



## **Programs & Services Committee Report**

### **City of Newton** **In City Council**

**Wednesday, July 13, 2022**

**Present:** Councilors Krintzman (Chair), Humphrey, Wright, Baker, Albright, Ryan, and Greenberg

**Absent:** Councilor Noel

**Also Present:** Councilors Downs, Malakie, Lipof

**City Staff:** Jonathan Yeo, Chief Operations Officer; Josh Morse, Director of Public Buildings; Jayne Colino, Director of Senior Services; Katie Whewell, Chief of Current Planning; Jaclyn Norton, Committee Clerk

**#381-22      Authorization to acquire the property at 47 Walnut Place**

HER HONOR THE MAYOR requesting authorization to acquire whether by purchase or friendly eminent domain the property at 47 Walnut Place adjacent to the current Senior Center.

**Action:**      **Programs & Services Approved 7-0**

**Note:**      The Chair read the item into the record and introduced Josh Morse, Director of Public Buildings. Director Morse provided a description of the current NewCAL site along with the site plan after the acquisition is completed. It was also noted that this acquisition would help to create a buffer between the NewCAL site and direct abutters.

Acquiring 47 Walnut Place would allow for a variety of opportunities for the NewCAL site as noted by Director Morse. These opportunities as noted in the attached presentation were subject to community feedback when the project was announced and received supportive feedback. It was also noted that the Public Buildings Department is looking at the possibilities of this acquisition with an open mind due to Giosina Germani being able to remain in her home for the rest of her life. Director Morse concluded his presentation by expressing thanks to Giosina Germani and wished her many happy years to come in her home.

Multiple Councilors noted during discussion the aspect of Giosina Germani being able to continue residing in her home after this acquisition and that this acquisition will only enhance the property. One Councilor did ask regarding potential changes in the site plan factoring in the acquisition of the property. Director Morse reaffirmed that the site plan would not have changed regarding the building. Seeing no further discussion Councilor Albright moved approval which carried unanimously.

**#310-22      Discussion and possible amendment to the City Council Rules regarding the time restrictions for filing Special Permits for Major Projects**

COUNCILORS LIPOF, KELLEY, BOWMAN, DANBERG, DOWNS, GREENBERG, LAREDO, LUCAS, MARKIEWICZ and WRIGHT requesting a discussion with the Planning Department and possible amendment to the language in Article X, Section 5 of the City Council Rules and Orders pertaining to time restrictions for filing Special Permits for Major Projects.

**Action:**      **Programs & Services Approved 4-1-2 (Councilor Ryan Opposed) (Councilors Krintzman and Albright abstain)**

**Note:**          The Chair read the item into the record and introduced Councilor Lipof who described why this item was docketed. Katie Whewell, Chief of Current Planning joined the Committee to describe the current rule and problems occurring regarding the major project submission summer restrictions. Ms. Whewell then described the proposals from the Planning Department to either amend or eliminate the current restrictions.

Multiple Councilors joined in the discussion and sought clarification that the amendments to the rule would be limited to the annual summer restriction. This was reaffirmed by the docketer that the proposal is to only amend the annual summer restriction on major projects. One Councilor did suggest that the Committee could use this as an opportunity to gather information from involved parties and further discuss at a subsequent meeting. The presenters responded that in speaking with involved parties, they were met with support. Multiple Councilors in voicing their support referenced concerns voiced by constituents regarding hearings for major projects happening in the summer. It was also reaffirmed to the Committee by multiple Councilors that this rule would not go into effect until 2023.

It was proposed by Councilor Baker that the time of the restriction be extended to May 20th til July 20th instead of the May 20th to July 9th proposal from the Planning Department. Concerns were raised by Katie Whewell regarding Councilor Baker's proposal as it exceeds the 65-day requirement for opening a public hearing regarding a special permit. One Councilor brought up that this rule might need to be amended in the future due to the Zoning Reform efforts of the Zoning & Planning Committee. The Committee then voted on Councilor Baker's proposal which passed 4-1-2 with Councilor Ryan opposed and Councilors Albright and Krintzman abstaining.

The meeting adjourned at 7:52pm.

**Respectfully Submitted,**

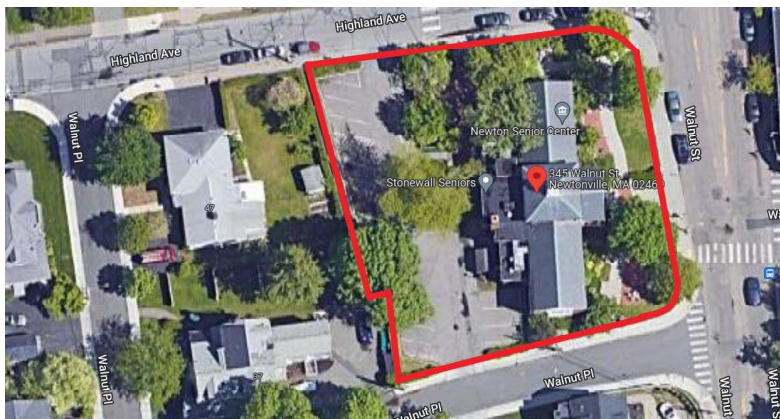
**Josh Krintzman, Chair**

# NewCAL - Acquisition of 47 Walnut Place

A wonderful partnership with the Germani Family,  
and a tremendous opportunity for Newton's older  
adults.

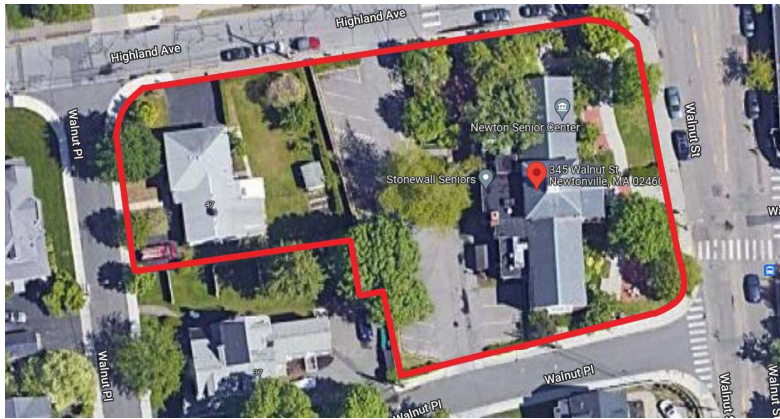
## Current NewCAL Site

Not an official site plan.



## New NewCAL Site

Not an official site plan.



## NewCAL Site Potential









## What Opportunities Could This Create?

- As much as a twice the onsite green space from what exists today
- Creation of a cohesive community gathering space
- Net increase in onsite parking potential
- Net reduction in heat island effect
- Increased tree plantings and landscaping
- Increased passive recreation
- Net reduction in impervious surface and improved stormwater resiliency
- Increased opportunity for outdoor programs for older adults
- Opportunities for expanded pollinator gardens

## A Huge Thank You!

- ▶ Giosina Germani has lived at 47 Walnut Place for over 52 years. She and her late husband, **Umberto**, are lifelong Newton residents. Giosina is a wonderful neighbor and user of the Senior Center. The acquisition of their home is a great opportunity for the City of Newton, and it is the culmination of more than two years of hard work and collaboration with the Germani family. The terms of the acquisition are structured such that Giosina will stay in her home for the rest of her life. We wish Giosina many happy years to come in her home.

