



# **Zoning & Planning Committee Agenda**

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

**Monday, January 22, 2018**

**Room 211 & 205**  
**7:00PM**

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

**Chair's Note:** *The Zoning & Planning and Finance Committees will meet jointly in Room 211 at 7:00PM to discuss items #85-18 and #86-18:*

#### **Referred to Zoning & Planning and Finance Committees**

**#85-18** HER HONOR THE MAYOR requesting authorization to appropriate and expend five hundred thousand dollars (\$500,000) from Free Cash for the purpose of developing an actionable plan for the Washington Street Corridor that addresses land use, economic development, transportation, fiscal impacts, and other issues that may arise, as well as a new zoning district(s).

#### **Referred to Zoning & Planning and Finance Committees**

**#86-18** **Add a full-time position in the Planning Department**

HER HONOR THE MAYOR requesting authorization of the addition of one full-time employee position in the Planning & Development Department to create a Director of Transportation Planning position.

**#74-18** **Mayor's appointment of Christopher Steele to the Planning Board**

CHRISTOPHER STEELE, 254 Elliot Street, Newton, appointed as a member of the PLANNING & DEVELOPMENT BOARD for a term to expire February 1, 2023. (60 days 03/17/18)

*Public Hearing assigned for February 12, 2018*

**#77-18** **Zoning Amendments for Recreational Marijuana Establishments**

DIRECTOR OF PLANNING requesting amendments to the City of Newton Zoning Ordinance, **Chapter 30**, to add a definition of recreational marijuana establishment and to create a temporary moratorium on the placement of recreational marijuana establishments in the City of Newton to allow the city adequate time to complete a

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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.

planning process to consider in what districts and under what conditions recreational marijuana establishments will be allowed.

**#75-18**

**Discussion relative to the Zoning Redesign Event Series**

DIRECTOR OF PLANNING requesting discussion of topics, issues, and ideas from the Zoning Redesign Event Series, with Committee feedback leading to staff preparation of the draft policy content outline for the new Zoning Ordinance

**Chair's Note:** *There will be a brief discussion on process relative to Zoning Redesign.*

**Respectfully Submitted,**

**Susan S. Albright, Chair**



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#85-18  
Telephone  
(617) 796-1100  
Fax  
(617) 796-1113  
TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

January 11, 2018

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

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the appropriation and expenditure of \$500,000 of June 30, 2017 Certified Free Cash for the purpose of developing a plan for the Washington Street corridor.

This funding will enable the City to develop an actionable plan addressing land use, economic development, transportation, fiscal impacts and other issues as may arise as well as a new zoning district(s) that will be delivered to the City Council for consideration and adoption.

Thank you for your consideration of this matter.

Sincerely,

*Ruthanne Fuller*

Ruthanne Fuller  
Mayor

RECEIVED  
Newton City Clerk  
2018 JAN 11 PM 3:57  
DAVID A. OLSON, CMC  
Newton, MA 02459



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#86-18

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(617) 796-1100

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January 11, 2018

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

RECEIVED  
Newton City Clerk  
2018 JAN 11 PM 3:57  
David A. Olson, CMC  
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the increase of 1 FTE (Full Time Equivalent) in the Planning and Development Department. In order to fully address the city's many complex transportation initiatives the position of DPW Transportation Director will be divided into two positions – planning and operations.

The Director of Transportation Planning will focus on advancing implementation of the City's transportation priorities including: Complete Streets Review, Street Design Guide, Bicycle Facilities (including bike lanes and bike share), Public Transit Improvement, Smart Parking Management and various Transportation Demand Management initiatives and will be housed in the Planning Department. The Director of Transportation Operations will remain in the Department of Public Works and will oversee the operational aspects of the Transportation Division including Traffic Signalization, Street Lights, Line Painting, and Village Enhancement Projects.

