



## Zoning & Planning Committee Agenda

### City of Newton In City Council

Monday, May 10, 2021

**Note: Early Start time 6:30 p.m.**

The Zoning & Planning Committee will hold this meeting as a virtual meeting on Monday, May 10, 2021 at 6:30 PM. To view this meeting using Zoom, use this link: <https://us02web.zoom.us/j/89661011476> or call 1-646-558-8656 and use the following Meeting ID: **896 6101 1476**

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

##### **6:30 p.m.**

**#150-21**

##### **Requesting an amendment to Chapter 30**

DIRECTOR OF PLANNING & DEVELOPMENT requesting an amendment to Chapter 30 to allow for flexibility in building story heights without exceeding maximum building heights in business, mixed use and manufacturing districts and to clarify the maximum FAR in business and manufacturing districts where none is currently specified.

##### **7:00 p.m. Public Hearing**

**#145-21**

##### **Request for Chapter 30 Amendment to establish regulations for gun establishments**

HER HONOR THE MAYOR AND COUNCILORS ALBRIGHT, KRINTZMAN, LEARY, OLIVER, GREENBERG, NORTON, LUCAS, KELLEY, WRIGHT, MALAKIE, MARKIEWICZ, GENTILE, DOWNS, CROSSLEY, HUMPHREY, DANBERG, NOEL, BOWMAN, LAREDO, GROSSMAN, BAKER, LIPOF, KALIS AND RYAN requesting amendments to the Newton Zoning Ordinance, Chapter 30, including, but not limited to, the addition of definitions of "Firearm" and "Firearm Businesses", and amendments to Section 4.4.1 Allowed Uses and Section 6.10 Restricted Uses to regulate the use of land, structures and buildings for the siting and operation of gun ranges or the retail or wholesale operation involving gunsmithing, the purchase or sale of firearms, the sale of ammunition, or firearms accessories,

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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.

and to restrict such uses to the Business 4, Mixed Use 1, Manufacturing, and Light Manufacturing Districts only and only upon the granting of a special permit, and to establish minimum standards and criteria for the granting of such special permits.

**Zoning & Planning Held 8-0 on 04/26/21**

**#151-21 Reappointment of Scott Aquilina as a full member of the Newton Upper Falls Historic District Commission**

HER HONOR THE MAYOR reappointing SCOTT AQUILINA, 1253 Commonwealth Avenue, Newton as a full member of the Newton Upper Falls Historic District Commission. His term of office shall expire on June 8, 2024. (60 days 07/02/21)

**#152-21 Reappointment of John Wyman as an alternate member of the Newton Upper Falls Historic District Commission**

HER HONOR THE MAYOR reappointing JOHN WYMAN, 47 Old Orchard Road, Newton as an alternate member of the Newton Upper Falls Historic District Commission. His term of office shall expire on April 30, 2024. (60 days 07/02/21)

**#153-21 Reappointment of Brett Catlin as a full member of the Chestnut Hill Historic District Commission**

HER HONOR THE MAYOR reappointing BRETT CATLIN, 121 Suffolk Road, Chestnut Hill, as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on May 31, 2024. (60 days 07/02/21)

**Respectfully Submitted,**

**Deborah J. Crossley, Chair**

CITY COUNCIL  
CITY OF NEWTON  
DOCKET REQUEST FORM

RECEIVED  
APR 26 PM 3:17  
CITY OF NEWTON  
CLERK OF THE CITY COUNCIL

**DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING**

To: Clerk of the City Council Date: 4/26/2021

From (Docketer): Director of Planning & Development

Address: 1000 Commonwealth Ave , Newton MA, 02459

Phone: \_\_\_\_\_ E-mail: bheath@newtonma.gov

Additional sponsors: \_\_\_\_\_

**1. Please docket the following item (it will be edited for length if necessary):**

The Director of Planning & Development requesting an amendment to Chapter 30 to allow for flexibility in building story heights without exceeding maximum building heights in business, mixed use and manufacturing districts and to clarify the maximum FAR in business and manufacturing districts where none is currently specified.

