



Ruthanne Fuller
Mayor

CITY OF NEWTON, MASSACHUSETTS

City Hall
1000 Commonwealth Avenue, Newton, MA 02459-1449
Telephone: (617) 796-1120 TDD/TTY: (617) 796-1089 Fax: (617) 796-1086
www.newtonma.gov

ZONING BOARD OF APPEALS

To: Zoning Board of Appeals Members
From: Brenda Belsanti, ZBA Clerk
Date: January 4, 2023
Subject: Materials for **January 11, 2023** Public Hearing

Packet 1

Hello,

Please see the following supplemental materials for the upcoming hearing on January 11, 2023 Public Hearing. The following board members are scheduled to sit: *Brooke Lipsitt (Chair), William McLaughlin, Betsy Sweet, Michael Rossi, and Lei Reilley. Jennifer Pucci will be present sitting as an alternate.*

1. January 11, 2023 Agenda
2. ZBA memo dated January 4, 2023 and all attachments.
3. Meeting Minutes for December 7, 2022.

Thank you,

Brenda Belsanti

bbelsanti@newtonma.gov |



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The Zoning Board of Appeals will hold a public hearing on Wednesday, January 11, 2023 at 7:00 pm. This is a hybrid meeting that will take place in the City Council Chamber (Room 207) and virtually via ZOOM. To view and participate in this meeting using Zoom, click this link:
<https://us02web.zoom.us/j/89610246123> or +13126266799,,89610246123#

AGENDA

01/11/23

A public hearing of the Newton Zoning Board of Appeals will be held in person and virtually via Zoom on Wednesday, January 11, 2023 at 7:00 p.m. on the following petitions:

1. **#10-22** Metro West Collaborative Development, Inc., requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to redevelop the West Newton Armory into a 100% affordable mixed-use development with 43 affordable residential units, community space, office space, and 33 parking stalls. The subject property is located on 33,150 square feet of land at 1135-1137 Washington Street in the Business 2 Zoning District.

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals' office in Newton City Hall at 1000 Commonwealth Avenue, and are available for review online at <https://www.newtonma.gov/government/planning/zoning-board-of-appeals/-fsiteid-1#!/>

2. Review and approval of minutes for December 07, 2022 meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.



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MEETING MINUTES

Wednesday, December 7, 2022
7:00 p.m.

Hybrid – in person and via ZOOM

Board Members Present: Brooke Lipsitt (Chair), Michael Rossi, Elizabeth Sweet, Lei Reilley, William McLaughlin, and Jennifer Pucci (alternate via ZOOM)

Staff Present: Brenda Belsanti, ZBA Clerk; Jonah Temple, Deputy City Solicitor; Heather Zaring, Executive Assistant (remote); Barney Heath, Director of Planning & Development (remote); and Cat Kemmett, Senior Planner; Amanda Berman, Director of Housing & Community Development (remote); and Katie Whewell, Chief Planner

A public hearing of the Newton Zoning Board of Appeals was held as a hybrid meeting in person and virtually via Zoom on Wednesday, December 07, 2022, at 7:00 p.m. on the following petitions:

- #10-22** Metro West Collaborative Development, Inc., requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to redevelop the West Newton Armory into a 100% affordable mixed-use development with 43 affordable residential units, community space, office space, and 33 parking stalls. The subject property is located on 33,150 square feet of land at 1135-1137 Washington Street in the Business 2 Zoning District.
- #17-96** 2Life Coleman Limited Partnership requesting to change the details of the Comprehensive Permits granted on March 8, 1983 and July 23, 1996, as amended on September 22, 2021, for a project located at 677 Winchester Street consisting of 174 new units of congregate housing. The applicant proposes to correct the mis-plotting of the property line in the approved plans and to change the location of 30 parking spaces. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial.

