



## Zoning & Planning Committee Agenda

### City of Newton In City Council

**Monday, June 29, 2020**

The Zoning and Planning Committee will hold this meeting as a virtual meeting on Monday, June 29, 2020 at 7:00 pm. To view this meeting, use this link at the above date and time: <https://us02web.zoom.us/j/85742581538>. To listen to the meeting via phone dial 1-646-558-8656 and use the Meeting ID 857 4258 1538.

#### **Items Scheduled for Discussion:**

**#287-20      Rezoning of Takings to Public Use**

DIRECTOR OF PLANNING requesting change of zone to Public Use for portions of land located at 23 Parkview Avenue (currently MR1) acquired in 2016 for the expansion of Cabot School, and at 300 Hammond Pond Parkway, known as Webster Woods, (currently SR1) acquired in 2019 for open space use and conservation purposes.

**#88-20      Discussion and review relative to the draft Zoning Ordinance**

DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

**Zoning and Planning Held 8-0 on 06/15/2020**

**Chair's Note:** *The following items, #38-20 and #148-20, will be carried along with the main item so they may be taken up as they relate to Article 3, residential districts, for this meeting.*

**#38-20      Request for discussion relative to single-family attached dwellings**

COUNCILOR LAREDO requesting a review of the zoning requirements for single-family attached dwelling units.

**Zoning and Planning Held 8-0 on 06/15/2020**

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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](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- #148-20 Request to amend Chapter 30 to eliminate parking minimums**  
COUNCILORS ALBRIGHT, AUCHINCLOSS, BOWMAN, CROSSLEY, DANBERG, DOWNS, GENTILE, GREENBERG, KALIS, KELLEY, LIPOF, MARKIEWICZ, NOEL, KRINTZMAN, AND RYAN seeking amendments to Chapter of the Revised City of Newton Ordinances to eliminate mandated parking minimums to improve vitality of local businesses, reduce the cost of housing, and support the climate action goals.  
**Zoning and Planning Held 8-0 on 06/15/2020**
- #288-20 Reappointment of William Winkler to the Urban Design Commission**  
HER HONOR THE MAYOR reappointing William Winkler, 48 Holman Road, Auburndale, as a regular member of the URBAN DESIGN COMMISSION for a term to expire on June 1, 2023. (60 days: 08/21/2020)
- #289-20 Reappointment of Ralph Abele to the Newtonville Historic District Commission**  
HER HONOR THE MAYOR reappointing Ralph Abele, 15 Page Road, Newtonville, as a regular member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on May 31, 2023. (60 days: 08/21/2020)
- #290-20 Reappointment of Mark Chudy to the Newtonville Historic District Commission**  
HER HONOR THE MAYOR reappointing Mark Chudy, 34 Prescott Street, Newtonville, as a regular member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on May 31, 2023. (60 days: 08/21/2020)
- #291-20 Reappointment of Jay Walter to the Newton Upper Falls Historic District Commission**  
HER HONOR THE MAYOR reappointing Jay Walter, 83 Pembroke Street, Newton, as a regular member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire on July 1, 2023. (60 days: 08/21/2020)

**Respectfully Submitted,**

**Deborah J. Crossley, Chair**



Ruthanne Fuller  
Mayor

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

**#287-20**  
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TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

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**MEMORANDUM**

**DATE:** June 26, 2020

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

**FROM:** Barney Heath, Director, Department of Planning and Development  
Zachery LeMel, Chief of Long Range Planning

**RE:** **#287-20 Rezoning of Takings to Public Use**  
DIRECTOR OF PLANNING requesting change of zone to Public Use for portions of land located at 23 Parkview Avenue (currently MR1) acquired in 2016 for the expansion of Cabot School, and at 300 Hammond Pond Parkway, known as Webster Woods, (currently SR1) acquired in 2019 for open space use and conservation purposes.

**MEETING:** June 29, 2020

**CC:** City Council  
Planning Board  
Conservation Planning Commission  
Newton Planning Department – Conservation Office

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**Background Information**

*23 Parkview (Cabot School)*

On March 7, 2016, the City Council voted that the public necessity and convenience required the acquisition by eminent domain of the parcel of land, known as 23 Parkview Avenue (“23 Parkview”). 23 Parkview was acquired under General Law Chapter 79 of the Massachusetts General Laws in the amount of \$1,000,000 (Attachment A).

23 Parkview was taken as part of the expansion of Cabot School to allow for the desired site plan and circulation needed to complete the Cabot Elementary School Project. The acquisition of the property allowed the City to maintain adequate setbacks, provide land area for parking, vehicular and pedestrian site circulation, landscaping, and stormwater systems. Most importantly, the acquisition of this property allowed the City to connect Parkview Avenue to Bridges Avenue, which ultimately allowed for a viable parent drop-off area directly adjacent to one of the main entries to the school. With the taking complete, the City now needs to rezone 23 Parkview from its current zoning of Multi-Residence 1 (MR1) to Public Use (PUB) (Attachment B). The decision to rezone 23 Parkview to PUB is to be consistent with the existing Cabot School parcel zone PUB.

*Webster Woods*

On December 2, 2019, the City Council voted, upon the recommendation of the Conservation Commission, the Community Preservation Committee and the Mayor, to acquire 17.4 acres of undeveloped woodlands on a portion of a lot located at 300 Hammond Pond Parkway ("300 HPP"), Chestnut Hill, MA Newton Centre, MA 02467; north of state Dept. of Conservation & Recreation Hammond Pond Reservation, abutting City of Newton Webster & Cohen Conservation Areas accessed from Warren & Elgin Streets, Newton Centre, MA 02459 (Attachment C). The parcel was taken in fee by eminent domain, in the amount of \$15,200,000, pursuant to Chapter 79 of the General Law as authorized by Chapter 40C, sec. 8 and Chapter 44B, sec. 5 (e) of the General Law for open space and conservation purposes.

The goal of taking this property is to protect the open space character of this property and ensure public access for passive recreation. With the taking complete, the City now needs to rezone 300 HPP from its current zoning of Single Residence 1 (SR1) to Public Use (PUB) (Attachment D). The decision to rezone 300 HPP to PUB is to be consistent with all other adjacent parcels already zoned PUB. In addition, PUB is the most appropriate zoning designation for conservation parcels as all other City-owned parcels with Conservation Restrictions are also zoned PUB.

Concurrently, City Staff is working to place a Conservation Restriction on 300 HPP, which is a requirement of the CPA funds used to acquire it. To complete the Conservation Restriction the City Council will need to vote on it in the future and will go through ZAP.

**Meeting Goal**

To proceed with the rezoning of 23 Parkview and 300 HPP the Zoning and Planning Committee must set a public hearing, which is the purpose of taking up this docket item at the upcoming meeting.

**Attachments**

Attachment A City Council Order – 23 Parkview Avenue

Attachment B 23 Parkview Avenue Zoning Map – Current and Proposed

Attachment C City Council Order – 300 Hammond Pond Parkway (Webster Woods)

Attachment D 300 Hammond Pond Parkway Zoning Map – Current and Proposed

CITY OF NEWTON

IN CITY COUNCIL

March 7, 2016

ORDER OF TAKING  
FOR SCHOOL PURPOSES  
23 PARKVIEW AVENUE

WHEREAS, in the opinion of the City Council the public necessity and convenience require the acquisition by eminent domain of the parcel of land, together with improvements thereon, known as 23 Parkview Avenue ("the Parcel"); and

WHEREAS, the Parcel consists of approximately 4,300 square feet with buildings thereon, as described in a deed dated August 29, 2002 and recorded on August 30, 2002, with Middlesex County Registry of Deeds, at Book 36268 Page 454; and

WHEREAS, the City has authorized and received an independent professional appraisal of the value of the Parcel; and

THEREFORE, by vote of the City Council, acting on behalf of the City of Newton under General Laws Chapter 79 of the Massachusetts General Laws, it is hereby

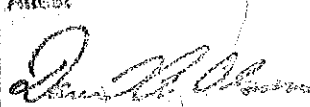
ORDERED: That the Parcel be and hereby is taken in fee, together with all rights, title and interest in the Parcel. So far as is known to the Council, the owner and mortgagee for the Parcel are as follows:

Record Owner: Alan Potter and Daphne Potter  
Bk 36268 Pg 454

Mortgagee: MSA Mortgage, LLC  
Bk 59461 Pg 560

In accordance with General Laws Chapter 79, it is further


ORDERED: That the award of damages in the amount of one million dollars (\$1,000,000.00) is hereby made as a result of this eminent domain taking, to be paid to the persons entitled thereto; and it is further

A True Copy  
Attest  
  
City Clerk of Newton, Mass.

ORDERED: That in accordance with General Laws Chapter 79 Section 1, the trees upon and structures affixed to said Parcel are hereby included as part of this taking; and it is further



ORDERED: That the Parcel is taken for school use; and that custody and management of the Parcel is hereby assigned to the Newton Public Schools.

Under Suspension of Rules  
Readings Waived and Approved  
21 yeas 0 nays 3 absent (Councilors Laredo, Lipof, and Sangiolo)

  
(SGD) DAVID A. OLSON  
City Clerk

  
(SGD) SETTI D. WARREN  
Mayor

Date: 3/9/2014

  
A True Copy  
Attest  
  
City Clerk of Newton, Mass.

# 23 Parkview Avenue - Existing Zoning

City of Newton, Massachusetts

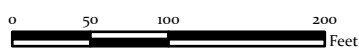


**Zoning**

- Multi-Residence 1
- Multi-Residence 3
- Public Use



CITY OF NEWTON, MASSACHUSETTS  
 Mayor - Ruthanne Fuller



Map Date: June 18, 2020



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

# 23 Parkview Avenue - Proposed Zoning

City of Newton, Massachusetts

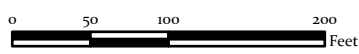


**Zoning**

- Multi-Residence 1
- Multi-Residence 3
- Public Use



CITY OF NEWTON, MASSACHUSETTS  
 Mayor - Ruthanne Fuller



Map Date: June 18, 2020



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CITY OF NEWTON

IN CITY COUNCIL

December 2, 2019

ORDER OF TAKING

WHEREAS, upon the recommendation of the Conservation Commission, the Community Preservation Committee and Her Honor the Mayor, and in the opinion of the City Council of the City of Newton, the public necessity and convenience require that approximately 17.4 acres of undeveloped woodlands (the "Parcel"), being a portion of a lot located at 300 Hammond Pond Parkway, Newton, Middlesex County, Massachusetts (SBL 65008 0003) be taken in fee by eminent domain pursuant to Chapter 79 of the General Law as authorized by Chapter 40C, sec. 8 and Chapter 44B, sec. 5 (e) of the General Law for open space and conservation purposes; and

WHEREAS, the Parcel is a portion of the lands conveyed in a deed dated May 20, 2016 from Congregation Mishkan Tefila, a Massachusetts religious corporation, to the Trustees of Boston College, a Massachusetts Institution of Higher Education, recorded with the South Middlesex Registry at Book 67338 Page 386; and

WHEREAS, the City authorized and received an independent professional appraisal of the value of the Parcel; and

WHEREAS, the Community Preservation Committee has determined that acquisition of the Parcel, which borders the Webster Conservation Area and the Hammond Pond Reservation held by the Massachusetts Division of Conservation and Recreation, constitutes acquisition of land for open space purposes; and the City Council hereby approves expenditure of Community Preservation funding for such purpose;


THEREFORE, by vote of the City Council, acting on behalf of the City of Newton under Chapter 79 of the Massachusetts General Laws, it is hereby

ORDERED: That the following described Parcel be and hereby is taken in fee, together with all rights, title and interest in the Parcel.