Due to a vacancy in the first half of the fiscal year in the Planning Department, no additional funding is needed in the FY18 budget. Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller  
Mayor



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#74-18

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(617) 796-1100  
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Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

RECEIVED  
Newton City Clerk  
2018 JAN -3 PM 4:20  
DAVID A. OLSON, CMC  
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint Christopher Steele of ~~702 Chestnut Street, Waban~~ as a member of the Planning and Development Board. His term of office shall expire on February 1, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Ruthanne Fuller

Mayor

## **Christopher W. Steele**

254 Elliot St, Apt 1, Newton Upper Falls, MA 02464

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### **Investment Consulting Associates**

*COO, President North America*

*March 2009- Present*

Founder of CWS Consulting Group, which has now become the North American arm of Investment Consulting Associates B.V., a global location advisory and economic development consulting firm. Corporate location projects have included strategy projects for Atlas Copco, Boston Technologies, Keurig and others.

Have also provided considerable assistance to local and regional governments on the topics of economic development, community development, and brownfields revitalization. Clients served include the State of Maine; BC Hydro; the City of Calais, ME; the City of Roanoke, VA; USAID & the Jordan Investment Commission; the Haiti Center for Facilitation of Investment; Allegheny River Towns Enterprise Zone, PA; the City of Geneva, NY; the US Transportation Research Board; the City of Ellsworth, ME; the Rhode Island Economic Development Corporation; the City of Altoona, PA; and the Western Massachusetts Economic Development Council.

Frequent writer on location strategy and real estate topics for Area Development, Business Expansion Journal, Site Selection Online Insider, and the Journal of Corporate Real Estate. Occasional columnist on real estate development issues for Cargo Business News. An active member of the International Economic Development Council, a frequent presenter at CoreNet, Area Development, Conway, Cargo Logistics, and IEDC global summits and is on the board of directors at MassEcon.

### **PREVIOUS POSITIONS:**

#### **TranSystems**

*President, Real Estate Advisory Services*

*July 2007 – March 2009*

Coordinated the delivery of all US real estate services, including development, redevelopment, right of way, and corporate real estate consulting. Oversaw the establishment of a strategic corporate real estate consulting practice. Clients served include IDS Real Estate Development, First Industrial Real Estate Trust, Freightcar America, and JAFSA Development.

#### **ADP Mintax, Inc.**

*Director – Location Advisory Services*

*January 2006 – July 2007*

Segment leader for site selection, location strategy, and economic development services. Clients served include Lundbeck USA, Two Chefs on a Roll, and Sanofi Aventis

Christopher Steele, Page 2

**Ernst & Young LLP***Senior Manager - Real Estate Advisory Services**August 1994 – December 2005*

National segment leader for Location Advisory Services in Ernst & Young Real Estate Advisory Services group. Service highlights include in-depth business analysis and potential business outcomes, enabling companies to find communities, markets or sites that match their specific business requirement.

Clients include: HCA The Healthcare Co, Biogen Idec, Aventis, Morgan Stanley, City of West Palm Beach, Blue Cross Blue Shield of Massachusetts, American President Lines (APL), JP Morgan Chase, Washington Mutual, Time Warner Cable, and Olympus America

**Durham Affordable Housing Coalition***Research Associate**1992 - 1993*

Analyzed Home Mortgage Disclosure Act (HMDA) data and mortgage lending trends for local banks to measure relative compliance with Community Reinvestment Act (CRA) and identify partnership opportunities for DAHC. Constructed and populated dBASE database structure for cataloging HUD home properties to support DAHC home purchase and rehabilitation efforts.

**Kasler Barovick Associates***Research Associate**1991 - 1992*

Provided staff support at a boutique community land use planning and zoning firm. Duties and responsibilities included data collection and analysis for public planning documents and exhibits. Prepared portions of master and periodic community development and zoning plans, affordable housing, environmentally sensitive areas, open space and recreation plans for municipalities in Northern New Jersey.

Performed computer-based location screening and financial analysis in support of site selection for Merrill Lynch's domestic and international back office centers. Developed initial excel-based methodology and coding for interactive location screening model.