Agenda Item 2: #17-96 – 2Life Coleman Limited Partnership 677 Winchester Street, Newton.
Sitting Members: Brooke Lipsitt (Chair), Michael Rossi, Elizabeth Sweet, William McLaughlin, and Jennifer Pucci

Documents Submitted:



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1. 2Life Coleman Limited Partnership letter of Request for Determination of Insubstantiality dated November 21, 2022.
2. Coleman Consistency Plan submitted November 28, 2022.
3. ZBA Decision stamped October 5, 2021.

Testimony:

Katherine Adams, attorney, of Schlessinger & Buchbinder, 1200 Walnut Street, Newton, on behalf of the applicant, 2Life Communities. 2Life Communities, formerly Jewish Community Housing for the Elderly, appeared to seek a determination that two minor changes to decisions #03-83(2) and #17-96(2) which collectively amended the comprehensive permit for Coleman House in 2021 are insubstantial within the meaning of Chapter 40B regulations.

Attorney Adams stated that Coleman House consists of 146 units in two buildings at 677 Winchester Street which are owned by 2Life Communities and were built under two separate comprehensive permits ten years apart for extremely low and low-income seniors. In 2021, the ZBA allowed the Coleman site comprehensive permit to be amended by removing 36,000 square feet to be sold to an affiliate of 2Life. This parcel along with the parcel that will be acquired from the JCC will form the development site for Opus Congregate Care facility for middle-income seniors to be constructed by a 2Life facilities affiliate pursuant to a 2021 City Council special permit. The first change relates to parking. When the Coleman House amendment was approved the plan was to relocate 30 surface parking spaces from the Coleman site to the new Opus garage. That plan has now changed so Coleman House seeks to retain all the surface spaces in their current location. The Commissioner of Inspectional Services has approved this change from the perspective of Opus. The second change would relate to the property line deviation. The property line between Coleman and Opus was inconsistent between the site survey and the site engineering plans. A *de minimus* deviation between the Opus and Coleman parcels along the entire property line has changed the lot area of the remaining Coleman House parcel by a total of 72 square feet. The approved plan shows Coleman's lot area at 116,467 square feet and the corrected plans show the parcel at 72 feet larger 116,719 square feet. In conclusion, please note that 760 C.M.R. 56.05 provides us with examples of changes which are substantial versus insubstantial and the example most relevant to this request is if the changes have either no effect on the relief granted or would result in less relief being granted than was granted the change is insubstantial. We are seeking



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approval to leave the parking for Coleman as is and to make the remaining Coleman lot 72 feet larger. Therefore, the relief needed in the amendment has diminished.

Public Comments:

There were no comments from the public

Deliberation:

Chair Lipsitt reviewed the letter from the applicant and stated that Attorney Adams outlined what generally are and are not considered substantial and insubstantial changes. The matter in front of us is whether this is a substantial change or not. The request is that we deem this an insubstantial change.

There were no comments or questions from the Board.

Chair Lipsitt stated that this seemed like the most straightforward minor and insubstantial change that has ever come in front of us and asked for a motion.

Mr. Rossi moved to find that the proposed changes are insubstantial as defined in 760 C.M.R. 56.05.

Mr. McLaughlin seconded the motion.

The motion passed 5-0.

Agenda Item 1: #10-22 Metro West Collaborative Development, Inc. 1135-1137 Washington Street, Newton. This item was opened on October 19, 2022 and continued to December 7, 2022. Sitting Members: Brooke Lipsitt (Chair), Michael Rossi, Elizabeth Sweet, William McLaughlin, Lei Reilly, and Jennifer Pucci (alternate)

Documents Submitted:

1. BCS Peer Review Letter – Transportation dated December 1, 2022.
2. City of Newton Engineering Memo with attachments dated December 1, 2022.



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3. Zoning Board of Appeals Memo with attachments dated November 30, 2022.
4. Letter from Eliza Datta of 40 Homer Street dated December 7, 2022.
5. Letter from Betsy Harper of 19 Fairmont Avenue dated December 7, 2022.

