



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, June 27, 2022

7:00 PM

Council Chambers (Room 207)/Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, June 27, 2022 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/84140598272> or call 1-646-558-8656 and use the following Meeting ID: 841 4059 8272.

Items Scheduled for Discussion:

Chair's Note: *The Committee will meet jointly with the Finance Committee for the following two items.*

#289-22 Referred to Zoning & Planning and Finance Committees
CPC Recommendation to appropriate \$3,000,000 in CPA funding
COMMUNITY PRESERVATION COMMITTEE recommending appropriation of three million dollars (\$3,000,000) in Community Preservation Act funding, with \$2,373,470.71 coming from the FY22 Unrestricted Funds and the remaining \$626,529.29 to come from the Prior Year Undesignated Funds to the control of the Planning & Development Department for a grant to the project team of Metro West Community Development and Civico Development for the development and construction of 43 units of 100% affordable housing at the former West Newton Armory site.

#290-22 Referred to Zoning & Planning and Finance Committees
Appropriation of \$890,000 of the City's Inclusionary Housing Funds
HER HONOR THE MAYOR requesting the appropriation of eight hundred ninety thousand dollars (\$890,000) of the City's Inclusionary Housing Funds to Metro West Collaborative Development/ Civico Development to support the redevelopment of the West Newton Armory into 43 units of permanently affordable housing

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.

#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)

Zoning & Planning Held 8-0 on 06/13/22

#361-22 Reappointment of Judith Hepburn to the Conservation Commission

HER HONOR THE MAYOR reappointing Judith Hepburn, 132 Stanley Road, Newton as a full member of the Conservation Commission for a term of office to expire on May 31, 2024. (60 Days: 08/20/2022)

#362-22 Reappointment of Ellen Katz to the Conservation Commission

HER HONOR THE MAYOR reappointing Ellen Katz, 31 Williams Street, Newton Upper Falls as a full member of the Conservation Commission for a term of office to expire on May 31, 2025. (60 Days: 08/20/2022)

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#361-22

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

May 18, 2022

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

RECEIVED
2022 JUN 13 PM 3:40
CITY CLERK
NEWTON, MA. 02459

To the Honorable City Councilors:

I am pleased to reappoint Judith Hepburn of 132 Stanley Road, Newton, 02468 as a full member of the Conservation Commission. Her term of office shall expire on May 31, 2024 and her appointment is subject to your confirmation. Ms. Judith Hepburn's term date has been changed to properly stagger the term of all seven current commission members.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Judith _____ Hepburn _____
 First Name _____ Middle Initial _____ Last Name _____

 Email Address _____

132 Stanley Road _____
 Home Address _____ Suite or Apt _____

Newton _____ MA _____ 02468 _____
 City _____ State _____ Postal Code _____

What Ward do you live in?

Ward 5

 Primary Phone _____ Alternate Phone _____

Retired _____ Professor of Geology @ BC _____
 Employer _____ Job Title _____

Which Boards would you like to apply for?

Conservation Commission: Appointed

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 have been serving as a member of the Conservation Commission since 2008 and was an associate for several years prior to that. As my current term is soon ending, I would like to be reappointed to serve again for another 2-year term. I am a retired professional with a PhD in Geology who has worked in the petroleum industry for several years early in my career, then taught environmental science courses at Boston College for more than 20 years as an adjunct professor. I am also a past Secretary of the Newton Conservators, and drafted all of the maps for the Conservators's 2003 booklet "Walking Trails in Newton's Park & Conservations" and its two subsequent revised editions. During that process, I've walked all of those trails (usually more than once) in order to accurately draft the maps, I gained a good working knowledge of the open spaces of Newton.

[Hepburn.05.01.20.pdf](#)
 Upload a Resume

May 1, 2020

Mayor Ruth Fuller
1000 Commonwealth Ave.
Newton, MA 02459

Dear Mayor Fuller,

I have been serving as a member of the Conservation Commission since 2008 and was an associate for several years prior to that. As my current term is soon ending, I would like to be reappointed to serve again for another 2-year term.

As a retired professional geologist, my résumé has not changed since my last re-appointment.

I look forward to hearing from you, and the best to you as you lead the City of Newton through this very difficult time.