**2. The purpose and intended outcome of this item is:**

- |   |  |
|---|--|
| <input type="checkbox"/> Fact-finding & discussion                        | <input checked="" type="checkbox"/> Ordinance change |
| <input type="checkbox"/> Appropriation, transfer,                         | <input type="checkbox"/> Resolution                  |
| <input type="checkbox"/> Expenditure, or bond authorization               | <input type="checkbox"/> License or renewal          |
| <input type="checkbox"/> Special permit, site plan approval,              | <input type="checkbox"/> Appointment confirmation    |
| <input checked="" type="checkbox"/> Zone change (public hearing required) | <input type="checkbox"/> Other: _____                |

**3. I recommend that this item be assigned to the following committees:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Programs & Services          | <input type="checkbox"/> Finance       | <input type="checkbox"/> Real Property     |
| <input checked="" type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input type="checkbox"/> Public Facilities            | <input type="checkbox"/> Land Use      | <input type="checkbox"/> No Opinion        |

**4. This item should be taken up in committee:**

Immediately (Emergency only, please). Please state nature of emergency:  
\_\_\_\_\_

- As soon as possible, preferably within a month
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 on reverse
- Following public hearing

5. I estimate that consideration of this item will require approximately:

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads):

City personnel

Citizens (include telephone numbers/email please)

- |                                |                                |
|--------------------------------|--------------------------------|
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:

8. I  have or  intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. \*

(\*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

- 9.  I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.
- 10.  I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is:
- 11.  I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

Barney Heath  
Signature of person docketing the item

[Please retain a copy for your own records]



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#151-21  
Telephone  
(617) 796-1100  
Fax  
(617) 796-1113  
TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

April 2, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Scott Aquilina of 1253 Commonwealth Avenue, Newton as a full member of the Newton Upper Falls Historic District Commission. His term of office shall expire on June 8, 2024 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

FILED  
2021 APR 21 AM 9:30  
CITY CLERK  
SCOTT, RICHARD

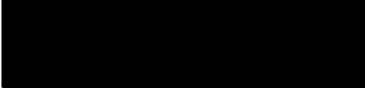
# Application Form

## Profile

Scott  
First Name

B.  
Middle Initial

Aquilina  
Last Name



1253 Commonwealth Ave  
Home Address

Suite or Apt

Newton  
City

MA  
State

02465  
Postal Code

### What Ward do you live in?

Ward 3



Primary Phone

Alternate Phone

Sustainable Heritage  
Consultants  
Employer

Principal  
Job Title

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

None Selected

## Interests & Experiences

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

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My neighbor and friend Peter Dimond, a member of the NHC, has been encouraging me to join become more active in the the community for some time. He knows that, as a practicing architect, I have been focused on historic preservation for over 25 years and that I have a passion for our heritage and how our built environment can adapt to best serve contemporary needs. I am ready to submit this application as I now have the time required to be an effective member of the Committee. A resident of Newton since 1990, I have been committed to the welfare of the community in both a volunteer and professional capacity. I am an active member of Grace Episcopal Church where I serve on the Property Committee as well as the Youth Group which joins with area churches and synagogues to organize service projects and social events. In a professional capacity, I was the principal architect of the Durant Kenrick Homestead restoration for the Newton Historical Society. My team met with the Board of Aldermen, the CPC, and the Historical Commission as part of the lengthy and ultimately successful approvals process required for that project. I have experience with Newton government agencies through this experience and in attending recent forums on development in Newtonville and West Newton. I live on the border between these two neighborhoods. Certainly, now is as important a time as ever for effective leadership on the CPC. I am particularly sensitive to indications that new residents and a new generation of home buyers may not have an adequate understanding or regard for the history of our community or the unique features of its fabric. I see this committee role as an opportunity to share that message and foster an appreciation for what makes Newton unique. I would be my honor to serve on the Newton Historical Commission board. Scott Aquilina

[Aquilina Resume 2019-2020-h.pdf](#)

Upload a Resume

**Scott Aquilina, AIA, NCARB**

1253 Commonwealth Avenue  
 Newton, Massachusetts

**Professional Summary**

A practicing architect for over 25 years, Scott Aquilina provides strategic planning and design leadership for new, revitalized and expanded buildings for educational and cultural institutions with a concentration in historic preservation.