Testimony:

Cat Kemmett of the Planning Department reviewed the project. The proposal is for a total of 43 units, with 15 units affordable at 30% AMI and 28 units at 60% AMI. The design preserves the historic headhouse that will be renovated and used as a communal space for the residents and an office space for MetroWest Collaborative. There will be a four-story residential addition to the back with 31 parking stalls total – 26 below in the garage and 5 surface stalls. The Planning Department feels that the design fits with the plans and goals of the Washington Street Vision Plan and places a high value on the proposed housing diversity with deep levels of affordability not normally able to be attained. 100% of the units are accessible visitable and 5 units will be fully accessible. The Vision Plan places value on being able to preserve Village Centers and this location has close proximity to both West Newton and Newtonville. The Vision Plan calls for 3-6 stories in this area and this project is 4 stories. This plan preserves a unique, historic building with the historic headhouse. The new benches, plantings, and landscaping will give visual interest and opportunities for recreation. New housing near Village Centers helps bring people to local businesses. In terms of the climate and local environment, there is easy access to public transport and nearby amenities like a grocery store across the street enabling walking and biking resulting in low carbon waste to get where people need to go. The project is 100% electric, the units are fairly small, there is reduced impervious surfaces and paving on the site, and creation of new outdoor spaces – some private and some publicly accessible. The plantings and street trees proposed will help mitigate the heat island effect.

Since the first hearing, the applicant has submitted a revised list of requested waivers, including the removal of the relief for the tree ordinance since it was determined it was not needed. ZBA members were concerned about how bicycles would navigate the site and diagrams were submitted to answer those questions. Further detail for landscaping was requested; that was submitted with a plant list that was reviewed by the Urban Forester who had no concerns to share about the landscaping plan. The ZBA Board wanted clarification regarding the layout and orientation of the patio and plans were submitted. A stormwater plan was submitted and then reviewed by the City's



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Engineering Division. The Associate City Engineer noted that the plan was not stamped by a registered professional engineer. Right now, the site does not have any stormwater measures at all, but the plan submitted by the applicant has a stormwater infiltration system that will capture runoff that is compliant except as it relates to the existing building. Engineering also indicated that prior to a building permit being issued the team would have to complete the operation and management plan and a construction management plan. The applicants submitted a transportation demand measurement management plan showing measures to mitigate the traffic impact of the proposal. The peer reviewer BSC has submitted a memo discussing traffic on the site and the applicant has responded. There are a few outstanding materials including traffic data, parking utilization data, and a swept-path analysis demonstrating how vehicles will maneuver on the site.

Chair Lipsitt asked for confirmation that a swept-path analysis referred to how vehicles move safely in the garage or particular space

Katie Whewell responded in the affirmative.

Taylor Bearden, Partner of Civico Development, representing MetroWest Collaborative Development and Civico, presented the progress to date since the October 19, 2022 meeting and next steps. In their November 28, 2022 submitted materials they provided documents pertaining to site and building design, traffic and parking, lighting, landscape and signage, bike circulation, and stormwater. They are removing two waiver requests – one for tree preservation and one for stormwater permitting. They have clarified their I&I fee request for a 75% waiver which is in line with other affordable housing projects in the City of Newton. Traffic circulation diagrams were presented clarifying bicycle circulation entering the different entrances and within the building and garage into the bicycle storage area. Landscape plans were presented demonstrate patio landscape screening. Diagrams were presented regarding size and placement of signage proposed including signs at the garage entrance warning pedestrians of cars entering/exiting. Mr. Beardon acknowledged that several matters raised in BSC's traffic and parking analysis remain to be addressed: Washington Street data collection, on-street parking data collection, trip generation methodology as it compares to traffic data, speed data and site distance analysis as it relates to the Washington Street and Armory Street intersection safety, and the swept-path analysis for the garage.



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Chelsea Christiansen, Project Manager Nitsch Engineering, presented updates on the utility and stormwater plans. Submitted plans detailing two new stormwater infiltration systems to help promote recharge to groundwater of stormwater from the site. There is still more investigation to do regarding sewer lines because the records show that they cross the Trader Joe's property line. Engineering Department comments will be addressed prior to permitting.

