

# MASSACHUSETTS PLANNING



American Planning Association  
Massachusetts Chapter

*Making Great Communities Happen*

A Publication of the Massachusetts Chapter of the American Planning Association

Winter 2018

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Click on any name below to reach our board members by email.

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On the cover: Shortell Avenue, Beverly, MA (photo by Bob Mitchell)



### From the President

Hello APA-MA Members,

Welcome to our new magazine! The APA-MA Board has been busy this season, activating our newly adopted Strategic Plan. Here is what to expect in 2018:

■ **Committee Revitalization.** This year brings a resurgence of our committees! The Economic Development Committee has a new chair (welcome Amanda Chisholm), the Transportation Committee has some great events planned for 2018, and we'll have some news from Sustainable Development and Housing and Community Development in the Spring. If you are interested in being on an APA-MA committee, please contact the appropriate chairs, listed at left and on our [website](#).

■ **Planner Movie and Meet Up:** On March 7th we continue this award-winning series with "Citizen Jane – Battle for the City." This free event will be held in partnership with the Massachusetts Association of Planning Directors. To sign up, visit [tinyurl.com/plannersmovie](http://tinyurl.com/plannersmovie).

■ **Zoning Reform:** The Chapter has been actively advocating for zoning reform for many years, but particularly over the past eight months. From testifying at hearings, to meeting with our state delegation, to hiring a lobbyist (Tremont Strategies Group), we are in it to win it this year! Look for regular email updates to follow.

■ Speaking of email...we are revisiting our communications techniques, including our email software, website, and other tools. Our goal is to increase communication of events, news, and resources for our members. Keep your eyes peeled for timely and creative communications.

■ Finally, we are excited to announce that Brian Currie, previous APA-MA treasurer and Planning Director for the Town of Falmouth, is now our Chapter Manager. Brian will be responsible for keeping chapter administration and strategic direction in order. Welcome back, Brian!

We look forward to working with our members to make 2018 a successful year. I invite you to reach out any time with ideas or comments. This is *your* Chapter and we want to know how we can serve you, or better yet, have you serve with us! Happy reading...

— Angela Cleveland, AICP  
 President, APA-MA

P.S. You may be wondering, "Wait, didn't we elect Angela Vincent to be our President? Who is this Cleveland lady? It's still me, but with a new name! I got married in December. Fret not – same lady, new name."

# APA-MA Holds Annual Meeting at SNEAPA Conference in Providence

— *Bylaws Changes and New Strategic Plan are Highlighted* —



The Massachusetts Chapter of the American Planning Association (APA-MA) held its 2017 Annual Meeting in Providence on October 27, 2017, at the SNEAPA (Southern New England chapter of the American Planning Association) conference. Roughly 50 members gathered for breakfast to hear about the current priorities of their chapter.

The meeting was opened by outgoing Acting President Kristen Las, and then turned over to newly elected Chapter President Angela Cleveland. Following is a summary of the discussion.

**APA Leadership Meeting:** Three board members represented the Chapter at the recent APA Leadership Meeting in Washington, DC—Alison LeFlore, Angela Vincent, and Laura Wiener. Highlights included:

- APA has introduced a new type of membership for students that is free, as well as AICP eligibility with mentoring for students. APA-MA will support this initiative by reaching out to university programs and match candidates with mentors.
- The Leadership meeting included Delegate Assemblies to get member feedback on two policy guides. The Healthy Communities Policy Guide is in its final stage. Final edits were incorporated at the meeting and the Policy Guide is ready to be adopted at the APA National conference in 2018. Two other policy guides are under development — one on Social Equity and one on Housing, including Fair Housing. Member input is welcome.
- Chapter delegates then visited Capitol Hill and met with staff from the offices of Senator Warren, Senator Markey, and Congresswoman Clark to discuss legislation important to planning, including infrastructure funding, CDBG and HOME funding, and changes to the federal flood insurance program.

**Strategic Plan review:** At a recent all-day board retreat, the board discussed and then adopted a new three-year strategic plan for the organization, with a list of responsibilities and timelines. The priority for the coming year is to improve service to our members, including:

- Improving and maintaining the website
- More Certification Maintenance (CM) credit opportunities
- Publicizing more jobs and RFPs

- More social networking events
- Improved communication and outreach to members
- Strengthening connections to university planning programs and current planning students
- Improved and expanded advocacy, working better with allied organizations
- Improvements to our administrative structure

**Finance update:** Brian Currie, outgoing Treasurer, reported that the Chapter is moving to an income-based dues structure, as required by APA National. Membership fees will total approximately \$21,000 per fiscal year, an increase of approximately \$5,000 per year to the Chapter. The Chapter's current net worth is approximately \$88,000. Annual revenue streams come from SNEAPA, CPTC workshops and conferences, and the annual awards lunch.