**ACTIVITIES****Newton Charter Review Commission**

Elected November 2015 - November 2017

**Newton Urban Tree Commission**

Member, 2014 – 2015

**Newton Economic Development Commission**

Member, 2010 – 2015; Chair 2012; Vice-Chair 2011, 2013, and 2015

**MassEcon**

Member, 2005- present; Member Board of Directors, 2011-present

Chair Location Strategy Committee

**SELECTED PUBLICATIONS**

- *Rethinking Investment Incentives: Trends and Policy Options*, Columbia University Press (2016).  
Author of Chapter 6, Incentives in the United States
- *NCFRP Report 13. Freight Facility Location Selection: A Guide for Public Officials*. Transportation Research Board (2010). Principal investigator and author.
- Chris Steele, Planning Ahead, Trade & Industry Development (2016)
- Chris Steele, Too Good To Be True: Determining if Taking Incentives is a Good Strategy, Trade & Industry Development (2015)
- Chris Steele, The Potential of Foreign Direct Investment (FDI) to Transform a Community's Economic Development, Regional Business Talk Podcast (2014)
- Chris Steele & Richard Greene, Energy Innovation Boosts Foreign Direct Investment, Area Development (2014)
- Chris Steele, The Bi-Coastal Gateway to North America, Area Development (2013)
- Chris Steele, Industry Clusters Evolving Role in Location Decisions, Area Development (2011)
- Chris Steele, Who's Got Talent? Skilled Labor and the Location Decision, Area Development (2011)
- Chris Steele, Getting Brownfields Off Your Books, Area Development (2011)
- Chris Steele, Corporate real estate and facilities management process and controls: The direct and implied ramifications of section 404 of the Sarbanes-Oxley Act of 2002, Journal of Corporate Real Estate (2004)

**EDUCATION****The University of North Carolina at Chapel Hill**

Chapel Hill, NC

Master of Regional Planning, Class of 1994

Concentrations in Land Use Planning and Real Estate Development

**Rutgers College**

New Brunswick, NJ

Bachelor of Arts, Class of 1991

Major: Psychology; Minor: Chemistry



January 19, 2018  
254 Elliot St, #1  
Newton Upper Falls, MA 02464

Councilor Susan Albright  
Chair, Zoning and Planning Committee  
City of Newton  
1000 Commonwealth Ave  
Newton, MA 02459

Dear Councilor Albright,

I am honored to be nominated to the Planning and Development Board and regret that a previously scheduled obligation keeps me from attending the ZAP Committee meeting on January 22. I am sending this note in my absence, but am also happy to attend and speak with the committee on February 12 if need be.

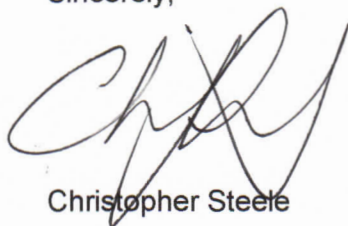
The opportunity to serve Newton on the Planning and Development Board is of great interest to me, not least because it allows me a chance to come back to my roots. My original background is in planning, and I hold a Master of Regional Planning from the University of North Carolina at Chapel Hill. My first position out of college was in a small consulting firm in northern New Jersey, where responsibilities included developing environmental, housing, zoning, land use, and other planning policy documents.

My professional career has broadened my understanding of how change presents communities with opportunities and risks, and how good dialogue and good planning can help to bridge the gap between those opportunities and risks.

My volunteer work in the City - including serving on the Urban Tree Commission, helping establish the Waban Neighborhood Area Council, and five years on the Economic Development Commission - have given me considerable exposure to the dynamics of our community. I am excited to have the chance to serve at a time when our community is working through zoning reform, and trying to establish planning frameworks that answer to the needs both of today's residents and of those who will come after us.

I look forward to the prospect of working with you over the coming years.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Steele', with a large, stylized 'S' or 'Steele' flourish extending from the end.

Christopher Steele