Mr. Bearden reviewed a tentative timeline and stated that the deadline to submit a full, one-stop application to the Department of Housing and Community Development for tax credit financing is January 2023. Due to the support of the City of Newton they have been welcomed into the round, but that's predicated on having a ZBA decision prior to January 19, 2023.

Chair Lipsitt responded that a vote will be made when the Board has all information that is required.

Mr. McLaughlin commented that he was impressed by the progress made and the City Engineer's review of the plan and the very detailed expectations that were outlined as well as the applicant's response and the updating of the stormwater plans.

Chair Lipsitt asked for clarification regarding stormwater compliance on the existing building. What is the differentiation between the one building and whole site?

Ms. Christiansen responded that the entire site is more than compliant with Massachusetts regulations. The new stormwater ordinance for the City of Newton requires that we retain two inches of run-off from the impervious area of the entire site. The stormwater from the headhouse is remaining because it's an historic building and they don't have an opportunity to change that much without interfering with the trees along Washington Street and having a big impact. The analysis shows for a two-inch depth storm event nothing is leaving the site except for .05cfs coming from the headhouse because the headhouse does not have its own dedicated infiltration system. It meets the requirements of the City regulation to retain two inches and we are over that requirement.

Chair Lipsitt asked for follow up from Planning Department and Engineering



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Chair Lipsitt asked for more clarification: if the stormwater retention system is outside the building how does that impact the existing building. Why can't we make the headhouse portion compliant?

Ms. Christiansen responded that it has to do with directing the water to the retention areas. In the new addition the roof run-off will be directed to those areas and the run-off from the surface parking will be collected by a trench drain and be treated by a water quality structure and sent into the ground.

Chair Lipsitt responded that on a residential home gutters and downspouts would be implemented to direct water. Could this be done on the headhouse?

Ms. Christiansen responded that it's an additional measure that would not be achieving that much compared to the disruption in the landscape. We are providing a very large system that meets the intent of the ordinance. We are happy to discuss further with the Engineering Department if they would like to.

Chair Lipsitt responded that she would like an explanation on why that could not be done. Water falling on the roof of the headhouse does not sit on the roof. She did not understand why the water coming off that roof now can't be diverted into some kind of stormwater management system. She asked the applicant to review this with the Engineering Department.

Mr. McLaughlin asked for clarification regarding the parking study pending. This is along a portion of Washington Street that is usually occupied by retail customers – what area does that cover and are there any other restrictions on those spaces such as overnight, snow emergency, and other availability?

Mr. Bearden responded that there are unrestricted spaces on Washington Street, but they are subject to the winter ban so starting December 1st there is no overnight parking allowed. The Washington Street corridor is somewhat in flux. The redesign of Washington Street and the timeline of this project means those regulations may change.



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Mr. Rossi asked if a lighting plan would be provided prior to the next meeting

Mr. Bearden responded yes

Mr. Rossi asked for clarification of how the 43 spots for bike storage would be allocated to residents.

Mr. Bearden responded that it would be managed by the property management company Maloney. It would be unrestricted unless we reached capacity and then we would maybe have to implement a parking pass.

Ms. Sweet asked if there was any response to the comments/concerns in the memo received from Green Newton regarding net zero, passive house, or other updates.

Mr. Bearden responded that the memo called for the project sponsor to commit to passive house certification for the new construction component of the residential units. They are seeking to be in compliance with Enterprise Green Communities which is one of three certification pathways permitted by zoning. Under the LEED and Enterprise Green Communities processes, a project is permitted to be designed to be certifiable, but without receiving actual certification. If the project proponent chooses to pursue the passive house path then that requires certification specifically. There is a difference with those three pathways relative to whether the applicant has to certify or just design to those standards in order to be compliant with the Comprehensive Permit condition. They have elected to ask to seek Enterprise Green Communities certifiability under the permit and decouple the Comprehensive Permit process from the Passive House Certification for the new construction envelope for residential units.

Chair Lipsitt asked for clarification regarding certification and the hiring process and asked if it was the intention to go for the Passive House Certification and just a matter of timing.