Sincerely,



Judy Hepburn
132 Stanley Rd.
Newton, MA 02468

Phone: 



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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

May 18, 2022

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

RECEIVED
2022 JUN 13 PM 3:48
CITY CLERK
NEWTON, MA, 02459

To the Honorable City Councilors:

I am pleased to reappoint Ellen Katz of 31 Williams Street, Newton Upper Falls, 02464 as a full member of the Conservation Commission. Her term of office shall expire on May 31, 2025 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Ellen _____ Katz _____
 First Name Middle Initial Last Name

 Email Address

31 Williams St. _____
 Home Address Suite or Apt

Newton Upper Falls _____ MA _____ 02464
 City State Postal Code

What Ward do you live in?

Ward 5

 Primary Phone Alternate Phone

self _____ registered architect _____
 Employer Job Title

Which Boards would you like to apply for?

Conservation 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 have served for two terms and would appreciate the opportunity to continue.

[resume2017.doc](#) _____
 Upload a Resume

ELLEN JANE KATZ
Registered Architect
 31 Williams St.
 Newton MA 02464

Employment 1990-2005 (retirement)	<p>ELLEN JANE KATZ ASSOCIATES Newton MA Principal, architectural firm specializing in residential additions, renovations and interiors.</p> <p>Preparation of construction documents, furnishing plans, sketches and schedules. Design/selection of lighting, floor and wall finishes, casework, upholstery and other textiles, window treatments and other furnishings. Coordinate work of associated structural and mechanical engineers and landscape architects. Contractor referral and bid review. Observation of construction/installation.</p>
1987-89	<p>ADAPTIVE ENVIRONMENTS CENTER Boston MA Project Designer for DCPO study design of renovation of DMH facility for cognitively-challenged residents (est. cost \$750,000). Analyzed existing conditions, prepared schematic design and outline specifications for elevator additions, accessible ramped entries and bathroom retrofit.</p> <p>Project Manager for <i>Design for Access</i>, a manual of acceptable practice to assist designers in achieving compliance with the Massachusetts Architectural Access Board regulations. Researched and developed book concept, wrote and edited text, mocked-up illustrations. Supervised production staff. Project jointly commissioned by the Division of Capital Planning and Operations and the Office of Handicapped Affairs.</p> <p>As Design Associate, prepared: construction documents for residential vertical lift installation, schematic elevator/entrance for the French Library in Boston, report <i>Access in Historic Districts</i> for the Back Bay Architectural Commission, and performed design compliance review for public and commercial clients.</p>
1985-86	<p>DESIGN GUILD Boston MA Designer/draftsman at design-oriented architecture firm. Prepared proposals, schematic designs, contract documents, did construction observation and client presentations. Projects included residential renovations with budgets from \$75,000 to \$300,000 and a daycare center in Roxbury MA. Supervised drafters and modelmakers.</p>
1983, Summer	<p>LAB OF ARCHITECTURE AND PLANNING, MIT Cambridge MA Researched, wrote and prepared drawings for study of urban planning in the Boston Back Bay historic district during the past twenty-five years. Presented paper and display at the 19th annual conference of the International Society of City and Regional Planners (ISoCARP), Amsterdam, August 1983.</p>
1982, Summer	<p>WILLIAM L. PORTER, INC. Concord MA Consultant to the Neighbors of Post Office Square. Researched, wrote and prepared for publication an illustrated booklet, <i>A History of Post Office Square</i>.</p>
1978-79	<p>LOUIS SAUER ASSOCIATES Philadelphia PA Prepared working drawings, planning studies, landscape plans and details for market-rate 100-unit townhouse project in Baltimore MD.</p>

**Select awards,
publications**

1990 Progressive Architecture Citation for *Design for Access*.
1988 DCPO award for *Design for Access*.
Boston Magazine, February 1988. House addition published in article on home renovation.

Education

Massachusetts Institute of Technology Cambridge MA
Master of Architecture.
Thesis on the construction and cultural significance of the Bunker Hill Monument.
Teaching assistant, Basic Structural Theory.

Bachelor of Science.

Attended Wellesley College, 1974-76, before transferring to MIT.
Additional coursework in horticulture at the Arnold Arboretum.

References available upon request.