As a principal with Bruner/Cott Architects, Scott was the principal-in-charge for renovations at the First Church of Christ, Scientist and the Huntington Theatre in Boston and the restoration and expansion of the historic Hamilton Chapel at Belmont Hill School. Before joining Bruner/Cott, he was a Senior Associate with Ann Beha Architects where he led multi-disciplinary teams through planning, design and construction for a wide variety of clients, including Boston Symphony Orchestra, the New England Conservatory, and the Currier Museum of Art. He was the principal architect for the Durant Kenrick Homestead restoration and expansion project in Newton. He fosters broad, collaborative team leadership to deliver projects which successfully meet program needs and budget targets while achieving design of the highest standard. His projects have been recognized for design excellence from national and state chapters of the AIA, the Massachusetts Historical Commission and the Society for College and University Planning.

Scott is currently self-employed as a consultant providing integrated advisory services and project management to non-profit and other institutional owners of heritage properties in support of sustainable stewardship. The goal is to combine holistic planning, technical services, innovative programming, and advocacy for external funding to allow communities to succeed while maintaining and adapting their historic properties.

**Professional Experience**

Sustianable Heritage Consultants, Newton, MA 2019  
 Bruner/Cott Architects, Boston, MA 2015-2019  
 Ann Beha Architects, Boston, MA 2001-2015  
 Solomon + Bauer Architects, Watertown, MA, 1996-2001  
 The Ritchie Organization, Newton, MA, 1992-1996  
 Cesar Pelli and Associates, New Haven, CT 1989-1992

**Projects*****Springfield Technical Community College, Springfield, MA***

*Completion: Summer 2018.* This 100,000 square foot DCAMM project repurposed an 1860's munitions warehouse on the site of the Springfield Armory to provide a new library, student center and one-stop administrative student support service. *Role:* Senior Associate leading design, project management and client communication from master planning through schematic design.

***New England Conservatory, Boston, MA***

*Completion: Fall 2017.* The Student Life and Performance Building is a 150,000 square foot, ten-story building which provides a residence for 250 students, dining facility, library, rehearsal rooms and Opera Studio Theatre. *Role:* Senior Associate leading design, project management and client communication from schematic design through permitting.



**Scott Aquilina, AIA, NCARB**  
1253 Commonwealth Avenue  
Newton, Massachusetts

***Symphony Hall, Boston, MA***

***Renovations: 2003-2015.*** As a senior associate with Ann Beha Architects, Scott Aquilina implemented a master plan which established strategies for renewal of the Hall and its expansion on adjacent properties. Over ten years of renovation and renewal, the Hall and its renowned acoustics have been preserved, while significant improvements were made to the interior, including a new stage, lighting and restored seating as well as a new, accessible lobby and box office, back of house facilities and social gathering spaces. Various options for additions to the Hall were considered including a companion hall for concerts and events. The plan and ongoing renovations celebrate the Symphony's distinguished tradition and its important role in the cultural landscape of the city, while accommodating the needs 21st century musicians and audiences.

***Cornell Law School Expansion, Ithaca, NY***

***Completion: Spring 2014.*** Phase 1 of a multi-phased expansion to the law school, this project focuses on a 20,000 square foot below grade addition which provides two case study classrooms, a 200-seat auditorium, student-faculty lounge, new services and access to a reconceived courtyard landscape. The project was the first LEED Platinum certified project at Cornell. ***Role:*** Senior Associate leading design, project management and client communication from conceptual design through construction. This project was initiated in a campus wide master plan completed in 2011.

***Chapin Hall, Williams College, Williamstown, MA.***

***Completion: Spring 2012, Fall 2015, Fall 2017.*** The 2012 project upgraded this 1911 Ralph Adams Cram landmark with all new mechanical and fire protection systems, universal access and lighting while setting the stage for a second phase providing new seating and staging configurations to support musical rehearsal and performance completed in the Fall of 2015. A final phase, completed in 2017, provided custom acoustical upgrades and a new audio-visual system. ***Role:*** Senior Associate/Principal leading design, project management and client communication from conceptual design through construction.

***Diana Chapman Walsh Alumnae Hall, Wellesley College, Wellesley, MA.***

***Completion: Spring 2010.*** Alumnae Hall is a 1922 Ralph Adams Cram landmark on the Wellesley campus which provides a gathering place for large events as well as the home of the college's drama program. This project achieved a complete interior renovation focusing on the restoration of historic decoration and the installation of all new systems, seating, and theatre equipment for two theatres, rehearsal space, classrooms and multipurpose gathering spaces. The project achieved a LEED Gold certification, the first on the Wellesley Campus. ***Role:*** Senior Associate leading design, project management and client communication from schematic design through construction.