Mr. Bearden responded that it was the intention to seek Passive House Certification for the new construction portion of the project.



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Chair Lipsitt suggested that if the ZBA were to write a condition for a Board Order, it could be a requirement for a building permit.

Mr. Bearden responded that the reason they are looking to decouple Passive House certification from the zoning process is because the Passive House Certification standards change every three years; presently there is a 2021 standard in place and by the time they seek certification for the project it will be under a new set of standards. Also, Passive House Certification is relatively new in this community so many of the consultants with whom they work may have conceptionally been involved in Passive House projects, but there are very few that have been certified in the Commonwealth so far. In his opinion, it is desirable to decouple this so it is not a ZBA related issue because there is a lot of uncertainty about what the certification is going to look like and they don't want to impede the Certificate of Occupancy process down the line relative to a condition on this permit about this certification.

Chair Lipsitt responded that she is not suggesting a delay in the Comprehensive Permit because of the certification, but is looking for what the project willing to commit to at the time the project gets built and that is not clear. She requested that, prior to the next meeting the applicant meet with the Planning Department to work it out.

Ms. Caitlin Madden, MetroWest Collaborative Development, 79B Chapel Street, Newton, clarified that they would not be able to commit to Passive House Certification at the time of building permit because the certification process requires that construction is completed and there are several months of testing that have to occur after the building is completed and operational.

Chair Lipsitt asked how other projects built in Newton with a Special Permit rather than a Comprehensive Permit and that have committed to a Passive House standard handling this issue.

Ms. Madden responded that she could not speak to other projects, but that their commitment to meeting the standard and getting certification has not changed. She believes that at the building permit stage they could do a pre-certification because at that time the design documents would be well developed and would have been reviewed.



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Chair Lipsitt stated she would like to see the Planning Department and Law Department craft some language for the commitment Ms. Madden is making.

Ms. Sweet asked if they could speak to the status of the solar on the roof and reminded them of Green Newton's commitment to get to zero carbon emissions.

Mr. Bearden responded there is an engineering process related to feasibility that has not been done yet relative to what other mechanicals may be on the roof and what area will be available for solar. Another component will be financial feasibility with regulatory regime changes year to year for subsidy for going solar and what packages will be available to make solar feasible. When the entire team comes together including the green building consultant and the mechanical, electrical and plumbing engineers to talk about the feasibility, they will identify specifically what they will be able to do. The goal is to maximize the solar potential of the site. What that maximization looks like requires a bit of engineering which will happen a lot further in the process.

Ms. Sweet asked if there will be funding from the federal government and the new infrastructure bill.

Mr. Bearden stated that would be the hope. At time of construction the laws and subsidies may change, but the hope is the commitment to solarization.

Chair Lipsitt asked for clarification regarding the flashing signs at the garage.

Mr. Bearden responded that the signs are to notify vehicles that other vehicles are entering/exiting and to notify pedestrians and bicyclists that vehicles are approaching if they are moving through the drive aisle to enter and exit

Chair Lipsitt asked if the sign would be flashing all the time

Mr. Bearden responded that it would only be flashing when vehicles were entering or exiting.

Chair Lipsitt asked for clarification of the lighting, specifically the up lighting on the headhouse



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building façade. There is a concern with light pollution in the city and the cost associated with it.

Mr. Bearden responded that the intention is to highlight the historic features of the building and accentuate the historic headhouse. The lighting plan will go into further detail.

Chair Lipsitt asked about the traffic demand management plan which seems minimal compared to other Comprehensive Permits. She would like a future comment from the Planning Department or BSC on whether or not the plan is adequate.

Chair Lipsitt asked if the elevator space was adequate for transporting bicycles to storage and carrying unit residents and office workers.

Mr. Bearden responded that there are two elevators in the building. One at the juncture of the headhouse and new construction and the second elevator is for residential use only.

Chair Lipsitt stated that she would like the Planning Department to give a comment about granting the waiver for sign review from UDC. She would also like a comment from the Engineering Department about the sewer connection from the garage requiring a pump and the plan for back-up power during a major storm.