**Bylaws changes:** Members were asked to vote to amend the current bylaws, to bring the bylaws into alignment with current practices and with APA National policies. Changes included updating the mission section, allowing voting by phone and email, providing a process that allows a board president to step down, as well as changes to align our election process and dues structure with APA National, to maintain our status as a chapter in good standing. The board continues to review the bylaws, so that they will reflect our goals for the future. ■





## AGENDA

12:00pm

12:15pm

12:20pm

12:45pm

Social

Welcome/Opening Remarks

Lunch

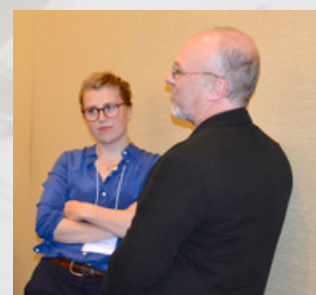
Presentation of Awards

Planning Awards

Hudson Rotary Redesign

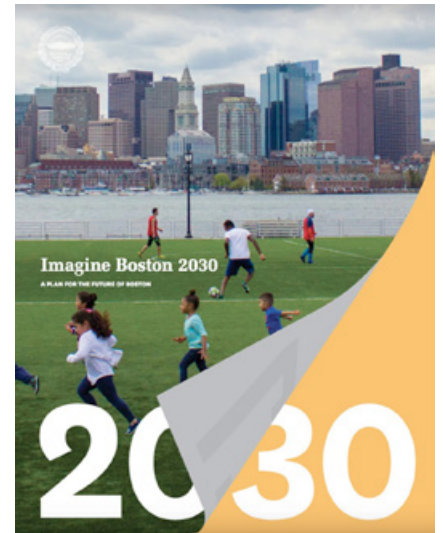
## APA-MA/MAPD Annual Planning Awards

APA-MA and the Massachusetts Association of Planning Directors (MAPD) celebrated the holiday season and honored innovative planning projects and professionals at a luncheon ceremony on Friday, December 8 in Cambridge. The APA-MA awards program, co-sponsored by MAPD, recognizes outstanding planning projects, individuals, and organizations across Massachusetts for significant contributions to the field of planning. Congratulations to all the winners (see the following pages)!



## Imagine Boston 2030

**Imagine Boston 2030** was launched in 2015 as the City's first comprehensive plan in 50 years. The plan charts a new course for the City, establishing a cohesive and actionable approach to enhance access to economic opportunity and ensure that the benefits of growth extend to all Bostonians. Imagine Boston 2030 sets an agenda to shape the future growth of the City, coordinating public and private priorities and investments to provide space for new residents and jobs, while strengthening infrastructure and improving quality of life citywide. Nearly 15,000 resident voices shaped Imagine Boston 2030 through a variety of traditional and innovative engagement methods, including community workshops, open houses, text messages, online mapping activities, street team exercises, and industry roundtables. Imagine Boston 2030 brings together residents' ideas and responds to their imperatives to form a road map to a more inclusive Boston. The plan also represents an unprecedented level of coordination between City departments, led by the Mayor's Office and the Boston Planning and Development Agency.



## A Blueprint for Brockton

**A Blueprint for Brockton** is the recently completed Comprehensive Plan for the City of Brockton. This year-long planning endeavor links the community's aspirations and desires for the city's future into an expansive 20-year horizon document that is both extensive and easily understood. A Blueprint for Brockton builds on the city's assets and provides a direction for the city's envisioned revitalization and reinvigoration. The plan is made up of three different separate yet intertwined documents and incorporates four cross-cutting themes: restore land use balance, be a great community for the middle class, expand stewardship, and provide equity. The plan was developed with an inclusive and wide-ranging public outreach and feedback process (APA-MA vice president Alison LeFlore was heavily involved in the public engagement process) and incorporates graphics that help the community visualize prospects for the city's future.



## The Downtown Hudson Rotary Redesign: Not Your Average Placemaking

**Hudson's Downtown Rotary** not only serves a transportation purpose of processing traffic between three major roadways, it has also served as a gateway to downtown and a cultural and historic symbol for the community over the past 100 years. In 2016, a fateful decision was made to cut existing landscaping in the center of the Rotary in the middle of the night, which was an emotional shock to the community. Planning Department staff decided

to turn this unfortunate set of events into a positive, community-driven rotary redesign process, recognizing that the rotary was more than just transportation infrastructure.

*The Rotary: Knitting Downtown Together*



Over the course of eight months, the project team — consisting of the Planning Department, the BSC Group, and a Steering Committee (including DPW, ADA Coordinator, local business owners, and the Chamber of Commerce) worked hand-in-hand with the community to re-imagine the function of this iconic rotary for all users and how it knits together the Downtown. The engagement techniques focused on reflection of the past, inspiration for the future, deliberation of options, and a belief in certain solutions, resulting in a community consensus for a preferred vision of the Rotary. A final design is in the process of being advanced to the 100 percent level with bid-ready construction documents. APA-MA congratulates the project team on their thoughtful, productive, and inclusive community engagement process and commitment to implementation.