Beginning at a point in the southwesterly sideline of Carlisle Street at land now or formerly of the City of Newton thence;

N62°08'35"E forty and sixty six hundredths (40.66) feet to a point, thence turning and running;

S17°32'05"E forty and thirty six hundredths (40.36) feet to the point, thence;

A True Copy  
Attest  
  
City Clerk of Newton, Mass

## Attachment C

Along a curve to the left having a radius of one hundred seventy and zero hundredths (170.00) feet a length of eighty two and thirty four hundredths (82.34) feet, and a chord of S31°24'37"E eighty one and fifty four hundredths (81.54) feet to a point, thence;

Along a curve to the left having a radius of twenty and zero hundredths (20.00) feet a length of thirty two and fifty three hundredths (32.53) feet, and a chord of N88°07'05"E twenty nine and six hundredths (29.06) feet to a point, thence;

Along a curve to the right having a radius of five hundred seventy one and thirty nine hundredths (571.39) feet a length of three hundred fourteen and fifty seven hundredths (314.57) feet, and a chord of N57°17'38"E three hundred ten and sixty one hundredths (310.61) feet to a point, thence;

N73°04'09"E ninety one and fifty seven hundredths (91.57) feet to the point, thence;

Along a curve to the right having a radius of five hundred thirty four and forty one hundredths (534.41) feet a length of four hundred ninety one and twenty eight hundredths (491.28) feet, and a chord of S80°35'42"E four hundred seventy four and sixteen hundredths (474.16) feet to a point, thence;

S54°15'35"E one hundred thirty and forty five hundredths (130.45) feet to the point, thence;

Along a curve to the left having a radius of two thousand nine hundred thirteen and thirty one hundredths (2913.31) feet a length of thirty five and eighty six hundredths (35.86) feet, and a chord of S54°36'44"E thirty five and eighty six hundredths (35.86)

S30°04'12"W one hundred and nineteen hundredths (100.19) feet to a point, thence turning and running;

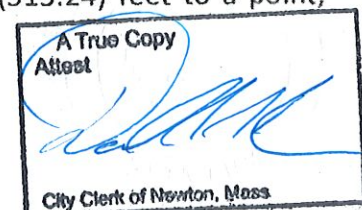
S58°06'41"E eighty three and thirteen hundredths (83.13) feet to a point, thence turning and running;

S29°43'29"W two hundred fifty three and thirty eight hundredths (253.38) feet to a point, thence;

Along a curve to the left having a radius of forty three and ninety seven hundredths (43.97) feet a length of sixty three and sixty three hundredths (63.63) feet, and a chord of S11°43'42"E fifty eight and twenty two hundredths (58.22) feet to a point, thence;

S58°41'43"E seventy nine and sixty four hundredths (79.64) feet to a point, thence turning and running;

N31°05'51"E three hundred fifteen and twenty four hundredths (315.24) feet to a point, thence turning and running;



Attachment C

S70°47'10"E eighty seven and eighty two hundredths (87.82) feet to a point, thence;

Along a curve to the right having a radius of thirty and zero hundredths (30.00) feet a length of thirty eight and thirty one hundredths (38.31) feet, and a chord of S34°12'12"E thirty five and seventy six hundredths (35.76) feet to a point, thence;

S02°22'46"W four hundred fifty five and fifty three hundredths (455.53) feet to a point on the northerly boundary of land of the Commonwealth of Massachusetts Department of Conservation and Recreation thence turning and running;

S88°39'41"W by land of said Commonwealth of Massachusetts four hundred nine and ninety four hundredths (409.94) feet to a point, thence turning and running;

N63°39'46"W nine hundred forty and zero hundredths (940.00) feet to a point, thence;

Along a curve to the right having a radius of five hundred seventy one and thirty nine hundredths (571.39) feet a length of one hundred forty two and eighty two hundredths (142.82) feet, and a chord of N01°43'12"W one hundred forty two and forty five hundredths (142.45) feet to a point, thence ;

Along a curve to the left having a radius of three hundred fifteen and twenty four hundredths (315.24) feet a length of fourteen and eighty seven hundredths (14.87) feet, and a chord of N04°05'21"E fourteen and eighty seven hundredths (14.87) feet to a point, thence;

N02°44'16"E ten and fifty eight hundredths (10.58) feet to a point in the line of other lands of the City of Newton, thence;

Along a curve to the left having a radius of three hundred fifteen and sixty hundredths (315.60) feet a length of one hundred eleven and sixty seven hundredths (111.67) feet, and a chord of N07°23'55"W one hundred eleven and nine hundredths (111.09) feet thence;

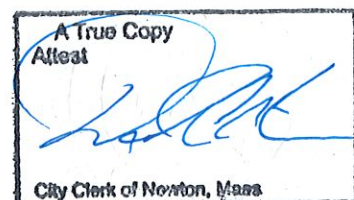
N17°32'05"W seventy nine and seven hundredths (79.07) feet to the point and place of beginning.

The above described parcel contains about seven hundred fifty six thousand nine hundred thirty six (756,936) square feet or seventeen and four tenths (17.4) acres, more or less.

So far as is known to the Council, the owner and mortgagee for the Parcel are as follows:

Record Owner: Trustees of Boston College  
Bk 67338 Pg 386

Mortgagee: None



Attachment C

In accordance with General Laws Chapter 79, it is further

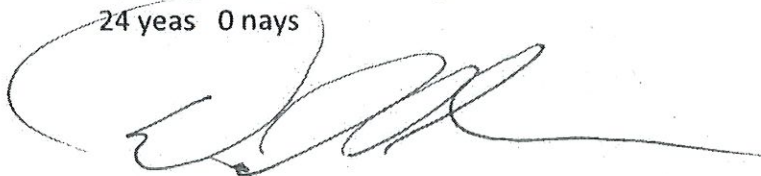
ORDERED: That upon the recommendation of the Community Preservation Committee and Her Honor the Mayor, the award of damages in the amount of Fifteen Million Two Hundred Thousand Dollars (\$15,200,000) is hereby made as a result of this eminent domain taking, to be paid to the persons entitled thereto; and the expenditure therefor by the City Solicitor is authorized and approved; and it is further

ORDERED: That the Parcel is taken for open space use and conservation purposes; and that custody and management of the Parcel is hereby assigned to the Conservation Commission, and it is further

ORDERED that this taking is subject to any restrictions or easements of record, and more specifically, an easement to New England Telephone and Telegraph Company and Boston Edison Company, and their successors and assigns forever as tenants in common with quitclaim covenants, to erect, operate, maintain and remove a line of poles with the necessary cables, wires, anchors, guys, supports and fixtures thereon for the transmission of electricity and the transmission of intelligence by electricity recorded in the Middlesex South Registry of Deeds Bk 9038 Pg 443, and it is further

ORDERED: That in accordance with General Laws chapter 79 section 1, the trees and waters upon and structures affixed to said land are hereby included as part of this taking, except that all existing light poles and all existing cables, wires, anchors, guys, supports and fixtures thereon for the transmission of electricity and the transmission of intelligence by electricity are excluded from this taking.

Under Suspension of Rules  
Readings Waived and Adopted  
24 yeas 0 nays

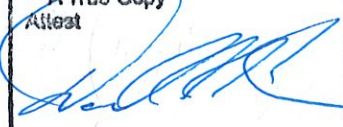


(SGD) DAVID A. OLSON  
City Clerk



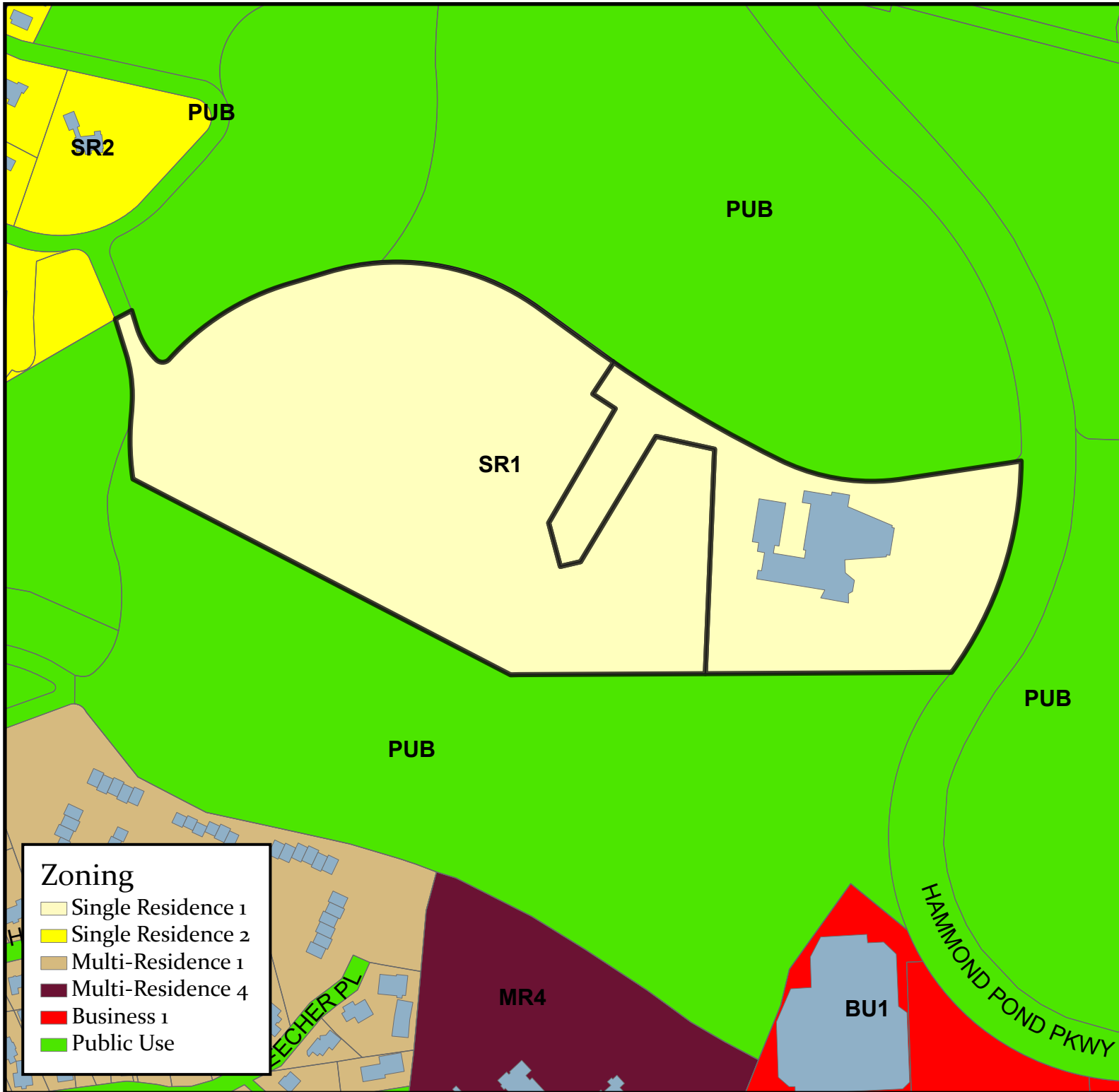
(SGD) RUTHANNE FULLER  
Mayor

Date: 12/4/19

A True Copy  
Attest  
  
City Clerk of Newton, Mass

# 300 Hammond Pond Parkway - Existing Zoning

City of Newton, Massachusetts

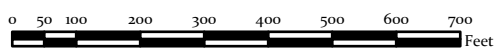


**Zoning**

- Single Residence 1
- Single Residence 2
- Multi-Residence 1
- Multi-Residence 4
- Business 1
- Public Use