Ms. Christiansen stated that the only water that would need to be pumped is the floor drains of the garage.

Mr. Bearden stated that there is not a proposed back-up generator for the building, but there will be battery back-up for the pump.

Chair Lipsitt asked for clarification for the reduction of the I&I fee. Mr. Taverna's memo stated that the fee was consistent with other assisted living developments, and this is not an assisted living development. There is also the same sewer flow estimate for both two and three-bedroom units. She would like Mr. Taverna to clarify both in his memo.

Chair Lipsitt asked for future clarification on two waivers. Why the need for the FAR relief when



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Ms. Santossuoso's review did not indicate an FAR issue and the side yard parking setback waiver, but there is no parking in the side yard setback in the diagrams.

Ms. Whewell stated that previously FAR was tied to the number of stories, but it has since been decoupled.

Mr. McLaughlin asked for clarification of what is considered the front and side setbacks for this project

Ms. Whewell responded that there are two front setbacks – one on Washington Street and one on Armory Street.

Chair Lipsitt asked that the project check on the waivers requesting to make sure they are written as needed or if they need revision.

Mr. McLaughlin stated that there may be a need for a back-up generator for emergency lighting and elevators in case of power loss. Asked that they double check the code for this possibility.

Public Comments:

MaryLee Belleville, 136 Warren Street, in regard to Passive House there have been no projects built to Passive House Certification in Newton yet. This is an evolving situation and she is glad that the Board is asking these questions, but need to be careful with any commitments made to that.

Councilor Andreae Downs, 854 Chestnut Street, stated that the Council voted unanimously for this project and support the idea of 100% affordable housing. Highlights include parking ratio, bike parking, permeable pavement, and the pollinator landscaping.

Ted Hess-Mahan, 871 Watertown Street, stated he is a former councilor, former member and chair of the Fair Housing Committee, former member and chair of the Joint Advisory Planning Group that recommended purchase of the Armory, and former member of the Housing Appeals Committee which handles Chapter 40B appeals with the state. This project satisfies much of what the JAPG recommended, specifically consistency with the Washington Street Vision Plan and the



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diversity of housing. The project is 100% affordable and available to a wide level of economic households.

Lizbeth Heyer, 25 Freeman Street, stated she is the chair on the Newton Housing Partnership which has been pleased to support the proposal for this project. They are supportive of the zoning relief required to build 43 units of affordable, family housing and extremely excited about the units for lower income households. The project is well conceived and will provide critical support for households experiencing extreme economic insecurity which has been driven by Newton's high housing cost and exacerbated by the current economy and COVID. The project's transit location and parking plan are consistent with Newton's vision of the Washington Street corridor. She is pleased with the sustainable aspects of the design. This is a rare and important opportunity to provide 100% affordable housing on public land. She encouraged the ZBA to provide the zoning relief required to allow this outstanding project to go forward.

David Rockwell, 13 Floral Place, stated he is a member of Newton Housing Partnership and echoed everything Ms. Heyer stated. He added that there is a diverse target for population, but that there will be a very good resident services program on site to serve the needs of the lower income households. Maloney Properties, the property manager, is experienced in dealing with the population and steering people to the services that they need. He realized that the funding deadline is irrelevant to the considerations, but once the Board is satisfied with the engineering issues that have been raised, he hopes the ZBA will proceed as quickly as possible so the project does not miss the deadline or they would have to wait another year before the project can move forward.

Betsy Harper, 19 Fairmont Avenue, stated she is a member of the Green Newton Building Standards Committee and a Passive House Certified Builder. Green Newton wrote a letter in support of this applicant one year ago based on their commitment to get Passive House Certification if possible or at least Passive House level of design and construction for the residential portion of the building and for Net Zero. She feels it is a mistake for the ZBA to allow the applicant to decouple the zoning process from the commitment to attain Net Zero. The only way to get to Net Zero is to have a very, very low energy demand from the building. There has been talk of consultants for engineering and stormwater, but she expressed disappointment that the applicant does not seem to have the knowledge of the consultants for Passive Housing that have