## Stoneham Transportation Advisory Committee (STAC) members

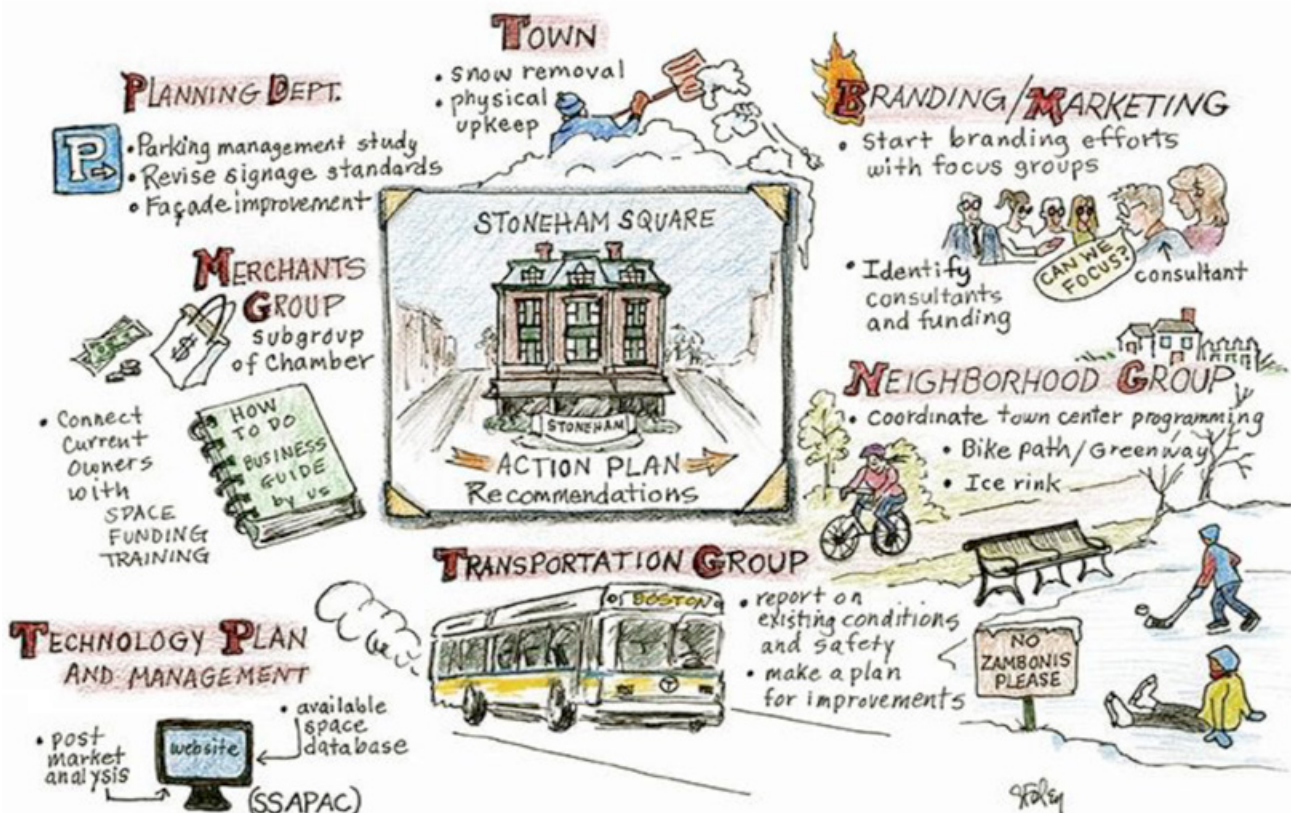
The **Stoneham Transportation Advisory Committee (STAC)** is a volunteer-run advocacy group committed to improving mobility for all. The Committee formed in 2015 as an outcome of the Stoneham Square Action Plan and works to advocate for all aspects of transportation in Stoneham and the surrounding region. The Committee and its members serve as social advocates for historically underrepresented community members, providing information, a platform, and encouragement to people to participate in the development of collaborative solutions.

In the last two years, as part of the implementation of a five-year action plan aimed at improving public transportation and connectivity, increasing community events, and beautifying the streetscape, the Committee has engaged regional and state leaders from the Department of Transportation, Department of Conservation and Recreation, Metropolitan Area Planning Council, MassRides, and the State House in workshops, panels, surveys, and open houses for residents and the local business community. Through these efforts, the Committee has been instrumental in the extension of MBTA bus route hours, the approval of a Complete Streets policy, establishing support for a Northern



Suburban Planning Council Mobility Study, the completion of a Zip Code Study with MassRides, initiating the construction on the Tri-Community Greenway, and, most recently, the allocation of funds for a new Council of Aging van to support connectivity and medical needs of the senior community.

It is clear that the Committee is serving the entire community as a dedicated advocate, with their success attributable to their commitment to the public process and planning principals. For these reasons the Stoneham Transportation Advisory Committee and its individual members are being awarded both the Social Advocacy Award and Citizen Planner Award. APA-MA congratulates the Stoneham Transportation Advisory Committee and its members for their success.



## On The Hook: Supporting Healthy Fishing Futures in Massachusetts

*Tufts University, Department of Urban and Environmental Policy and Planning Program*

In the spring 2017, Fishing Partnership Support Services (FPSS) commissioned a graduate student team from Tufts University Department of Urban and Environmental Policy and Planning (UEP) to research current challenges facing the local fishing industry. The goals of the report were to project the collective voice of fishermen and fishing families as they negotiate these challenges, and identify opportunities for supporting fishing communities. The project was intended to be an educational tool to supplement Fishing Partnership's 20th anniversary initiatives to explore new avenues of support for fishing communities and to lead an outreach campaign on behalf of New England's local fishermen.

In support of those initiatives, the project report offers a snapshot of the current social, economic, and regulatory circumstances in which fishing in New England occurs. The report combines a literature review with in-depth, first-hand interview data that provide the perspectives of fishing community stakeholders, adding the critical, personal dimension to this complicated story.

The report highlights the cultural and economic significance of fishing communities to New England, focusing on four Massachusetts communities: Gloucester, Chatham, Plymouth, and New Bedford. It then details the regulatory context within which fishermen work and the challenges faced by fishermen that limit the opportunities for success. The report illustrates the tipping point at

which fishing communities find themselves: Will they adapt to economic pressures or be squeezed out by the corporate industry? Will they capitalize on their role as stewards of the ocean or be seen as exploiters of resources? Will the local industry continue to shrink or will the next generation be



drawn in by innovative safety, fishing, and business technology?

The project team concluded the report with recommendations grouped into the categories of health and safety, participation and collaboration, and business. The case is made to encourage collaboration, organizations should focus on political education of fishermen so that they can advocate and involve themselves in the regulatory process. In order to continue the industry, the next generation of fishermen must be trained in business, politics, and management, and continue to promote locally-caught seafood with messages that emphasize the sustainability of the local, small business fishing industry.