***Carl A. Fields Center, Princeton University, Princeton, NJ***

***Completion: Fall 2009.*** Following a master plan in which multiple locations were evaluated, this campus landmark was selected for the new Center of Equality and Cultural Understanding. The 1890 stucco and stone building had been altered over the years and poorly maintained. The exterior was restored to its original design while meeting rigid university standards for energy conservation. The interior required a complete reconstruction to support new program needs and to accommodate the installation of all new mechanical and electrical systems. A new wing was added to provide an event space for academic and community programs. The project was designed to meet criteria for LEED Silver certification. ***Role:*** Associate responsible for leading design and project management from master planning, conceptual design through construction.

**Scott Aquilina, AIA, NCARB**  
1253 Commonwealth Avenue  
Newton, Massachusetts

***Cambridge Public Library, Cambridge, MA***

***Completion: Spring 2009.*** In collaboration with William Rawn Associates, this project achieved the restoration, renovation, and expansion of an historic public library. Ann Beha Architects was responsible for all aspects of the 1879 structure, including the restoration of exterior masonry, historic windows and slate roofs. Extensive interior work included the integration of all new mechanical and electrical systems and the restoration of historic wall murals and furniture. ABA was also responsible for the FFE fit out of both the new and existing wings of the library. The project achieved a LEED Gold certification. ***Role:*** Project Manager for the ABA team from Conceptual Design through Design Development.

***Currier Museum of Art, Manchester, NH***

***Completion: Fall 2007.*** Following an extensive master planning process, this 1929 landmark building and later additions were renovated, and a new wing was constructed to provide special exhibition galleries, curatorial offices, classrooms, and auditorium as well as a new entry lobby and Winter Garden, the primary gathering and event space for the museum. ***Role:*** Project Manager responsible for leading design and project management from the conceptual design phase through construction.

**Awards**

***Academic Center, Cornell Law School***

2016 Boston Society of Architects Design Award  
2015 National Design Award, Society of College and University Planning

***Alumnae Hall, Wellesley College***

2011 Massachusetts Historical Commission Award  
2011 Preservation Massachusetts Tsongas Award

***Carl A. Fields Center, Princeton University***

2010 AIA New Jersey Honor Award  
2010 BSA Honor Award

***Currier Museum of Art***

2009 AIA New England Honor Award  
2009 AIA New Hampshire Honor Award

***Cambridge Public Library***

2009 Massachusetts Historical Commission Award

***Albany Institute of History & Art***

2001 Preservation League of New York State  
Mark of Excellence Award

**Scott Aquilina, AIA, NCARB**  
1253 Commonwealth Avenue  
Newton, Massachusetts

**Professional Registration**

Commonwealth of Massachusetts  
State of New York  
N.C.A.R.B. Certified

**Education**

Master of Architecture, Princeton University  
Bachelor of Arts, Princeton University, summa cum laude in Architectural History

**Professional Affiliations**

Boston Society of Architects  
Association for Preservation Technology  
Boston Preservation Alliance  
Society for College and University Planning  
International Council of Fine Arts Deans

**Personal**

Scott lives in Newton, MA along the Boston Marathon route with his wife and two children. For twenty-five years, he has been an active member of Grace Episcopal Church in Newton Corner, where he serves on the Property Committee, overseeing care of the 1873 landmark sanctuary and support buildings. Scott also volunteers as an adult mentor on the Diocesan Youth Council, a youth group which provides leadership training and faith-based retreats at its camp in Southern New Hampshire. Scott is an enthusiastic fisherman and can be found fishing for bass in Crystal Lake with son Patrick from their two-man canoe on summer evenings.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#152-21  
Telephone  
(617) 796-1100  
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TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

April 2, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint John Wyman of 47 Old Orchard Road, Newton as an Alternate member of the Newton Upper Falls Historic District Commission. His term of office shall expire on April 30, 2024 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

RECEIVED  
2021 APR 21 AM 9:39  
CITY CLERK  
NEWTON, MA 02459

Application Form

Profile

John C Wyman
First Name Middle Initial Last Name

[Redacted]
Email Address

47 Old Orchard Road
Home Address Suite or Apt
Newton MA 02467
City State Postal Code

What Ward do you live in?