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been certified by the state. There are two firms that work on these types of buildings, part new construction and part renovation, and the applicant has not hired one of these consultants or reached out to Green Newton to get recommendations. Passive House Certification is a detailed, rigorous process where there is pre-certification, testing all the way through, insulation inspections, and post-construction testing. Passive House Certification is a commitment to the entire process following through to the end post-construction. There is never a guarantee certification will happen. The reason the process is so rigorous is you don't want to get to the end and find the building does not perform as the energy models said it should. The commitment to Passive House Certification is the reason why this project was heartily endorsed by Green Newton. ZBA would be well advised to put in the Board Order some language about how the process should be undertaken. The Building Department has come up with that language in previous projects in Newton such as Crafts Street where there is not a straight-forward path to certification. There are ways to handle Passive House Certification that have already been done and used in Newton and the applicant should be held responsible for that same process. We have never had an applicant say they are going to get to Net Zero carbon emissions. All buildings by 2050 will be required to do that, but we can look at rooftop solar to see if they can generate enough electricity on the rooftop for a multi-family development. How will the solar be created and how are the energy models being developed so they can show the likelihood of Net Zero is very high.

John Dundon, 71 Fordham Road, stated that this is an asset the city desperately needs. We need affordable housing in Newton. Right now there are a lot of people that want to live in Newton. They have family or jobs in Newton or people they take care of in Newton, but can't afford to live here. He was happy to see the ZBA get down to the details to what is really needed from the developer to get to a vote in time to get some funds for 2023. He said that he understands the need to balance environmental concerns with the need for affordable housing in Newton and is hopeful we can all work together and get it done.

Sue Parsons, 172 Washington Street, stated she is a former co-chair of the Joint Advisory Planning Group which spent over a year studying what to recommend to the Mayor and the City Council to do with the West Newton Armory. They all came out very strongly in support of the proposal for fully affordable housing. To achieve fully affordable housing in the City of Newton where these apartments are going to cost over \$300k per unit to be built requires a very careful group of



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City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1060 Fax: (617) 796-1086

www.newtonma.gov

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS

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funding requests, proposals, and federal, state and city grants that all have different requirements for the funding applications and different proposal deadlines. One kind of funding requires City approval before that mid-January deadline. These must all come together for the City of Newton to be able to afford creating 100% fully affordable housing. This is a project we desperately need in Newton and she would hate to see it delayed beyond that very important January date in order to get that funding source. She is also a member of the Engine 6 Affordable Housing Coalition and spoke in support of this project on behalf of the coalition.

Mr. Bearden clarified that it was not his belief that they committed to achieving Net Zero; their commitment was to achieve an all-electric building and provide a Net Zero pathway for the future condition when the electric grid is fully powered by renewable energy sources, bringing the greenhouse gas emissions to zero. It was not the intention to state in this meeting or another that they would achieve Net Zero status with the onsite solar only. They have solicited proposals for professional consultants for sustainability. The reason they have not been hired yet is the timing of the architectural drawings. Their priorities have been to prepare for the Zoning Board and preparing for the funding submission. It is not until later in the process that they plan to involve that consultant in the advancement of the architectural drawings.

Deliberation:

Chair Lipsitt asked the Planning Department if the Board could receive enough answers to the questions raised prior to the next scheduled meeting to consider a draft for a decision.

Ms. Whewell responded she believed so and the Planning Department will follow up with various departments like Engineering, ISD, and where the applicant stands with some of their commitments, but believes the issues can be resolved.

Chair Lipsitt stated that there seemed to be a lot of loose pieces, but that none of the items feel overwhelming and hopes they can be resolved.

The hearing was continued to January 11, 2023.



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Motions:

Chair Lipsitt asked for a motion to accept the minutes from October 19, 2022 and October 26, 2022.

Mr. McLaughlin made a motion to approve the minutes and Ms. Sweet seconded the motion.

The motion passed 5-0.

Adjourned 8:38 p.m.

ZBA DECISIONS can be found at www.newtonma.gov/ZBA