CITY OF NEWTON, MASSACHUSETTS  
 Mayor - Ruthanne Fuller



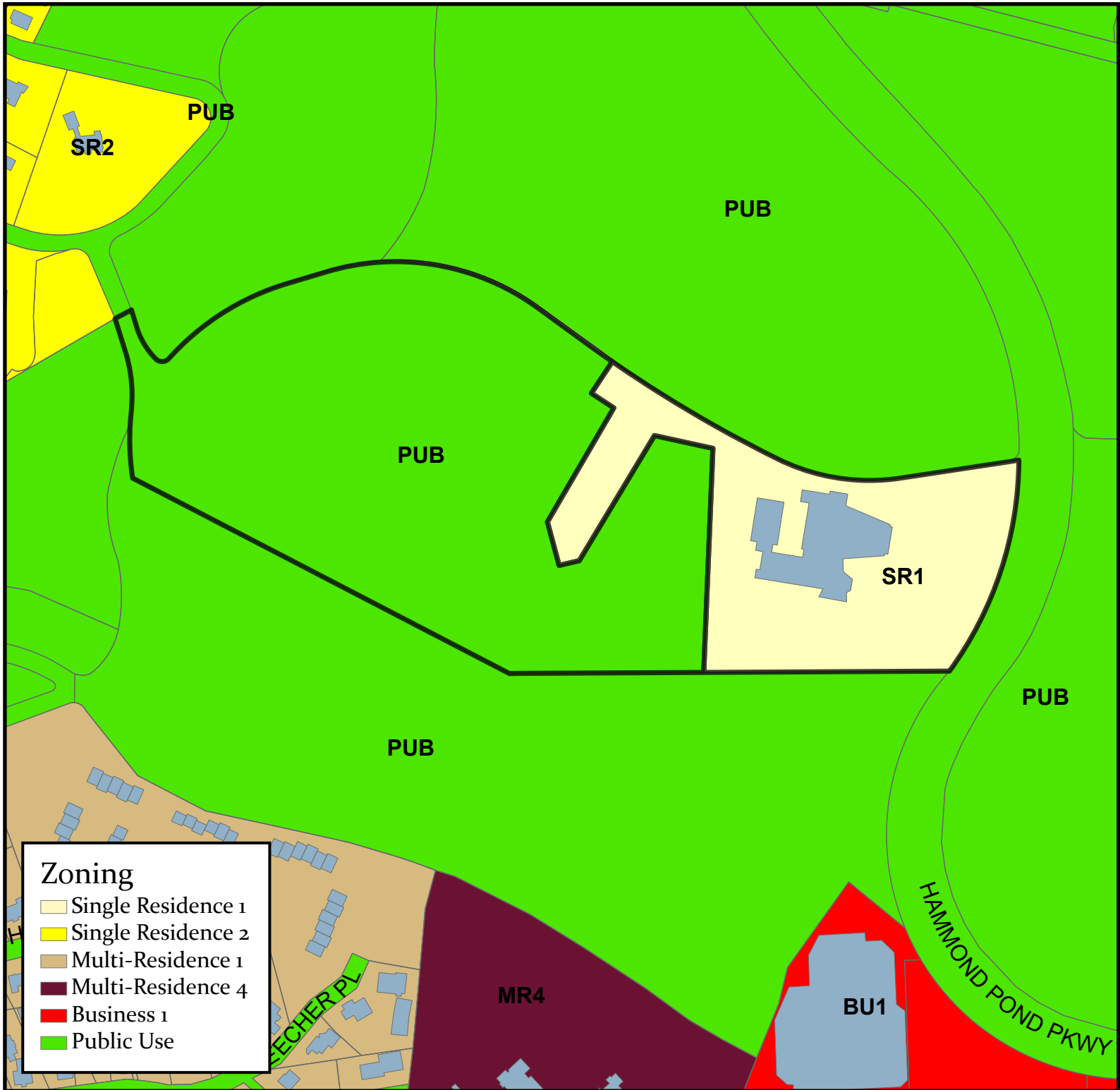
Map Date: June 18, 2020



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# 300 Hammond Pond Parkway - Proposed Zoning

City of Newton, Massachusetts

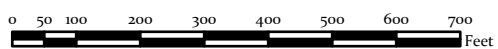


**Zoning**

- Single Residence 1
- Single Residence 2
- Multi-Residence 1
- Multi-Residence 4
- Business 1
- Public Use



CITY OF NEWTON, MASSACHUSETTS  
 Mayor - Ruthanne Fuller



Map Date: June 18, 2020



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Ruthanne Fuller  
Mayor

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

**#88-20**  
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Barney S. Heath  
Director

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## MEMORANDUM

**DATE:** June 26, 2020

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

**FROM:** Barney Heath, Director, Department of Planning and Development  
Zachery LeMel, Chief of Long Range Planning

**RE:** **#88-20 Discussion and review relative to the draft Zoning Ordinance**  
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.  
**Other docket items to be taken up within the context of Zoning Redesign include #30-20, #38-20, and #148-20**

**MEETING:** June 29, 2020

**CC:** City Council  
Planning Board  
John Lojek, Commissioner of Inspectional Services  
Alissa O. Giuliani, City Solicitor  
Jonathan Yeo, Chief Operating Officer

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### Previous Meeting (6/15) Takeaways

At the June 15, 2020 ZAP meeting, the Planning Department held the sixth *workshop* on Article 3 – Residence Districts. The discussion focused on Alternative Lot/Building Configurations (sec. 3.5), Allowed Uses (sec. 3.6), and Parking Requirements (sec. 3.7).

Staff put forward questions specific to these sections in the memo and presentation in order for the Committee to discuss and provide guidance to the Planning Department as we work to update Article 3 to better achieve the principles laid out by ZAP and the City Council. Takeaways from the meeting included:

- Multi-unit conversion (sec. 3.5.2) is a regulation that can help achieve the Committee's goals of increasing housing opportunity and diversity while preserving and protecting what is desirable in Newton's neighborhoods. To better achieve these goals there appeared to be consensus that staff should explore a) allowing multi-unit conversion in more building types and b) not requiring a Special Permit for all multi-unit conversions. Finally, there appeared to be consensus that 100% affordable or sustainably designed multi-unit conversion projects should be incentivized.

- Multi-building assemblage (sec. 3.5.4) requires case studies to fully understand the regulation and visualize how it can achieve the City's goals.
- The Committee generally agreed that Allowed Uses (sec. 3.6), specifically limited non-residential uses, can promote more vibrant and walkable neighborhoods. There appeared to be general consensus that Adaptive Reuse (sec. 3.6.1.B), allowing uses like corner stores and cafes, can particularly aid in this. However, the Committee requested that the Planning Department further evaluate which types of non-residential uses should be allowed by-right (ex. provided - psychiatrist) versus by Special Permit (ex. provided - restaurant). Finally, there appeared to be general consensus that home businesses should not be limited to one per household within the proposed ordinance.
- For Parking Requirements (sec. 3.7) the Committee appeared to have general consensus that on-street parking should only count for non-residential uses and that any parking provided above the maximum allowances should be designed with pervious materials. Finally, the Committee wanted more information on possible unintended consequences to eliminating parking requirements for one- and two-family homes, accessory uses, and others.

### **Upcoming Meeting (6/29)**

Now that ZAP has reviewed nearly all of Article 3 – Residence Districts, some sections in more detail than others, staff is asking for additional direction from the Committee in order to begin updating Article 3 to best achieve the City's goals and objectives. Staff is looking to achieve consensus from ZAP on key principles that will guide these revisions. Particularly, staff is looking for direction within three topics listed below. Each topic has a brief preamble followed by a question to be discussed and answered by Committee members at the upcoming meeting.

#### *Topic 1: Residence Districts*

Over many years, building from the 2007 *Comprehensive Plan*, the City Council has consistently affirmed goals and guiding principles for Newton's zoning to better increase housing opportunity and diversity especially near public transportation and village centers. The City Council most recently reaffirmed this goal within the 2019 adopted [Climate Action Plan](#) by recommending actions "to adopt Zoning Ordinances that encourage additional, appropriate, low-carbon housing near public transportation." In addition, the City Council has affirmed other goals like better linking village centers and the surrounding residential neighborhoods while also preserving and protecting what is desirable in those neighborhoods. This means developing a zoning code that not only protects that which makes Newton wonderful, but also facilitates the transformation of Newton neighborhoods to better achieve environmental stewardship, fiscal strength, and meet community needs.

To achieve these goals, the 2018 draft Zoning Ordinance proposed Residence Districts derived from Newton's existing patterns of development to guide new development and redevelopment in-line with Newton's desired fabric of diverse neighborhoods. However, the City cannot fully realize the goals above if this metric alone guides all development. Therefore:

- Generally, should Newton's Zoning Ordinance continue to have single-family only Residence Districts\* within –
  - 0.25 miles of a Green Line or Commuter Rail Station?



- 0.5 miles of a Green Line or Commuter Rail Station?
- 0.25 miles of an Express Bus stops?
- 0.5 miles of an Express Bus stops?
- 0.25 miles of a MBTA Bus stop?

\* This does not mean single-family homes would be prohibited. Rather, the zoning district would allow a mixture of residential building types that include single-family and multi-family housing types.

### *Topic 2: Building Components*

Building Components (sec. 3.3) are accessory features that attach to the building, enhance the usefulness of the building, and sometimes increase the habitable square footage. In addition, Building Component regulations can enhance predictability of growth for homeowners and neighbors. Finally, Building Components can provide an important incentive for achieving variety and individuality in building design and massing.

To achieve the above, staff recommended that Building Components be revised as a by-right mechanism. These components have some similarities to *De Minimus Relief* within the current ordinance, though in a more refined and comprehensive manner (i.e. Building Components could be utilized by conforming and non-conforming structures). Moving forward, Building Component standards will be refined to ensure that resulting development truly achieves these outcomes and relates to the surrounding neighborhood or public realm in a sensitive and respectful way.

However, the draft language on Building Components and Building Types shared with the City Council previously does not fully allow for these outcomes and achieve these goals. Rather the new Zoning Ordinance could incentivize Building Components to make the preservation of Newton's existing housing stock easier, while also ensuring individually articulated new development with varied massing and architectural elements. Given this:

- To properly allow existing buildings to evolve as homeowners needs and circumstances change and to avoid overly boxy and flat new development, should Newton's Zoning Ordinance incentivize Building Components by not counting them towards the overall building footprint? Instead, the zoning code would regulate Building Components with specific standards for each component, as well as the district lot coverage and setback standards.

### *Topic 3: Development Review/Permitting Process*

To clarify, this section does not have anything to do with who the Zoning Ordinance designates as the Special Permit Granting Authority (SPGA). Rather, staff is looking for guidance on what criteria or metrics City Council wants to use to determine whether and when a Special Permit should be offered or required.

