 275 Islington Road, Newton 02466 as an associate member of the Zoning Board of Appeals. Her term of office shall expire on January 10, 2023 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

Denise _____ A. _____ Chicoine _____
First Name Middle Initial Last Name

Email Address

275 Islington Road _____
Home Address Suite or Apt

Newton _____ MA _____ 02466 _____
City State Postal Code

What Ward do you live in?

Ward 4

Primary Phone Alternate Phone

Englander & Chicoine P.C. _____ Managing Partner _____
Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: 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 an attorney that has specialized in land use law for over 26 years. I have followed the City's re-zoning and development plans since I moved to Newton in 2004. Now that our children are older, I am ready to commit my time to the ZBA if the Board has a need.

DAC_resume.doc
Upload a Resume

Denise A. Chicoine

Englander & Chicoine, P.C.

225 Franklin Street, 26th Floor, Boston, MA 02110

EXPERIENCE

Managing Partner

Englander & Chicoine P.C., Boston, Massachusetts 2016-present
 (formerly *Englander, Leggett & Chicoine, PC* 2008-2016, *Englander & Chicoine, PC* 1999-2008, *Englander & Associates P.C.* 1993 – 1999, *Englander & Sooho* 1991-1993)

Expertise in land use issues, including rights in the intertidal zone, zoning and permitting, Chapter 91, and affordable housing issues. Experience litigating in Land Court, easements, adverse possession claims, and construction disputes. Represents banks and individuals in all aspects of conveyancing, including title examinations and certifications, review and resolution of title issues, and preparation of condominium documents and conveyancing documents. Authorized title agent for CATIC.

Boston College Graduate School of Social Work 2000-2017
 Adjunct legal professor

SIGNIFICANT CASES

Marchese v. Boston Redevelopment Authority (2019) prevailed at the Supreme Judicial Court on behalf of the Boston Redevelopment Authority regarding the agency's statutory power to engage in a demonstration plan granting rights to the Red Sox in Yawkey Way in Boston.

Nantasket Beachfront Condominiums LLC v. Hull Redevelopment Authority (2015) prevailed in the Court of Appeals on behalf of Hull Redevelopment Authority in a contractual dispute with a re-developer under a Land Disposition Agreement.

Mahajan v. Boston Redevelopment Authority et al. (2013) successfully argued to the Supreme Judicial Court that Long Wharf in Boston may be developed in accordance with the Boston Redevelopment Authority's urban renewal plan, and is not a park subject to a two-thirds legislative vote under Article 97 for changes to lands taken for conservation purposes.

EDUCATION

Boston College Law School, Newton, Massachusetts Juris Doctor, May 1993
Boston College International and Comparative Law Review, executive editor 1992-93
Trinity College, Hartford, Connecticut May 1990
 Bachelor of Arts in Economics, magna cum laude, Phi Beta Kappa

BAR ADMISSIONS Massachusetts Bar 1993; Connecticut Bar 1994

PROFESSIONAL ASSOCIATIONS

Commercial Real Estate Women, Provisors
 Massachusetts Bar Association, Boston Bar Association, Real Estate Bar Association
 Lecturer for MCLE and Massachusetts Association of Land Surveyors and Civil Engineers

INTERESTS

Appalachia Service Project, running, skiing, hiking