## Matt Coogan, Senior Planner, Community Development Department, City of Gloucester, MA

**Matt Coogan** has been the Senior Planner for the City of Gloucester since 2013 and the part-time Town Planner for Essex since 2014. In addition to regularly advising the Gloucester Planning Board in the review of plans and documents relating to various subdivision plans, site plans, and rezoning applications, Matt's work has been strongly focused on revitalizing Gloucester's downtown neighborhoods. He led the charge on an annual outdoor waterfront movie series, a transit-oriented development study, a downtown parking study, a downtown real estate market study, and rezoning efforts, all intended to foster desire for smart growth development and infrastructure improvements. Throughout these efforts, he focuses on the community-based planning process, and conducted extensive public outreach.

Matt is the first planner for the Town of Essex, MA, a small, rural town within the larger metropolitan Boston region. His work involves implementing initiatives that allow the town to grow and develop in a way that is in step with its historic rural character. This includes a village center zoning district, a parking study, and a comprehensive strategic plan.

In the past four years, Matt's comprehensive approach to planning and his leadership, ability to collaborate, and dedication to the public participation, have made Gloucester and Essex greener, more sustainable, more affordable, and more liveable communities. His work in Gloucester was recognized in a report by Environment Massachusetts, which identified Gloucester as one of the communities leading the way towards 100 percent renewable energy. Matt also received a 2016 Massachusetts Leading by Example Award from the Baker-Polito administration in 2016 in recognition of his efforts to implement policies and programs that have led to significant and measurable environmental and energy benefits.

Congratulations, Matt!



## MEDIA AWARD

### Planners' Movie and Meet-Up

The Media Award is presented to **Laura Wiener**, Assistant Director of Planning and Director of Housing, Town of Arlington, and **Bill Nemser**, Town Planner, Town of Maynard.

As a first-term APA-MA Board member as the Northeast Region representative, Laura embraced the opportunity to organize planning events. She and Bill worked together to present a series of planning-related movies such as "This Space Available: The Grassroots Movement Against Visual Pollution," "East LA Interchange," "Urbanized," and "One Big Home." The format of each event held at the Capitol Theatre in Arlington included a "meet-up" for planners to convene and network, followed by the movie and a moderated group discussion.

Thank you for your efforts and contributions, Laura and Bill!



## Jean Delios, Town of Reading

**Jean Delios** was the long-time Director of Community Development and is now the Assistant Town Manager for the Town of Reading. She is also a past President of the Massachusetts Association of Planning Directors (MAPD). She was selected for this award for an extensive list of accomplishments:

- 1) Over the past seven years the Reading Planning Department has undertaken the following plans:
  - Open Space & Recreation Plan
  - Housing Production Plan
  - Cultural District Study
  - Bicycle Network and Pedestrian Priority Plan
  - Updated their Hazardous Mitigation Plan
  - Economic Development Action Plan
  - 2017 Business & Permitting Guide
- 2) With Jean's and Reading's leadership a Metro North Regional Housing Services position and office was created with adjoining cities and towns that is now located in Reading Town Hall. This provides a variety of affordable housing resources and services to those towns and cities.
- 3) With Jean's assistance the Town completed a substantial update of its Zoning Bylaw, which is used, in part, as a model by other towns.
- 4) With Jean's leadership the Town adopted a 40R Smart Growth District near the train station downtown. As a result they have seen new development

completed, including mixed-use buildings, in accordance with the 40R goals. A Town Meeting voted in 2017 to expand the 40R district to cover most of the downtown, furthering redevelopment.

5) While accomplishing all of the above, the planning department has been reviewing significant numbers of development proposals, 40Bs, commercial developments, and new residential developments. Reading has been one of the suburban communities that is seeing significant growth.

6) As both Community Development Director and Assistant Town Manager, Jean has been the manager of planning, building, and inspections division, public health division, historical division, recreation division, veterans' services, and the conservation division.

7) The planning division has always only consisted of Jean and one other planner as well as administrative staff – and that remains true with Jean as Assistant Town Manager.

Congratulations, Jean!



## MAPD CHAPTER AWARD

## Chris Kluchman, FAICP



The MAPD Planner of the Year was awarded to **Chris Kluchman**, former Director of Planning for the Town of Westford, now the Housing Choice Manager for the Department of Housing and Community Development (DHCD). Since

2016, Chris has served as the Treasurer, and with considerable diligence, patience, and oversight, she restored the financial integrity of MAPD. Under Chris's leadership on the MAPD Board of Directors, she instituted important fiscal controls to ensure stewardship of membership dues. Most importantly, however, Chris is one of our treasured colleagues who not only impresses us with her planning knowledge, but also consistently charms us with her irresistible wit and sense of humor. We wish Chris the best of luck and continued professional success in her new position at DHCD.



## Kimberley Driscoll, Mayor of City of Salem



Legislator of the Year Award is presented for significant contributions to local and regional planning issues.

**Kimberley Driscoll** has been Mayor of Salem since 2006 and is the city's first woman Mayor. Over the past 11 years, she has led the city through several years of progress, growth, balanced budgets, and improved service delivery.

Mayor Driscoll has an extensive background in planning and land use development, having worked as a real estate and commercial development attorney in private practice and as the Community Development Director for the City of Beverly and an Assistant Planner for the City of Salem.

Mayor Driscoll has been a leader in improving the transparency of city government and the level of constituent service and civic engagement in the community through technology, an updated city website, and the use of social media and smartphone apps.