One of the stated objectives driving the Zoning Redesign process has been to simplify and streamline the permitting and review process. It is known that many desirable developments in accordance with Newton's vision and goals have required a Special Permit, which consumes significant staff and Councilor time, increases costs for the applicant, and often require lengthy reviews. It is also known that nearly all existing residential development, much of which we want to facilitate and emulate, is non-conforming and would require a Special Permit to be built today under the current Zoning Ordinance.

Lowering the administrative burden and streamlining the process could go together with revised rules and regulations that truly reflect the City's goals. Allowing development by-right that conforms to these new rules and regulations can be a predictable way to accomplish this. Therefore, as the Committee and staff work to develop these rules and regulations that create the framework for the types of development wanted in Newton, then:

- Generally, if the Committee and staff develop rules and regulations that we agree can lead to successfully achieving the City's stated goals, should we also allow or require a Special Permit that may slow or discourage those very types of development and may weaken the goals?
  - An example of a Special Permit requirement in the draft Zoning Ordinance is Multi-Unit Conversion (sec. 3.5.2). Relative to the question above, should this be by-right if the Committee agrees that this regulation achieves City goals and agrees on appropriate standards.
  - An example of a Special Permit allowance in the draft Zoning Ordinance is the maximum number of stories in each Building Type (sec. 3.2). Relative to the question above, if the Committee agrees that, for example, 2.5 stories is the maximum number for a House Type B because any higher would negatively impacts the neighborhood, why should the Zoning Ordinance permit 3 stories by Special Permit?

### **Looking Ahead**

With the guidance received from the Committee at the upcoming ZAP meeting, staff will work to complete the updated Article 3 text and the Residence Districts zoning map so review can begin in July. At the next ZAP meeting (July 9), local architects and builders will present on key topics of the draft Zoning Ordinance and how it positively impacts their work or where they believe changes are needed to fully achieve the Zoning Redesign goals.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

**#288-20**

Telephone  
(617) 796-1100  
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(617) 796-1089  
Email  
rfuller@newtonma.gov

May 4, 2020

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

RECEIVED  
2020 JUN 10 PM 2:31  
CITY CLERK  
NEWTON, MA. 02459

To the Honorable City Councilors:

I am pleased to reappoint William Winkler of 48 Holman Road, Auburndale as a member of the Urban Design Commission. His term of office shall expire on June 1, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

## **William Winkler Architect**

Prior to my recent retirement from professional practice I was for many years a Senior Associate at Sasaki Associates, an international architectural design practice based in Watertown Massachusetts. Previously I was a Senior Associate at TAC, The Architects Collaborative, in Cambridge Massachusetts. TAC was the internationally recognized firm founded by Walter Gropius who also founded the Bauhaus. Projects I designed and managed included buildings and master plans for prestigious colleges and universities, for the US Government and for institutions in foreign countries.

### **Current Activities**

Newton Urban Design Commission member  
Newton Wellesley Hospital volunteer in Emergency Department and recovery room  
Nantucket Historical Association, The Whaling Museum Historical Interpreter  
Nantucket Cottage Hospital Thrift Shop volunteer

### **Education**

Harvard Graduate School of Design, Master of Architecture  
Carnegie-Mellon University, Bachelor of Architecture, Cum Laude

### **Academic Positions**

Teaching Fellow, Harvard Graduate School of Design Summer Program  
Teaching Fellow, Carnegie-Mellon University Summer Program

48 Holman Road Auburndale MA 02466 [REDACTED]

June 2020



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#289-20

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(617) 796-1100  
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rfuller@newtonma.gov

May 1, 2020

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

RECEIVED  
2020 JUN 10 PM 3:32  
CITY CLERK  
NEWTON, MA. 02459

To the Honorable City Councilors:

I am pleased to reappoint Ralph Abele of 15 Page Road, Newtonville as a member of the Newtonville Historic District Commission. His term of office shall expire on May 31, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

EPA New England, Region 1  
5 Post Office Square  
Mail Code OEP06-2  
Boston, MA 02109



## Ralph Abele

### Experience

**2013-current**                      **EPA New England**                      **Boston, MA**

**Chief, Water Quality Standards Section**

Manages the Water Quality Standards Section which works with the New England states and other EPA units on the review, approval and implementation of state water quality standards, total maximum daily loads and water quality plans to restore impaired waters and protect high quality waters.

**1998 to 2013**                      **EPA New England**                      **Boston, MA**

**Instream Flow Coordinator**

Lead EPA's instream flow efforts in New England and worked extensively as a senior advisor with all of the NE states to develop or modify state flow policies. Managed technical/ research studies on integrated water resources management optimization and threshold indicator development. Appointed member of St. Croix International Watershed Board, International Joint Commission.

**1984-1998**                      **U.S. Fish and Wildlife Service**                      **Newton/Hadley, MA**

**EPA-FWS Liaison and FWS Regional Environmental Coordinator**

Implement first in the Nation EPA-FWS memorandum of agreement on Clean Water Act. Concurrently served as FWS Regional Environmental Coordinator. Developed EPA and FWS policy documents on wetland water quality standards, water quality standards/endangered species protection, water quality certification and wetlands protection.

### Education

**1973-1974**                      **Research Student, Royal School of Mines, Imperial College, London**

**1970-1973**                      **University of Massachusetts-Amherst**                      **M.S. Geology**  
Elected to Sigma Xi

**1966-1970**                      **Allegheny College, Meadville, PA**                      **B.S. Geology**

### External

**1984-current**    **Board of Directors, Charles River Watershed Association, Weston MA**    **Board President 1990-1998**

**2003-present**    **Member, Newtonville Historic District Commission**

# Application Form

## Profile

Ralph \_\_\_\_\_ Abele \_\_\_\_\_  
 First Name Middle Initial Last Name

\_\_\_\_\_  
 Email Address

15 Page Rd. \_\_\_\_\_  
 Home Address Suite or Apt

Newtonville \_\_\_\_\_ MA \_\_\_\_\_ 02460  
 City State Postal Code

### What Ward do you live in?

Ward 2

\_\_\_\_\_  
 Primary Phone

\_\_\_\_\_  
 Alternate Phone

US Environmental Protection Agency \_\_\_\_\_  
 Employer

Supervisory Physical Scientist \_\_\_\_\_  
 Job Title

### Which Boards would you like to apply for?

Newtonville Historic District 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 been on this board since its inception

Abele\_shortResume2020.pdf  
 Upload a Resume



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#290-20

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May 1, 2020

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

RECEIVED  
2020 JUN 10 PM 3:32  
CITY CLERK  
NEWTON, MA. 02459

To the Honorable City Councilors:

I am pleased to reappoint Mark Chudy of 34 Prescott Street, Newtonville as a member of the Newtonville Historic District Commission. His term of office shall expire on May 31, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor





# Mark Chudy

Senior Engineering Operations Manager  
Associate

*Mr. Chudy is a senior electrical designer and operations manager with more than 40 years of proven experience providing electrical design for a wide variety of projects, including movable bridge control systems, street and bridge lighting, waste management facilities, tunnels, pump stations, substations, rail yards, and garages at government, educational, and commercial facilities. He is experienced with medium- and low-voltage distribution, indoor and outdoor lighting, HVAC and other control systems, communications, and fire detection and life safety systems. Mr. Chudy has worked on numerous high-profile and historic projects, including the illumination of historic monuments and bridges and the development of innovative lighting designs for a major commuter rail station. He is familiar with the latest recommendations of the Illuminating Engineering Society (IES) and the American Association of State Highway and Transportation Officials (AASHTO).*

## Project Experience

### BRIDGES: DESIGN

#### **City of Boston Long Island Bridge – Electrical Design Manager**

Designing new permanent submarine optical fiber telecommunications cable and 15-kV submarine power cable as the City of Boston prepares to demolish the Long Island Bridge. To minimize utility outages on the island, the firm is designing new permanent utilities to be installed within the water channel. Mr. Chudy is also providing construction phase services. (11/14 - Present)

#### **MassDOT Longfellow Bridge Rehabilitation Design-Build - Electrical Design Manager**

Designing electrical power and lighting systems for the Massachusetts Department of Transportation (MassDOT)'s \$255 million rehabilitation of the Longfellow Bridge. The 2,135-foot steel rib arch bridge carries Route 3 and the Massachusetts Bay Transportation Authority (MBTA)'s Red Line over the Charles River between Boston and Cambridge, MA. The firm is providing multidisciplinary services, including structural, civil, and electrical design for the bridge, as well as plans for trackwork, traction power, communications, and signals for the Red Line. The project involves the re-creation of historic lighting on the bridge, as well as the surrounding roadways. (2/13 - Present)

#### **MassDOT Cambridge Street Vehicular Bridge and Franklin Street Pedestrian Bridge Remediations - Electrical Designer**

Designing the lighting system for the reconstruction of the Cambridge Street Bridge, a 5-span, 475-foot steel stringer bridge crossing the Massachusetts

#### **Employee No.**

09118

#### **Department No.**

209

#### **Office Location**

Boston, MA

#### **Date joined firm**

8/30/93

#### **Years with other firms**

21

#### **Education**

Bachelor of Science,  
Electrical Engineering;  
Northeastern University  
(1972)

#### **Certifications**

Scope Management and  
Project Planning; Advanced  
Management Institute (11/07)  
Building Successful Client  
Relationships; Advanced  
Management Institute (11/07)  
Project Profitability;  
Advanced Management  
Institute (1/08)  
The Challenge of Project  
Leadership; Advanced  
Management Institute (1/08)

#### **Memberships**

Illuminating Engineering  
Society of North America  
(2004)  
National Fire Protection  
Association (2004)

Turnpike and CSXT railroad tracks in Allston, MA. This bridge exhibited safety problems twice over an 11-month period. The firm is designing repairs as part of a general engineering consultant contract with the Massachusetts Department of Transportation (MassDOT). (11/10 - Present)

**City of Boston PWD Historic Congress Street Bridge Rehabilitation -  
Electrical Design Manager**

Designed electrical and lighting systems for the \$18.7 million restoration of this historic Strauss bascule bridge in Boston for the City of Boston Public Works Department (PWD). The project involved the re-creation of historic lighting, which consisted of approximately 12 5-foot-tall glass-and-steel lantern encasements that were mounted on the granite piers, and had been out of use for some time. Mr. Chudy provided construction phase services and oversaw the fabrication and installation of replica lanterns that replaced the steel with aluminum, reducing the weight while increasing durability. The new lanterns use high-pressure sodium bulbs. The firm's efforts led it to receive a 2010 Silver Award for the project's professional design excellence from the American Council of Engineering Companies (ACEC) of Massachusetts. (1993 - 12/08)

**City of Westfield/MassDOT Great River Bridges Transportation  
Program - Electrical Designer**

Provided electrical design for the rehabilitation of this historic bridge across the Westfield River in Westfield, MA, and for a new sister bridge that was a copy of the existing bridge. Historic lighting was restored on the original bridge and replicated on the new bridge. In addition, Mr. Chudy designed lighting and other electrical work for approach roadways and several adjacent parks, including systems for three small fountains and one large one. For the larger fountain, Mr. Chudy designed spotlighting that was mounted on the river embankment. The lighting design for the entire area was developed to complement the historic bridge lighting and the unified look of the adjacent downtown district. Mr. Chudy also provided construction phase services for the \$80 million project. (2001 - 2004)

**MassDOT Fifth Street (DiTommaso) Bridge Replacement - Electrical  
Design Manager**

Oversaw the design and construction of street lighting for the \$16 million construction of a new cable-stayed bridge over railroad tracks and the North Nashua River in Fitchburg, MA, for MassDOT. (1996 - 2004)