[X] Ward 7

[Redacted]
Primary Phone

Murtha Cullina LLP Of Counsel
Employer Job Title

Which Boards would you like to apply for?

Newton Upper Falls 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 am applying to serve as an alternate member of the Upper Falls Commission because I understand that the have been having problems with obtaining a quorum at meetings which results in applications being granted by default because the commission cannot act within the 45 day time limit for action. I have served as the chair of the Chestnut Hill Historic District Commission since it was established in 1993. I think that historic districts are important to help the preservation of significant buildings and structures within the districts and that certificates should not be allowed to issue because of absence of a quorum. I am in the process of phasing down at my law firm and can be available to attend meetings of the Upper Falls Commission upon short notice when they need an additional voting member and would be happy to do so.

John\_C\_WymanResume\_2017.docx
Upload a Resume

John C. Wyman  
47 Old Orchard Road  
Newton, Massachusetts 02467-1213

RESUME

Born: July 10, 1941 in Westfield, Massachusetts.

Education: Amherst Regional High School, June 1959.  
Amherst College, BA, June 1963.  
University of Chicago Law School, June 1966.

Bar Admissions: District of Columbia U.S District Court, June 1966.  
Massachusetts Supreme Judicial Court, January 1969.  
Supreme Court of the United States.

Professional Employment:

U.S. Department of Justice, Criminal Division, under the Attorneys General's Program for Honors Law Graduates, February to August 1966.

Law Clerk to W. Arthur Garrity, Jr., US District Court for the District of Massachusetts, September 1968 to August 1969.

Herrick, Smith, Donald & Ketchum, Associate Litigation Attorney, September 1969 to March 1975.

Solo Practice, Center Plaza, Boston, March 1975 to December 1975.

Roche, Carens & DeGiacomo, Partner, Boston, January 1976 (firm name changed to Murtha Cullina LLP in June 2000 after merger with that Connecticut firm). In 2015 I became Of Counsel and continue to hold that position.

Military Service:

Lieutenant, US Army Reserve, assigned to the Office of the Deputy Chief of Staff for Personnel, Headquarters US Army, Europe in Heidelberg, Germany, September 1966 to September 1968.

Lieutenant, US Army Reserve, assigned to Ready Reserve Adjutant General Unit at Boston Army Base as Deputy Commander, January 1969 to August 1972.

Newton Massachusetts City Activities: Chairman, Chestnut Hill Historic District Commission, from its establishment in 1992 until July 2020 when I decided not to run for reelection.

Informal assistant to the City Council subcommittee to review and codify the  
Newton City Ordinances, 2018.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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

April 5, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Brett Catlin of 121 Suffolk Road, Chestnut Hill as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on May 31, 2024 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

CITY CLERK  
NEWTON, MASS. 02459  
2021 APR 21 AM 9:39





**LinkedIn Resume**

Brett Catlin

Managing Partner at Audubon Capital Partners

Boston, Massachusetts·500+ connections

Audubon Capital Partners

Boston University - School of Management

Experience

Audubon Capital Partners

Managing Partner

Audubon Capital Partners

Jun 2015 - Present·5 years

Boston, MA

Audubon Capital Partners is a private equity real estate firm focused on investment opportunities in select markets across the United States. We are persistent in our pursuit of new opportunities in order to create value for our investors and partners around the country.

Colony Capital, Inc.

Managing Director, Co-Head of Acquisitions

Colony Capital, Inc.

May 2005 - Jun 2015·10 years 2 months

Boston, MA

Colony Capital is a leading global real estate and investment management firm founded in 1991. Prior to its combination with Colony Financial, Inc. in 2015, Colony Capital sponsored \$24 billion of equity in a variety of direct funds and investment vehicles that invested over \$60 billion of total capital. Colony Capital was ranked as the 4th largest private equity real estate manager by PERE in 2014 prior to its combination with Colony Financial, Inc.

Boston Properties

Senior Financial Analyst

Boston Properties

Aug 2001 - Apr 2005 · 3 years 9 months

Boston, MA

Education

Boston University - School of Management

Finance/International Relations

1997 - 2001