Mayor Driscoll has initiated numerous projects throughout the city that enhance Salem's reputation as a wonderful community to live, work, and visit, including: establishing a city-owned ferry service to and from Boston; overseeing the redevelopment of the Salem Power Plant site; working with state officials to create a new court complex and forthcoming commuter rail station and garage; and fighting for a new city senior center.

The success of these public projects has led to renewed interest and investment in Salem, both within the downtown and throughout the city, spurring economic and job growth, increased community vitality from arts and cultural activities, and the transformation of Salem into a desirable destination both for visitors and those looking to relocate to one of Massachusetts' "Best Places to Live," according to *Boston Magazine* in 2013.

### DISTINGUISHED SERVICE AWARD

## Bob Mitchell, FAICP

**Bob Mitchell** probably doesn't need an introduction...He is a beloved planner, teacher, mentor, and friend. But he is also an avid supporter of the Chapter – particularly over the past year. Bob's efforts to bring the APA-MA Chapter back in good standing with a solid vision and plan to achieve our organizational mission stood out as a solid reason to recognize him for the Distinguished Service Award this year. Beginning in the Spring of 2017, Bob worked with Alison LeFlore and Laura Wiener to develop a comprehensive, implementable strategic plan that will guide our organization over the next five years. He borrowed from the organization's strengths and best practices from other Chapters (that he also willingly supports), and worked tirelessly with the team to create a four-bucket strategy with reasonable and forward thinking strategies that will help us serve our members and grow this organization. In addition to his visionary work on the strategic plan, Bob created the first ever orientation for our new Board members. He again borrowed from existing best practices, while adding in his institutional knowledge of our organization to create a robust training that will help all of our new and existing Board members fulfill their responsibilities while inspiring them to take their service to the next level over the next two years.



It is our pleasure to recognize Bob Mitchell for his undying commitment to the APA-MA Chapter...and this year's Distinguished Service Award.

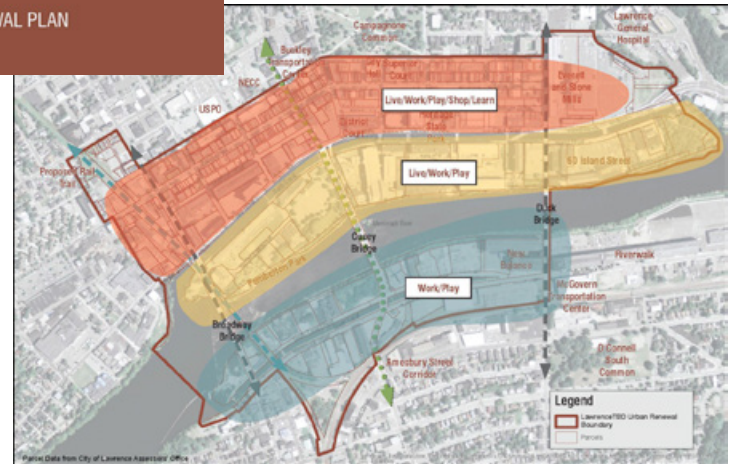
## LawrenceTBD Urban Renewal Plan

The **LawrenceTBD Urban Renewal Plan** was the culmination of a year-long process to create a new urban renewal plan for the core of the city, including its historic downtown, the mills along the Merrimack River, and the underutilized industrial area south of the river. The LawrenceTBD Urban Renewal Plan is an urban renewal plan for Lawrence prepared under the enabling legislation of Massachusetts General Laws and the regulatory requirements of the Department of Housing and Community Development (DHCD). The planning process was sponsored by the Lawrence Redevelopment Authority (LRA), and began in the fall of 2015. The Plan was approved by the Lawrence City Council in December 2016 and by DHCD in May 2017.

The LRA began the process in partnership with the Lawrence History Center (LHC) in November 2015. The LRA and LHC co-sponsored a panel discussion about the history of urban renewal in Lawrence, with panelists who fought against urban renewal in the 1960s discussing their experiences at that time. One panelist noted that the biggest difference between the present and the past was the presence of all members of the current LRA in the room for the discussion.

That panel set the stage for a process that was intended to be as inclusive as possible. Materials were provided in both English and Spanish for outreach and at all public meetings. Members of the Citizens Advisory Committee (CAC) and the LRA participated in the building and site survey, public meetings, and public outreach.

As the Plan developed, it became clear that, in the absence of a community-wide master plan, this urban renewal plan would need to address planning issues beyond the boundaries of the urban renewal area and outside the standard definition of



urban renewal. This Plan was not solely about the reuse and redevelopment of land — its focus was on what that reuse and redevelopment could do for the community.

In addition to the activities related to land acquisition, disposition, clearance, and redevelopment, which are the traditional activities of an urban renewal plan, the LRA identified strategies that would mitigate existing or future conditions related to land use and development. Using the framework of an urban renewal plan to consider the impacts of redevelopment both within and beyond the borders of the urban renewal area is an important concept that can be transferred to other communities.





## The PDO Corner

by Darlene Wynne, AICP  
APA-MA Professional Development Officer

Welcome to the first "PDO Corner" where I'll share information related to earning your AICP and meeting your Certification Maintenance requirements.

### ■ AICP Exam Prep Class

APA-MA is again offering our AICP exam preparation course on four Mondays — March 19, 26 and April 2, 9 — at the offices of Robinson & Cole LLP in Boston. Offered only in the spring, the prep course has proven to be a valuable resource for AICP test takers in the past. The course covers topics including: Planning Law, Ethics, Planning Administration, Planning History & Theory, Public Participation, Advocacy Planning, Transportation, and Economic Development. The cost is \$100 and includes presentation materials, the Chapter President's Council Study Guide, and dinner. [Registration info.](#)

### ■ 2018 Planning Webcast Series Seeks Presentations

APA-MA is seeking webcast ideas to submit to this series. Anyone interested in sharing their topic to a national audience from the comfort of your desk, please contact me. The webcasts take place on Fridays at 1:00 p.m. and are typically 90 minutes.