**MassDOT Route 1 Chain Bridge Historic Rehabilitation - Electrical  
Design Manager**

Oversaw the design and construction of restored historic street lighting as part of the \$4.3 million rehabilitation of the historic 244-foot single-span suspension Chain Bridge in Newburyport and Amesbury, MA, for MassDOT. (1996 - 2004)

**MDC Morrissey Boulevard/Beades Bridge Reconstruction - Electrical Design Manager**

Provided preliminary design of electrical systems for this double-bascule movable bridge in Boston. In addition, Mr. Chudy designed the lighting and electrical systems for the historic rehabilitation of three miles of adjacent parkway, using Boston Metropolitan District Commission (MDC) standard metal halide lamps. (1998)

**VTrans North Hero/Grand Isle Bridge Rehabilitation - Electrical Design Manager**

Oversaw the design of power distribution, electrical systems for the new bascule control system, and street lighting for the rehabilitation of a double-bascule bridge between North Hero and Grand Isle on Lake Champlain in Vermont for the Vermont Agency of Transportation (VTrans). (1995)

**VTrans Route 78 Movable Bridge Rehabilitation - Electrical Design Manager**

Oversaw the design of power distribution, electrical systems for the new bascule control system, and street lighting for the rehabilitation of a double-bascule bridge on Route 78 between Alburg and Swanton, VT, for the Vermont Agency of Transportation (VTrans). (1993)

**City of Boston PWD Summer Street Drawbridge Rehabilitation - Electrical Design Manager**

Designed electrical and lighting systems for the \$13 million restoration of this historic paired-leaf retractile drawbridge over Fort Point Channel in Boston that is no longer movable for the City of Boston Public Works Department (PWD). Mr. Chudy designed the restoration of the historic lighting. (1993)

**COMMERCIAL/RETAIL**

**Markhaz Al Mahmal Commercial Center - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the new high-rise retail and office complex, which serves as the World Trade Center for Jeddah, Saudi Arabia. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

**Bagabas Commercial Center - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the new high-rise retail and office complex in Jeddah, Saudi Arabia. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

**MCI Norfolk New Gymnasium - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at MCI's new gymnasium in Norfolk, MA.

Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1987)

**Hyatt Regency New Luxury Hotel - Electrical Design Manager**

Supervised the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at the new Hyatt Regency luxury hotel in Princeton, NJ. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1982)

**One Exeter Plaza High-Rise Office Building - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at One Exeter Plaza in Boston. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1981 - 1982)

**EDUCATION**

**New Bedford High School Removal and Replacement of PCB-Contaminated Building Materials - Project Manager**

Directed the \$3.5 million removal and replacement of polychlorinated biphenyl (PCB)-contaminated building materials at New Bedford High School in New Bedford, MA. The firm was responsible for the bid documents for the replacement of the materials, including drawings and specifications for the installation, startup, and testing of new equipment and controls. Mr. Chudy oversaw the mechanical and electrical design, construction cost estimates, and bid-phase assistance services as part of the project. (2/10 - 8/11)

**MSBA Schools Technical Assistance and Condition Assessment Program - Electrical Design Manager**

Assisted with the program development for this task-order assignment with the Massachusetts School Building Authority (MSBA) to perform on-site due diligence on a variety of issues to determine the feasibility of improving more than 1,800 educational facilities throughout Massachusetts. Mr. Chudy led the electrical assessment, which comprised diagnostic analysis of the physical electrical condition of educational facilities with respect to repair or replacement costs; review and confirmation of several key issues brought forward by individual school facilities; and the review and analysis of other issues such as maintenance and code compliance. (8/07 - 12/07)

**MSCBA Framingham State University Linsley Hall Dormitory Conversions - Electrical Design Manager**

Oversaw the electrical design and provided construction phase services for the renovation of Linsley Hall, a 3-story dormitory for 300 students at Framingham State University in Framingham, MA, for the Massachusetts State College Building Authority (MSCBA). The design included lighting, medium- and low-voltage power distribution, and telecommunications systems. (2001 - 2003)

**University of Massachusetts William D. Mullins Memorial Center -  
Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a \$40 million multiuse arena complex at the University of Massachusetts at Amherst. Mr. Chudy also provided construction documentation and cost estimates. (1992)

**Amherst College Life Safety Improvements - Electrical Designer**

Designed fire alarms and emergency lighting in Mead Hall at Amherst College in Amherst, MA. (1990)

**Philips Exeter Academy Astronomy Laboratory - Electrical Design  
Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new astronomy laboratory and observatory, including both a classroom building and an observatory, at Philips Exeter Academy in Exeter, NH. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

**Philips Academy George Washington Hall Renovations - Electrical  
Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the renovation and expansion of this theater, arts, and administration building at Philips Academy in Andover, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

**Amherst College Stirn Auditorium Renovation - Electrical Design  
Manager**

Oversaw the design of lighting, low-voltage power distribution, and telecommunications systems during the conversion of the 200-seat Stirn Auditorium into a multimedia hall at Amherst College in Amherst, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

**MSCBA Bridgewater State College New Dormitories - Electrical Design  
Manager**

Managed the design of lighting, medium- and low-voltage power distribution, and telecommunications systems in new dormitories accommodating 420 students at Bridgewater State College in Bridgewater, MA, for the Massachusetts State College Building Authority (MSCBA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

**MSCBA Fitchburg State College New Dormitories - Electrical Design  
Manager**

Managed the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for new dormitories housing 400 students at the Fitchburg State College in Fitchburg, MA, for the Massachusetts State College Building Authority (MSCBA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

**MSCBA Westfield State College New Dormitories - Electrical Design  
Manager**

Managed the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for new dormitories housing 400 students at the state college in Westfield, MA, for the Massachusetts State College Building Authority (MSCBA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

**Clark University Multimedia Center Renovation - Electrical Design  
Manager**

Oversaw the design of lighting, low-voltage power distribution, and telecommunications systems in the multimedia center at Clark University in Worcester, MA, for the Massachusetts State College Building Authority (MSCBA). The multimedia center was converted from Eastbrook Hall, a lecture hall. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989)

**Roger Williams College Architecture Building - Electrical Design  
Manager**

Managed the design of an innovative lighting scheme, as well as medium- and low-voltage power distribution, and telecommunications systems, in the new architecture building at Roger Williams College School of Architecture in Bristol, RI. Because a large portion of the main roof was a filtered skylight, the building used extensive day-lighting to complement artificial light. The lighting design incorporated photoelectric sensors to monitor the day-lighting and automatically adjust the artificial lighting to maintain the desired level of illumination. The project was honored with the Illuminating Engineering Society (IES) Lighting Award. (1988)

**Brimmer and May Chestnut Hill School Expansion - Electrical Design  
Manager**

Oversaw the design of lighting, medium-voltage and low-voltage power distribution, and telecommunications systems for the expansion of the Chestnut Hill School in Brookline, MA, which included new housing, kitchen facilities, science lab classrooms, a 500-seat auditorium, a dance studio, and an arts and sciences building. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1988)

**Wheelock College Library Renovation and Addition - Electrical Design Manager**

Supervised the design of lighting, low-voltage power distribution, and telecommunications systems for the renovation and expansion of the Wheelock College library in Boston, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1986)

**Cushing Academy Expansion - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new kitchen, dining hall, library, and recreational facility for 500 students at Cushing Academy in Ashburnham, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1984 - 1985)

**SUNY Stony Brook Science Center - Electrical Designer**

Designed lighting, medium- and low-voltage power distribution, and telecommunications systems for a new \$40 million research laboratory building at the SUNY Stony Brook campus. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1975)

**ENERGY**

**MWRA Wachusett Reservoir Dam Rehabilitation - Project Manager**

Oversaw the preliminary through final design of a movable crest dam hydraulic power system in an existing reservoir spillway at the Wachusett Reservoir in Clinton, MA. The \$2.8 million project included structural, mechanical, and electrical design elements. Construction phase services were also provided. (12/05 - 2009)

**FEDERAL**

**USACE U.S. Embassy Thailand - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the U.S. Embassy in Bangkok, Thailand. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1989 - 1991)

**USACE U.S. Embassy Bangladesh - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the U.S. Embassy in Dhaka, Bangladesh. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

**HIGHWAYS/ROADWAYS**



**MassDOT Fenway Center Lighting and Fire Protection Study and Final Design - Project Manager**

Developed the lighting design and power distribution for a stretch of the Massachusetts Turnpike under the Fenway Center, a proposed mixed-use, air-rights development in Boston, MA. Mr. Chudy reviewed National Fire Protection Association standards and developed electrical power capable of servicing roadway lighting and a fire alarm system covering approximately 150,000 sf of tunnel space. (11/12 – Present)

**MassDOT Oak Bluffs-Tisbury Bascule Bridge Replacement Temporary Bridge - Electrical Design Manager**

Oversaw and reviewed lighting design and specifications for this temporary movable bridge over Lagoon Pond connecting Oak Bluffs to Tisbury, MA, on Martha's Vineyard, as part of a larger \$10.2 million bridge replacement project. Mr. Chudy was responsible for reviewing roadway and bridge lighting that included a submarine cable that provided power and signals beneath the channel. (2005)

**MassDOT CA/T Section D011A Atlantic Avenue Reconstruction - Electrical Design Manager**

Provided electrical design for the surface roadway lighting, conduit installation, and electrical systems for the northbound tunnel portion of the \$450 million project, located in the heart of Boston, as well as the reconstruction of Atlantic Avenue which followed the cut-and-cover tunnel construction. Mr. Chudy's design used traditional acorn-shaped streetlamps with high-pressure sodium bulbs, which is the Boston standard. (1993 - 2003)

**MTA CA/T I-93/I-90 Ramp A - Electrical Design Manager**

Oversaw and reviewed the surface roadway lighting design for this temporary ramp as part of the Central Artery/Tunnel (CA/T) project in Boston. (2002)

**MTA CA/T I-93/I-90 Ramp 27A - Electrical Design Manager**

Provided surface roadway lighting design review for this temporary ramp in Boston as part of the Central Artery/Tunnel (CA/T) project in Boston. (2001)

**City of Gloucester Stacey Boulevard Street Lighting and Illumination - Electrical Design Manager**

Oversaw the design of street lighting in Gloucester, MA, as well as illumination for Gloucester's famous statue, The Fisherman, which is a fundamental part of the city's identity. (1988)

**HEALTH & SCIENCE**

**USACE Providence Veterans Hospital - Electrical Design Manager/Project Manager**

Directed engineering and design services required to correct electrical deficiencies as part of a task-order contract for the U.S. Army Corps of Engineers (USACE)'s renovation of this veteran's hospital in Providence, RI. The project includes the upgrade of the medical center's medium-voltage service with the addition of a new primary selective network. Mr. Chudy oversaw electrical modifications to the facility's medium-voltage distribution system and incorporated two new double-ended substations. In addition, he directed the complete electrical rewiring of the facility. Currently serving as Project Manager, he is overseeing the construction phase services of the project. (9/08 - 1/09; 4/13 - Present)

**Sidney Farber Cancer Center Research Hospital - Electrical Design Manager**

Designed lighting, medium- and low-voltage power distribution, and telecommunications systems for a new research hospital at the Sidney Farber Cancer Center in Boston, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1974)