### ■ Mentor & Lecturer Database

We are still collecting names of people interested in sharing their professional expertise as mentors or lecturers (or both!). Sign-up here. We need AICP mentors to support the AICP Candidate Pilot Program as well as mentors (non-AICP or AICP) generally interested in supporting professional growth. Names of interested lecturers will be shared with area universities to serve as guest speakers.

— Darlene Wynne, AICP is Assistant Planning Director for the City of Beverly. Reach her at [dwynne@beverlyma.gov](mailto:dwynne@beverlyma.gov).

APA-MA and MAPD Present:

## Citizen Jane Battle For The City

Exclusive  
Screening!

Join us for Planners' Movie and  
Meet-up Night!

Wednesday, March 7, 2018

@ Capitol Theatre  
204 Massachusetts Avenue, Arlington

Networking at 5:30  
Movie at 6:30, Discussion to follow

Tickets are free but space is limited! RSVP :  
<http://tinyurl.com/PlannersMovie>

*"The movie pulses with  
contemporary resonance. It's  
a finely woven tapestry that  
feels as relevant and alive as  
the place you live."  
— Variety*

Watch the [trailer](#).



# Serving as a Juror on the APA National Awards Jury

by Peter Lowitt, FAICP

I was asked by APA President Carol Rhea, FAICP to serve on the APA National Planning Awards Jury for the 2017 planning awards, which were presented during the APA National Planning Conference last May in New York City. I was one of eight jurors from across the country serving under APA Board Member-at-large and Jury Chair Shedrick Coleman, AIA, who was serving on his third such jury. I had done this before, serving on the year 2000 National Awards jury. A lot had changed, for the better. Our responsibilities included:

- **Review submitted award nominations.** The nominations were all available online through a special jury portal for ease of review. This was a huge improvement over receiving boxes of paper submittals and supporting documents during the year 2000 awards process. Today all of the nominations have word limits with URLs provided for much of the supporting documentation. A number of forests have sent their heartfelt thanks to APA for making these changes.

- **Attend the jury meeting.** The jury meeting was held in APA's Chicago office on Nov. 17-18, 2016. A welcome jury dinner on Thursday evening served as an ice-breaker and a chance to get to know our fellow jurors in a more relaxed setting. This was followed by our all-day meeting on Friday from approximately 8 a.m.-4 p.m. The 2000 jury met at a historic hotel in Newport, RI for a similar two-day event, and most of the jurors were from the northeastern

U.S. in order to keep travel expenses in line. The 2017 jury was more national in composition and included three former chapter presidents (MA, TX, ID), a young planner (a former president of a planning student organization), a planner representing an allied association (National Recreation and Parks Association), two FAICPs, a planning professor, a planner specializing in health and planning, and an architect with a mix of private sector and public planning experience.

The jury review was a two-part process. The first part entailed three reviewers reading each submission in detail and ranking the nominations. This process winnowed down the finalists to a manageable number which we debated at length on our Friday meeting in Chicago. Our instructions noted, *"You will not review every nomination, nor will you review every nomination within a single award category. There might even be an award category in which you do not review a single nomination during the preliminary review process."* Once the finalists from the first stage were selected, we were encouraged to read through all of them so we could participate more fully in the deliberations. We had the ability to move submissions between categories, which we did. And we could assign some of the submissions gold and silver recognition (which we also did). We were supported throughout the process by APA Senior Communications Coordinator and National Planning Awards staff person Roberta Rewers. She did a commendable job.

The review criteria are listed on the APA National Planning Awards site and I won't go into them in any detail. The commonalities across awards categories generally involved innovation and originality, replicability, citizen engagement and participation, equity, issues of implementation, and effectiveness.

We met on an unseasonably warm Chicago evening on November 17 staying at Hotel Monaco, just around the corner from APA National headquarters where we met for our juror deliberations the following day. After a wonderful meal at the Beacon Tavern on Thursday evening we met up at APA headquarters and began our deliberations at 8 a.m. sharp. APA provided us breakfast and lunch and we finished up early, around 2:30 p.m. and made it to the airport as the weather changed to cold and rainy.

All in all, it was a much smoother process than the one I participated for the year 2000 awards. APA's process has improved considerably as one might expect given our advances in technology. Shedrick Coleman did a great job guiding the deliberation process and his three years of experience chairing the process were a great help to the jury. Everyone did their homework and participated in the deliberations.

I had to wait until the National Planning Conference in NYC and the May issue of *Planning Magazine* to complete the "celebration" part of our assignment. Until that time the results of our deliberations were embargoed. But it was nice to eventually congratulate the winners. In all, it was an honor to serve as a juror and to be part of such a thoughtful process. ■

**See the results:**  
[www.planning.org/awards/2017](http://www.planning.org/awards/2017)

# Be Careful What You Zone For

by Judi Barrett, Chair of the APA-MA Community Development & Housing Committee



About a month ago, I checked in on the Attorney General's Municipal Law Unit (MLU) website to look at recent zoning bylaw decisions. Though not all that user-friendly, the MLU Decision Lookup page provides a snapshot of recent zoning trends in Massachusetts towns. It also gives you a sense of topics the Attorney General's office is focusing at any given time. Often, the priority topics involve matters that many communities have struggled with or where local practices may be out of sync with recent statutory changes. A good example that comes to mind is the intense focus on zoning bylaws affecting agriculture that we saw over a decade ago, or more recently, solar bylaws. In our time, "all things marijuana" ranks high (no pun intended) as the topic du jour. Until I visited the MLU website on January 2, however, I didn't know that a near-and-dear priority of my own for over 30 years had caught the attention of the Attorney General's Office: the federal Fair Housing Act.

I scrolled through the decision list on the website and noticed one of my favorite Central Massachusetts towns. The former town manager there used to describe it as a "low barrier" community, referring to low regulatory barriers, and he was right. Compared with other suburbs, it has unusually permissive zoning. Last May, the town voted to amend a commercial development overlay district to provide for housing in mixed-use developments. The regulations include a restriction on unit sizes: "Units greater than two (2) bedrooms are prohibited." Before town meeting, some town boards that discussed the amendment talked openly about concerns that allowing housing in the overlay district could have a negative impact on the public schools. Transcripts from a few of these meetings made their way to the MLU.

In the MLU's decision on the overlay district amendments (see box above), there are words that all of us in the planning and zoning world need to think about.

To be clear, the Attorney General did approve the overlay district amendments. Still, one of my APA-MA colleagues disliked the letter because "...it seems like it was written to be Exhibit A in an appeal of the bylaw." However, that was not the intent. Rather, the point was to

The Fair Housing Act ("FHA") expressly prohibits discrimination in rental or sale of a dwelling on the basis of familial status. Specifically, the FHA provides in pertinent part that it shall be unlawful:

(a) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin. See 42 U.S.C. § 3604 (a).

"The phrase 'otherwise make unavailable or deny' encompasses a wide array of housing practices...and specifically targets the discriminatory use of zoning laws and restrictive covenants." (citation omitted)

Similarly, G.L. c.151B, §4, the Massachusetts Anti-Discrimination law, forbids discrimination in housing based on familial status... Both the [Zoning] Act and c. 151B, prohibit towns from using their zoning powers in a discriminatory manner, i.e., using its zoning powers to exclude housing for members of a protected class, i.e., a family with children.

put the community on notice that approval of the amendments did not preclude a legal challenge based on fair housing violations.

My hunch is that most planners reading this article have been involved, to some extent somewhere, at some point in their careers, with very similar zoning and very similar community conversations such as the one that led to the adoption of the zoning amendments described above. And, contrary to what some pundits claim, what I call "child-proof zoning" (some call it "vasectomy zoning") is not new. In the 1980s when Massachusetts still funded new public housing construction, the demand from housing authorities to build elderly/disabled housing was so pervasive that the state often put conditions on Chapter 667 grants to require progress on low-income family housing, too. The 1969 comprehensive plan for my own town touted planned development as key to our future fiscal stability because small units in densely developed, high-end housing developments in a high-end town would attract empty nesters and retirees and repel families with children. (The theory proved to be true.) Fiscal impact literature from the 1940s shows that on the eve of the Baby Boom, savvy communities looked for ways

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# Planning in a Changing Climate

by Joy Conway, Climate Reality Leader

**C**arbon dioxide in the atmosphere lasts for centuries. It builds up and traps heat. The science of global warming has been known since the 19th century, but still we are burning fossil fuels and dumping 110 million tons of pollution into the atmosphere every day.

At the current pace of accumulation, by the end of this century, this carbon dioxide will be 225% greater than it is today. The buildup will continue in the next century.

As is well known, we are upending our stable climate. Air and ocean temperatures are rising. Warming oceans are melting ice and fueling hurricanes. The 17 hottest years in recorded history have been the most recent 17 years.

Heat in Boston is, of course, increasing as the global climate changes. By 2030, temperatures are likely to reach above 90 degrees during 20 to 40 days each year, with five days above 100 degrees. Our children and grandchildren can expect to be experiencing 90-degree heat for 90 days each year, with 33 days above 100 degrees. Sea level in

Boston has already risen, and a rise of 1.5 more feet is possible by 2050; 3.1 more feet by 2070; and an astonishing 8 to 10 more feet of water by 2100.

## Must We Change?

Defense Department planners for 1,774 U.S. naval and air bases in coastal and riverine locations throughout the world have been strongly advised to consider sea level and extreme water events when thinking ahead. Rain and storm surge from Hurricane Sandy already tested the coastline of Massachusetts, after flooding Manhattan's Financial District with nearly 13 feet of storm surge. Hurricane Harvey's extreme rain and flooding forced the evacuation of 42,000 Houston residents. The year 2017 was the costliest ever for weather disasters in the U.S. Losses from unusual weather totaled \$306 billion.

The scientific community all around the world has been telling us for a long time that the answer to this question is yes, we must change. We must stop burning fossil fuels.

## Can We Change?

Yes, we can change. We have the solutions at hand. Wind and solar power alternatives to fossil fuels have greatly exceeded market projections. This is a testament to falling prices, improving technologies, and strong incentives. Wind could supply worldwide electricity consumption 40 times over. Solar cells and battery storage costs have declined, and the market for electric vehicles is growing. There is enough solar energy reaching the earth every hour to meet the world's power needs for a full year. Businesses in developing countries are devising ways to bypass the need for grid infrastructure and provide solar-powered electricity directly to homes.

The City of Boston is working with architects, builders, and developers to create Net-Zero and Net-Positive buildings. These buildings use very little energy, produce electricity with renewable technologies, and feed extra electricity back into the grid. They can be replicated in other cities and towns.