**INSTITUTIONAL**

**Taunton Municipal Light Plant Task-Order Contract - Project Manager**

Overseeing a \$6.5 million on-call contract to investigate periodic architectural and engineering issues at The Taunton Municipal Lighting Plant in Taunton, MA, which serves 36,000 customers in Taunton, Raynham, Berkley, North Dighton, Lakeville, and Bridgewater, MA. To date, the firm has designed roofing repairs for the Cleary Station and Weir Street central office building, and roof and masonry repairs for the West Water Street power generating plant along the Taunton River. (5/11 - Present)

**Massachusetts DCR Design and Engineering Services for Hingham Building 45 - Electrical Design Reviewer**

Reviewing proposed electrical upgrades to Building 45, a 23,124-sf building located in the former Hingham Shipyard in Hingham, MA, that houses the Massachusetts Department of Conservation and Recreation (DCR), Massachusetts Environmental Police, Friends of the Boston Harbor Islands, and two commercial tenants. The firm has performed a preliminary site assessment and is overseeing the preparation of a feasibility study which outlines approximately \$600,000 in renovation options for DCR. Following the study phase, the firm will prepare permitting documents, design development drawings, specifications, cost estimates, and final contract documents. Among the project challenges will be repairing a defunct fire suppression system, incorporating handicapped accessibility on a limited budget, and phasing work to accommodate the transition of DCR employees from the second floor of Building 45 into the adjacent MBTA Intermodal Center. (4/11 - Present)

**DCAMM/BSB Study and Design Services for Renovations, Repairs, and Replacements of Various Building Systems - Project Manager/Electrical Design Manager**

Oversaw the study phase, preliminary through final design, and construction administration for the replacement, repair, and renovation of various systems at numerous buildings throughout Boston for the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM)/Bureau of State Office Buildings (BSB). Mr. Chudy performed field surveys for projects such as a CFC-free chiller replacement in a 22-story state office building; roof study of the State House; replacement and structural repair of a building's front stairs and plaza; and renovations and expansion of a day care center. He also served as the owner's representative on a design-build HVAC contract. (5/02 - 9/05)

**City of Cambridge Emergency Communications Center (E-911) -  
Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems at the Emergency Communications Center (E-911) in Cambridge, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1993 - 1994)

**JUSTICE**

**CTDPW J.B. Gates Correctional Institution Renovation and Expansion  
- Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the renovation of an existing building and the addition of new cells at J.B. Gates Correctional Unit in Niantic, CT, for the Connecticut Department of Public Works (CTDPW). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1993 - 1994)

**Massachusetts DCPO Durfee School Adaptive Reuse - Electrical Design  
Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for the adaptive reuse of the Durfee School in Fall River, MA, for the Massachusetts Department of Capital Planning and Operations (DCPO). The historic high school, built in 1906, was converted to serve as the district courthouse. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services for the \$10 million project. (1992 - 1993)

**GSA Donohue Federal Courthouse - Electrical Design Manager**

Oversaw the electrical design, including low- and medium-voltage power distribution, lighting, and telecommunications systems, for the rehabilitation of the Donohue Federal Courthouse in Worcester, MA, for the U.S. General Services Administration (GSA). The approximate \$50 million project entailed improvements to safety and security standards; all electrical systems were updated. (1992 - 1993)

**Massachusetts DCPO Northern Essex District Courthouse - Electrical Design Manager**

Oversaw designs for electrical systems at the Northern Essex District Courthouse in Newburyport, MA, for the Massachusetts Department of Capital Planning and Operations (DCPO). Security concerns were paramount throughout the building during the \$35 million project. The courthouse included a sizable block of holding cells for which Mr. Chudy designed secure access systems. He also designed a closed-circuit television (CCTV) system both to monitor cells and to allow dangerous detainees to attend hearings virtually without leaving their cells. (1992)

**LABORATORY & HIGH-TECH**

**FDA WEAC Electrical Infrastructure Upgrade - Electrical Design Manager**

Participated in a feasibility study for the replacement of existing infrastructure of the 35,000-sf Food and Drug Administration (FDA) laboratory facility, Winchester Engineering and Analytical Center (WEAC), in Winchester, MA. Mr. Chudy provided engineering services for wiring, motors and starters, emergency power generator and wiring, electrical transformers, and cables. He also developed cost estimates for the work. (7/09 - 3/10)

**MILITARY**

**USCG Station Sabine Design-Build - Electrical Designer**

Provided electrical design support for a new 47,000-sf U.S. Coast Guard (USCG) station and ancillary buildings in Sabine, TX. The firm served as the lead designer for this \$16.5 million, fast-track design-build project and provided civil, landscape, architectural, structural, mechanical, plumbing, fire protection, and electrical design services. Mr. Chudy was responsible for the design of all electrical systems, including lighting, telecommunications, fire alarms, and security. The new station, which is located near the Gulf of Mexico, was designed and constructed to withstand Category 4 hurricane winds and an 18-foot storm surge. It features sustainable elements and has been submitted for LEED® Silver certification. (1/11 - 3/13)

**SACE King Khalid Military City - Electrical Design Manager**

Oversaw the electrical design for the development of a new military city of 60,000 residents in Saudi Arabia. The city included extensive housing, mess halls, battalion and brigade headquarters, a gymnasium, an auditorium, a mosque, and a dispensary. The project involved every aspect of electrical design and planning, from power stations and distribution to telecommunications and street lighting. Mr. Chudy designed the underground primary distribution system and street lighting. He also provided construction documentation and cost estimates. (1976 - 1980)

**PARKS/RECREATIONAL****Hatch Shell Memorial Restoration - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems as part of the renovation of this historic Boston landmark. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1988)

**RAIL****MBTA Boston Landing Station - Electrical Design Manager**

Overseeing the design of lighting, low-voltage power distribution, and telecommunications systems for a new Massachusetts Bay Transportation Authority (MBTA) Commuter Rail Station paid for by a private developer. All lighting will use LED sources at the station, which consists of a single platform and a pedestrian crossover bridge. (1/14 - Present)

**ConnDOT NHHS Rail Corridor Program Management - Electrical Design Manager**

Managing the planning and design of various electrical systems at passenger stations along the 62-mile New Haven-Hartford-Springfield (NHSS) rail corridor for ConnDOT. The Amtrak-owned corridor requires substantial rebuilding to accommodate the planned expansion of intercity and high-speed rail service in Connecticut and Massachusetts. Improvements of the \$647 million project include construction of a second track for 38.7 miles of the corridor, 5.8 miles of new passing sidings, and nine new interlockings; grade crossing modifications; upgrades of bridges, drainage, and the signal system; construction of five new stations; and modifications to six existing stations. Mr. Chudy is overseeing the design of all station systems, including communications, power, lighting, and security. (6/11 - Present)

**ConnDOT New Haven Rail Yard Complex Running Repair Shop Improvements - Electrical Design Manager**

Responsible for generating electrical designs for a \$21 million addition to the ConnDOT New Haven Rail Yard running repair shop in New Haven, CT. The project involved construction of a 2-track, 600' x 65', double-ended shop with a depressed floor and pits under both tracks for undercar maintenance. It also had a 61' x 25' material storage wing, and a 156' x 22' support wing that houses offices, locker rooms, utility rooms, and a lunch room. Mr. Chudy was responsible for coordinating the relocation of electrical utilities within the existing building to allow proper access into the proposed additions, which include locker rooms, an employee cafeteria, offices, and material and cold storage spaces. (1/11 - 1/12)

**MBTA Secure Stations - Project Manager**

Oversaw total design, including architectural, civil, structural, mechanical, electrical, and operation systems for a new \$24 million, 10,000-sf Redundant Operations Control Center in an existing Massachusetts Bay Transportation Authority (MBTA) facility in Boston that is currently being used for other

purposes. This facility will operate independently from the existing Operations Control Center and will provide Rapid Transit Line dispatch capabilities for the Red, Orange, Blue, Green, and Silver Lines, as well as a bus dispatch and alarm notification capability and a MBTA Transit Police Dispatch capability. In addition, there will be a maintenance control center capability and a public address/electronic signage system. (1/08 - 5/09)

**ConnDOT New Haven Rail Yard Running Repair Shop - Electrical Design Manager**

Oversaw the complete engineering and design of the electrical systems for this maintenance yard capacity-expansion project for ConnDOT. The scope of work entailed a 2-track, 600' x 65' double-ended shop, a 61' x 25' material storage wing, a standalone direct current substation/building, and a 156' x 22' support wing, which encloses offices, lockers, utility rooms, and a lunch room. This package was one part of a previous larger plan developed by the firm to upgrade the entire New Haven Yard Complex Facility in New Haven, CT. Mr. Chudy also provided lighting design. (11/04 - 2006)

**ConnDOT New Haven Rail Yard Fueling Facility - Electrical Design Manager**

Oversaw the complete engineering and design of the electrical systems during preliminary through final design for the replacement of an existing diesel train fueling facility at the New Haven Rail Yard in New Haven, CT, for ConnDOT. Mr. Chudy also performed lighting design and field surveys. (10/03 - 7/08)

**MBTA Greenbush Line Rail Restoration Design-Build - Electrical Design Manager**

Performed electrical design for the \$320 million, 18-mile design-build commuter rail line restoration in Massachusetts for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy was responsible for the design of separate electrical devices at each of the approximately 40 station and grade crossings. He was also responsible for station, street, and parking lot lighting at each station and street lighting at each grade crossing. This 18-mile-long project included 7 stations, 8 proposed bridges (both railroad and highway), grade crossings, retaining wall structures, extensive community participation, and coordination of design and construction aspects of this first design-build project for the MBTA. As a result of the firm's efforts, the project received a 2010 Gold Award for professional design excellence from the American Council of Engineering Companies (ACEC) of Massachusetts. (3/03 - 12/09)

**MBTA Green Line Copley Station Accessibility Improvements - Electrical Design Manager**

Oversaw electrical design from preliminary through final design for \$21 million in renovations to this rapid transit station in Boston for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy also performed field surveys and provided lighting design for the restoration of the historic head house. (5/02 - 11/10)

**ConnDOT New Haven Rail Yard Complex and Rail Car Wash Facility Improvements - Electrical Design Manager**

Oversaw the upgrade of all electrical work at the fueling facility and new administration building for rail diesel engines as part of a comprehensive \$100 million renovation of this 70-acre rail maintenance facility, which was originally built in the 1820s and currently serves both Amtrak and Metro-North. Because of concerns about digging in potentially hazardous soil, Mr. Chudy implemented an overhead electric distribution network. He also performed field surveys and provided construction phase services. (1/02 - 10/10)

**MBTA Silver Line Courthouse Station and Tunnel - Electrical Design Manager**

Oversaw the electrical and lighting design for this major new \$104 million Massachusetts Bay Transportation Authority (MBTA) 3-level station in Boston. Located next to the Boston Courthouse and one stop from a new convention center, the high-profile station will serve as a showcase for the MBTA system and includes dramatic lighting. Attached to the ceiling of the 30,000-sf main concourse are two 200-foot-long perforated-aluminum sculptural structures that use fiber-optic lighting to change colors. The concourse also incorporates recessed cold-cathode lighting that can be used to change the color of the ceiling. (10/98 - 6/06)

**MBTA North Station Transportation Improvement - Electrical Design Manager**

Oversaw the electrical design for the \$250 million development of the new North Station in Boston for the Massachusetts Bay Transportation Authority (MBTA). Work on this rapid transit, trolley, and commuter rail service multimodal hub included construction of a 1,200-car, 5-level underground parking garage and the relocation of the elevated Green Line Trolley to a tunnel adjacent to the Orange Line Rapid Transit Tunnel. (1993 - 2003)

**ConnDOT New Haven Rail Yard Transportation Building - Electrical Design Manager**

Oversaw the complete engineering and design of the electrical systems and performed lighting design for this project to build a new \$5 million transportation building at the New Haven Rail Yard in New Haven, CT, for ConnDOT. The scope entailed preliminary through final design, as well as construction phase services, for this new building that was built in order to consolidate and update antiquated and dispersed facilities. This package was one part of a previous larger plan developed by the firm to upgrade the entire New Haven Yard Complex Facility. (4/01 - 4/03)

**MBTA South Bay Complex Electrical Distribution - Electrical Design Manager**

Provided electrical design services for the \$22 million upgrade to the medium-voltage electrical distribution system South Bay Complex on Boston's South Side, to manage the added electrical load from the

conversion from gas to electric track heaters. The scope of work included the construction of a new medium-voltage substation and used two separate electrical feeds from the external utility source. The project was part the Massachusetts Bay Transportation Authority (MBTA)'s Commuter Rail Improvement Program, which included construction of a new service and inspection facility, for which Mr. Chudy also provided electrical design. (1996 - 1998)

**MBTA Commuter Rail Maintenance Facility B.E.T. - Electrical Design Manager**

Oversaw the complete electrical design of the 380,000-sf main building at the Boston Engine Terminal (B.E.T.) Commuter Rail Maintenance Facility in Somerville, MA, as part of a \$200 million Massachusetts Bay Transportation Authority (MBTA) contract to upgrade and expand the complex. The existing electrical system had been installed before World War I and included uninsulated copper wire. Mr. Chudy managed the development of a new electrical system that powered all of the maintenance equipment, including a trainwash, a drop table, and a wheel truing facility. (1993 - 1998)

**LRTA Commuter Rail Station Parking Expansion and Platform Improvement - Electrical Design Manager**

Oversaw the electrical design for the award-winning restoration and expansion of this historic station in North Billerica, MA, including the design of standard historic lighting and improved signage, for the Lowell Regional Transit Authority (LRTA). (1997)

**MBTA Service and Inspection Facility and Five Yard - Electrical Designer**

Provided the final electrical design and construction phase services for the \$45 million new service and inspection facility at Five Yard, which served Boston's South Side, for the Massachusetts Bay Transportation Authority (MBTA). The 2-track facility included locomotive- and car-jacking platforms, a drop table, and a trainwash facility. Work for the 17-acre yard included design for drainage, oil/water separation systems, grading, utilities, service and inspection storage, and a vehicle storage shed. (1993 - 1994)

**MBTA Boston South Station Renovation - Electrical Design Manager**

Oversaw the electrical design for the complete renovation of the historic Boston South Station on the Northeast Corridor for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy also provided construction documentation and cost estimates. (1981 - 1982)

**MBTA Boston Back Bay Station Renovation - Electrical Design Manager**

Oversaw the electrical design for the replacement of Boston Back Bay Station on the Northeast Corridor for the Massachusetts Bay Transportation Authority (MBTA). Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1981 - 1982)



**RESIDENTIAL****City of Somerville Mystic View Apartments Rehabilitation - Electrical Design Manager**

Managed the electrical design for the total rehabilitation of a low-income housing development in Somerville, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1990)

**Ocean House Condominium Development - Electrical Design Manager**

Provided the electrical design for the conversion of a late-Victorian hotel into townhouses in Wells, ME. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1988)

**Trowbridge Court Condominium Development - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new housing development in Cambridge, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1986)

**City of Springfield Indian Motorcycle (SIC) Building Adaptive Reuse - Electrical Design Manager**

Oversaw the design of electrical systems, lighting, medium- and low-voltage power distribution, and telecommunications, for the conversion of historic industrial buildings to low-income housing in Springfield, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

**Pandanaram Acres Condominium Development - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new housing development in Duxbury, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

**Harvard Condos Condominium Development - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for a new housing development in Cambridge, MA. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1985)

**TRANSPORTATION FACILITIES****WRTA Worcester Bus Maintenance, Operations, and Storage Facility - Senior Electrical Designer**

Providing electrical design for the power, lighting, information technology, and fire alarm systems for the new \$65 million vehicle maintenance, operations, and storage facility in Worcester, MA, for the Worcester Regional Transit Authority (WRTA). The 2-story, 150,000-sf facility will have the capacity to store and maintain 80 vehicles and accommodate 155 employees. The facility will feature an electric charging station, a 200-kW emergency/standby generator, and LED lighting throughout the building and site. Mr. Chudy is completing the electrical design using a BIM model of the new facility in accordance with WRTA standards and specifications. He is performing lighting, load, short circuit, generator emergency, standby load, and voltage drop calculations. (7/11 - Present)

**MART Intermodal Transportation Center Parking Garage - Electrical Design Manager**

Provided preliminary through final design of electrical systems, including lighting and power distribution, for a \$9.6 million, 4-story, 400-car open garage and associated retail space adjacent to the Montachusett Regional Transit Authority (MART) Intermodal Transportation Center in Fitchburg, MA. Mr. Chudy also provided construction phase services. (2002 - 2009)

**MBTA Park-Ride and Station Improvements Program, Phase III-A - Electrical Designer**

Provided lighting designs for nine parking facilities, including both at-grade parking lots and parking garages, as part of a program to improve parking at Massachusetts Bay Transportation Authority (MBTA) stations. (1997 - 1999)

**MBTA Lynn Central Square Station Multilevel Parking Garage - Electrical Designer**

Provided construction phase services for the design of a new 1,000-car, 5-tier parking facility in Lynn, MA, for the Massachusetts Bay Transportation Authority (MBTA). Electrical work included lighting, fire alarm, a public address, and CCTV systems. (1994)

**WATER RESOURCES**

**MWRA Deer Island Pilot Plant - Electrical Design Manager**

Oversaw the design of electrical systems at the pilot plant at the Deer Island waste treatment plant in Winthrop, MA, for the Massachusetts Water Resources Authority (MWRA). The Deer Island facility processes most of the sewage from the Boston metropolitan area; the waste first travels to the pilot house, where it is continuously tested so that the treatment system can adjust to the changing chemical content. Mr. Chudy oversaw the design of all electrical systems for the complex equipment, which required extensive interlocking to make sure that processes were performed in the correct sequence. In addition, he oversaw the electrical design for lighting, telecommunications, and other power distribution systems. (1986 - 1990)

**MWRA Deer Island Facilities - Electrical Design Manager**

Oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems for various facilities at the Deer Island sewage treatment plant in Winthrop, MA, for the Massachusetts Water Resources Authority (MWRA). Facilities included areas for reception, training, administration, laboratory work, maintenance, and warehousing, as well as a 19<sup>th</sup>-century pump station that was converted to a small museum. Mr. Chudy also provided construction documentation, cost estimates, and construction phase services. (1986 - 1990)

**MWRA Interim Sludge Processing and Disposal Facility - Electrical Design Manager**

Oversaw the design of electrical systems for a Massachusetts Water Resources Authority (MWRA) facility in Quincy, MA, that converts treated sewage into high-grade fertilizer pellets. The system was one of the first of its kind, requiring entirely customized electrical systems. In addition, Mr. Chudy oversaw the design of lighting, medium- and low-voltage power distribution, and telecommunications systems and provided construction documentation and cost estimates. (1986 - 1990)



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#291-20

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May 11, 2020

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

RECEIVED  
2020 JUN 10 PM 3:32  
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NEWTON, MA. 02459

To the Honorable City Councilors:

I am pleased to reappoint Jay Walter of 83 Pembroke Street, Newton as a full member of the Newton Upper Falls Historic District Commission. His term of office shall expire on July 1, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

# Jay C. Walter AIA

## resume

### EDUCATION:

Master of Architecture, University of Pennsylvania. 1981

Bachelor of Fine Arts, Maryland Institute, College of Art. 1979

Dean's List, Summa Cum Laude.

NEA Design Fellowship: Awarded to study surface structures. 1980

### PROFESSIONAL ACTIVITIES:

Member- American Institute of Architects

Member- Boston Society of Architects

Member- NASE Northeast Assoc. for Sustainable Energy

Board Member, Town of Hanson Zoning Board of Appeals 1988-1995

Zoning Bylaws Committee, Hanson, 1993-1996

Regional Design Committee, BSA, 1991-1995

Pre K-8 Facilities Subcommittee- Whitman Hanson Regional School Com, 1995 Hanson

Town Hall Building Committee- chairman 1997-1998

Founder- Sustainable Waste Management Collaborative. 2008

Vice President- Newton Historic Society/ Historic Newton 2005- 2015

Director Newton Eco-Project. 2009-2015.

Friends of Farlow Park Board member- Historic park restoration project 2005- present

Member- Newton Upper Falls Historic Commission. 2008- present

Newton Solar Coach- Solarize Mass residential solar program 2013

Community Outreach Director- Solar Smart Newton residential solar program 2014

Community Organizer- Newton Solar Challenge residential solar program 2015

Newton Zoning Reform Advisory Group 2014

Friends of Austin Street- community housing advocates 2015

Trustee- Jackson Homestead /Newton History Museum 2016

### WORK EXPERIENCE:

#### **OWNER-Entasis Architects PC: 1994-2017**

Parker Residence: Newton Centre, Ma. 2017

Total rehabilitation and garage/family rm. addition to historic home.

Meyer Residence: West Newton, Ma. 2017

Rear addition for kitchen expansion and aging in place upgrades.

Irvington Residence: Waban, Ma. 2016

Total rehabilitation and garage/mudroom addition to historic home.

Werb/Katz Residence: Newton Upper Falls, Ma. 2016

Restoration/rehab. of early 20<sup>th</sup> C mill worker's house.

Prokop Residence: Auburndale, Ma. 2016

Backdoor vestibule, porch demolition & façade restoration, rear yard hardscape

Gluck Residence: Harrison, Maine. 2016

Kitchen/living room remodel in a lakeside vacation home.

Schmidt Residence: Newton Corner, Ma. 2015

Attic apartment remodeling w/ kitchenette.

Chiou Residence: Weston, Ma. 2015

Whole house remodeling including kitchen.

Bigger Residence: Cold Spring Harbor, N.Y. 2015

Contemporary roof canopy on historic home, yard hardscape.

- Nieder Korn Residence: Needham, Ma. 2015  
Kitchen/ mudroom/ bedroom suite addition.
- Rothwell Residence: Newtonville, Ma. 2015  
Kitchen addition and remodeling.
- Linsky Residence: Newtonville, Ma. 2015  
Condo conversion of two family residence.
- Boylan Residence: North End, Boston Ma. 2015  
Kitchen/ living room remodel in penthouse apartment.
- Powderly Residence: West Newton, Ma. 2015  
Attic master bedroom suite build-out w/ new dormer on historic home.
- Judge Residence: Belmont, Ma. 2015  
Vestibule within wrap-around porch, interior remodeling.
- Ballis Residence: Newton Corner, Ma. 2014  
Restoration of 1880s home exterior; interior gut/rehab. into 4-unit condo.  
*winner of a 2015 Newton Preservation Award*
- Swager Residence: Newton Corner, Ma. 2014  
Historic exterior restoration of an 1880 Victorian house.
- Bentaincourt Residence: Newton Highlands, Ma. 2014  
Rear kitchen and family room addition w/ major interior remodeling.
- McKay Residence: Newtonville, Ma. 2014  
New garage adjacent to 1890 Victorian home.
- Mallarkey Residence: Newton Corner, Ma. 2014  
Kitchen & several bathroom remodelings.
- Segal Residence: Needham, Ma. 2014  
Whole house remodeling of Craftsman-styled home.
- Dittman Residence: West Roxbury, Ma. 2014  
Rear family room addition.
- Waldman Residence: Newton Corner, Ma. 2013  
Replace garage structure w/ an artist studio.
- Gluck Residence: Harrison, Maine. 2013  
Dormer addition to create a bunk room for a vacation house.
- Powdermaker Residence: Waban, Ma. 2013  
Total house gut/rehab. with large addition.
- Ecker Residence: Newtonville, Ma. 2012  
Master bedroom/bathroom remodeling.
- Tezler Residence: Newton Corner, Ma. 2012  
Kitchen remodel w/ new sit-in bay and mudroom addition.
- Frorer Residence: Newton Center, Ma. 2012  
Kitchen remodeling and new deck.
- O'Hara Residence: Waltham, Ma. 2012  
Kitchen/dining rm, mudroom remodeling.
- Swager Residence: Newton Corner, Ma. 2012  
Entry hall stairway restoration and powder room remodeling.  
*winner of a 2015 Newton Preservation Award*
- Auerbach Residence: West Newton, Ma. 2012  
New two car garage w/ living space above to match historic 1885 mansard style home.
- Murry Residence: Squantum, Ma. 2012  
Attic build-out into master bedroom suite.
- Browne Residence: Newton Centre, Ma. 2011  
Two story rear addition w/ family rm, kitchen and M. bedroom suite above.
- Bernstein Residence: Newton Centre, Ma. 2011  
Total interior demo./rehab. of 1860 mansard-style home.

- McNerney Residence: Cambridge, Ma. 2011  
Attic remodeling; Master bath build-out; eyebrow dormer.
- Blanco Residence: Newton Corner, Ma. 2011  
Attic build-out for bedroom & bath.
- Schmill Residence: Needham, Ma. 2011  
Kitchen, mudroom remodeling w/ new screen porch
- Sadowsky Residence: Newton Centre, Ma. 2011  
Two-car carport with multi-level deck above.
- Gage Residence: Newton Centre, Ma. 2010  
Kitchen, family rm. & mudroom addition with attached garage  
*winner of a 2010 Newton Preservation Award*
- Meyer Residence: Thompsonville, Ma. 2010  
Second story over garage for violin makers studio.
- McLeod Residence: Newton, Ma. 2010  
Eat-in bay addition to kitchen; mudroom.
- O'hara Residence: Waltham, Ma. 2007  
Remodeling Guest room over garage..
- Smart Residence: Ashland, Ma. 2009  
Office suite build-out over a two-car garage.
- Dimond Residence: West Newton, Ma. 2009  
Master bedroom suite remodeling.
- Gillman Residence: Newtonville, Ma. 2009  
Second floor addition & master bedroom suite.
- Gluck Residence: Newton Corner, Ma. 2008  
New entry canopy on existing home.
- Talcott/Meigs Studio Residence: Newton Corner, Ma. 2008  
New 1800 sf studio cottage;  
*recipient of a LEED (Leader. in Energy & Environmental Design) Silver certification*
- Kelly Residence: Newton Corner, Ma. 2008  
Master bathroom built from unfinished attic space.
- Lewis Ruben Residence: Newton Highlands, Ma. 2007  
Restoration of entry portico of 1880s period home.  
*winner of a 2008 Newton Preservation Award*
- Ecker Residence: Newton Corner, Ma. 2007  
Kitchen & basement remodeling in Bungalow-style home.
- Renning/Havens Residence: Newton Corner, Ma. 2007  
Dressing room, Master bathroom second floor addition.
- Swager Residence: Newton Corner, Ma. 2007  
Dressing room, Master bathroom & Laundry remodeling.
- Broomberg Residence: Concord, Ma. 2007  
Kitchen & family room, mudroom remodeling.
- Cantor Residence: West Newton, Ma. 2006  
Kitchen/dining room addition.
- Perse Residence: Newton, Ma. 2006  
New free standing detached garage.
- Gagne Residence: Georgetown, Ma. 2006  
Mudroom addition & entry canopy.
- Shaughnessey Residence: Newton Corner, Ma. 2006  
Basement build-out for in home office with separate exterior entrance.
- Shambroom/McCluskey Residence: Royalston, Ma. 2006  
Total gut rehab. of second home in western Mass. for artist owner.
- Golus/Varhas Residence: Newton Corner, Ma. 2005  
Kitchen/ mudroom addition & major remodeling.

- Whitehouse Residence: Newton, Ma. 2005  
Build-out the attic into an office, bath & guest room.
- McKay Residence: Newtonville, Ma. 2005  
Third floor interior remodeling for bedrooms & common room.
- Wiener Residence: Canton, Ma. 2005  
Kitchen remodeling & family room addition.
- Kenslea Residence: Newton, Ma. 2004  
Kitchen/ Laundry/Mudroom remodeling
- DiNateli Residence: Pembroke, Ma. 2004  
Two story addition w/ family room & master bedroom suite.
- North Star Trading Post & Cafe: Naples, Me. 2004  
Restoration of historic 7500 sf post & beam commercial structure.
- Bigger Residence: Cold Spring Harbor, N.Y. 2003  
Pool and associated site improvements; build-out home office interior.
- Green Residence: Darian, Ct. 2003  
Mudroom & new entry.
- Light/ Howatt Residence: Natick, Ma. 2003  
Two story addition w/ family room/garage & office/ master bedroom suite.
- Grohs Residence: Jamaca Plain, Ma. 2003  
Addition with family room and stairs; mudroom/ kitchen remodeling.
- Harrison Residence: Warwick, R.I. 2002  
Master bedroom, sunroom and office addition with roof deck
- Bigger Residence: Cold Spring Harbor, N.Y. 2001  
Kitchen/breakfast rm. & m. bath remodeling; historic preservation.
- Bergh Residence: Lexington, Ma. 2001  
Kitchen, family rm. & second story bedroom addition.
- Peterson Residence: Wellesley, Ma. 2001  
500 sf poolhouse.
- Kamin Residence: Canton, Ma. 2000  
Kitchen, mudroom, breakfast rm. & laundry remodeling.
- Fulton Residence: Wilton, Ct. 2000  
Mud room, stair addition to residence.
- Nickerson/Dyst Residence: Harvard, Ma. 2000  
Mud room, stair, studio & office addition and major remodeling to residence.
- Nahill Residence: Arlington, Ma. 2000  
Two story addition for family rm. & master bedroom.
- Metropolitan Baptist Church: Dorchester, Ma. 1999  
Remodeling and sanctuary addition.
- Osburne/Rothstein Residence: Lexington, Ma. 1999  
480 SF music room & study addition to residence
- Sieber/Gregory Residence: Newton, Ma. 1999  
Renovation and dormer addition to residence.
- Bridgewater State College Children's Center: Bridgewater, Ma. 1998  
1500 SF tension fabric structure for shade over a playground
- Bigger Residence: Shelter Island, N.Y. 1998  
2500 SF Residential total reconstruction.
- Atlantic Development: Hingham, Ma. 1998  
2300 SF Office Interior.
- Phillips Associates: Hingham, Ma. 1998  
1800 SF Office Interior.
- Phillips Residence: Norwell, Ma. 1998  
Renovations to Residence.



- Druxes Residence: Old Stonington, Vt.. 1997  
350 SF Residential addition.
- First Baptist Church: Hanson, Ma. 1997  
1200 SF office & classroom addition.
- Cataumet United Methodist Parish: Cataumet, Ma. 1996  
Narthex & balcony addition to historic Cape Cod Church.
- Connolly Residence: Whitman, Ma. 1996  
350 SF Residential addition.
- Hitching Post Restaurant: Hanson, Ma. 1996  
3000 SF commercial kitchen addition & remodeling- Phase III
- Glascott Residence: Weston, Ct. 1996  
Major renovation and additions to residence.
- St. John's Baptist Church: Woburn, Ma. 1995  
Handicap lift & associated remodeling for access.
- Roadway Safety Service Inc.: Ronkonkoma, New York. 1994  
2300 SF Office Interior.
- Nichol Residence: Wilton, Ct. 1994  
4300 SF new Residence.

- ASSOCIATE ARCHITECT-** Donham & Sweeney Architects Inc.  
Boston, Ma.; 1987-1994
- ASSOCIATE ARCHITECT-** Buttrick, White & Burtis Architects,  
New York City; 1984-1987
- STAFF ARCHITECT-** Ellerbe Architects,  
New York City, 1984
- STAFF ARCHITECT-** Gruzen Partnership Architects & Planners,  
New York City, 1981-1984

**CONSTRUCTION EXPERIENCE:**

- Design/Build, 1976-1981
- Decks: Baltimore & Philadelphia.  
A series of eighteen decks for a variety of inner city rowhouse sites.
  - Renovations: Baltimore & Philadelphia.  
Design & construction of numerous rowhouse renovations.
- Carpentry, 1973-1976
- Construction Superintendent: Baltimore, Md. 1976  
Employed by an owner/architect for a rowhouse renovation.
  - Exterior Trim Sub-contractor: Denver, Colorado. 1973-1976  
Installed siding, fascia, soffit, doors & windows in large housing developments.

**PUBLICATIONS:**

- American Home Style: January 1993  
"Dressed for the Season" article featuring the Forte residence kitchen
- Family Circle : March 1995  
"The Kitchen You've Always Wanted" article featuring the Forte residence kitchen
- Great Garages, Sheds and Outdoor Buildings: September 1996  
Garage design featured on the cover of Home Planners, Inc. book of designs.
- Newton Magazine: January 2009  
"What is Waste?" article featuring the Sustainable Waste Management Collaborative role in reducing the waste stream from construction sites.
- Newton Tab: April 22, 2009  
"Another 'green' Newton home wins the silver" article featuring the Talcott/Meigs studio LEED certification.

- Fine Homebuilding: annual house issue May 2009  
"Dump the Dumpster" article about waste management on construction sites.
- Green Building Pro/ Green Building Journal: January 2010  
"New Resources for Sustainable Waste Management in Residential Construction."
- NESEA's Northeast Sun: spring 2010 (Northeast Sustainable Energy Assoc quarterly)  
"Sustainable Waste Management on Residential Construction Sites"
- Boston Globe Magazine: Letter to the editor: August 2010  
"Home Demolition Fever is Back"
- Interior Graphic Standard: Second Edition 2010, John Wiley & Sons; contributor  
"Existing Building Interiors: Recycling Construction & Demolition Waste"

**AWARDS:**

- Newton Preservations Awards: November 2008  
Restoration of the entry canopy at 11 Chester Street, Newton Highlands.
- Green Business Award: May 2009  
Newton/Needham Chamber of Commerce for the Sustainable Waste Management Collaborative.
- Newton Preservations Awards: November 2010  
Restoration and additions to 808 Commonwealth Ave, Newton Centre.
- Newton Preservations Awards: November 2015  
Restoration 1880s home exterior and interior gut/rehab into 4-unit condo bldg.
- Newton Preservations Awards: November 2015  
Interior restoration of a stair hall.