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*The City of Boston's E+ Green Building Program has engaged architects, builders, and developers to create new models of Net-Positive energy buildings, buildings that use very little energy and exceed what they need with onsite renewable energy. Very efficient buildings are being built in Boston at costs comparable to typical new construction.*

**Left:** Marcella Street in Roxbury was completed in 2013 by developer/builder Urbanica with the architect ISA-Interface Studios. Work with the community led to strong support and buyer interest; the homes were under agreement before construction was completed. Together, these four homes gener-



Sam Oberer



John Homer Photography

ate enough clean renewable energy for a typical three-bedroom home. **Right:** The Fort Hill Townhouses were built in 2015 at the corner of Dorr and Highland Streets in Roxbury by developer/builder Urbanica with MERGE architects.

The creation of 2.6 million jobs in the U.S. solar, wind, and energy efficient sectors has added to the evidence that we can change from fossil fuels to renewable energy.

### Will We Change?

The Paris Agreement of 2015 was an historic event. It brought together 197 nations, including the European Union, to set goals, timetables, and a framework for reducing carbon emissions. When President Trump said he will withdraw the U.S. from the Agreement (which cannot happen before the day after the next presidential election in 2020), the reaction was immediate. Cities, states, businesses, and institutions signaled support for meeting our commitments, despite the absence of federal government leadership.

Planners can add meaningful support for the Paris Agreement through their words and actions. They can wield significant influence on policy decision-makers by sharing their expert knowledge of the science and potential impacts of climate change. Planners can advance our ways of thinking about risks to our communities.

Planners can review how data and information are made available throughout their communities to ensure effective response in future emergencies. The evacuation of 42,000 people in Houston through the floodwaters of Hurricane Harvey adds a magnitude of risk to our perspective. In a new book, *The Water Will Come*, Jeff Goodell adds timing of risk to our perspective. He sets the destruction of Miami in the year 2037. This future date is consistent with the typical 20-year timeframe of comprehensive plans.

Housing planners can make sure that future risks of a changing climate are considered during site selection, design, and construction of new homes. Affordable housing typically is financed for a 30-year term, making 2050 an important

year for anticipating risks to residents and property.

Planners can also work effectively to multiply the benefits of investment in infrastructure. For example, planning for redesign of roads and streets to handle extreme rainfall can easily coincide with planning for routine construction and maintenance.

### Join the Climate Reality Project and Speak Out for Change

Climate Reality Leaders make up a global network of 14,000 members who have been trained to talk about the impacts of climate change and what we can do to support the shift from fossil fuels to clean renewable energy. The Climate Reality Project, created and chaired by Al Gore, provides research and scientific data to support our training and presentations.

The next Climate Reality Leadership Training program will be in Mexico City, March 21-23, 2018. Planners who are interested in this opportunity are urged to apply through the Climate Reality website, [www.climaterealityproject.org](http://www.climaterealityproject.org).

All voices are needed in calling for change from fossil fuels to renewable energy. This is a daunting challenge. The vast majority of carbon reserves are unburnable and must stay in the ground if we stand any chance of arresting global warming. To avoid the risk of these reserves becoming stranded assets, the fossil fuel companies themselves must participate in changing to renewable energy and not continue to pursue short-sighted decisions.

Planners are uniquely prepared to participate in this campaign while they plan for sustainability, the defining challenge of the 21st century.

Climate Reality Leaders will continue to speak out as if our world depends on it, because our world *does* depend on it. ■

— Reach Joy Conway on [LinkedIn](#) or by email at [joy.conway22@gmail.com](mailto:joy.conway22@gmail.com).

to restrict family housing — not to mention families of color.

Lest anyone think that what happened in that Central Massachusetts town was a one-off, there's a sequel. I happened to be on the MLU site again a few days ago, and I spotted a decision letter to another town, plainly classified under the topic heading, "Fair Housing." In this case, the zoning amendment involved bedroom restrictions in a "Residential Open Space Community." The troublesome language reads, in part:

That a variety of units shall be provided within the Residential Open Space Community, which may include dwelling units of one, two, or three bedrooms, that each building in the Residential Open Space Community has no more than four dwelling units, *that multi-unit buildings average no more than two bedrooms per unit* [emphasis added], that no unit has more than three bedrooms...

We all need to take this seriously. Yes, the health of the Commonwealth's economy hinges on having enough housing for families at all wage levels, but more important: housing choices are a matter of social fairness and civil rights. The federal Fair Housing Act is 50 years old this year. When we zone in ways that expressly favor some types of households, we legitimize policies that may have a disparate impact on others. As planners, we have an opportunity to change the public narrative about housing by "...working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration."

It's long overdue. ■

— Judi Barrett is Director of Economic Development for the Plymouth Regional Economic Development Foundation. Reach her at [judith.barrett@cloverset.org](mailto:judith.barrett@cloverset.org).



## NEWS FROM MAPD

Dear Planning Friends and Colleagues,

As you know, MAPD and APA-MA have been coordinating forces to advance long-overdue reforms to the Commonwealth's planning, zoning, and permitting laws. Many of you have been working on this issue for 20+ years. Over the past year, the legislature has considered two companion bills, with House Bill 2420 being the preferred legislation. Both Steve Sadwick, AICP (Legislative Director for APA-MA) and I have testified at various hearings; and most recently, we met with the "House Five" – a group of Representatives directed by the Speaker to work on land use reform – to discuss the planning organizations' legislative priorities and offer our members' technical expertise throughout the process.

On January 29, 2018, it was an honor and privilege to provide to provide testimony on House Bill 4075 – An Act to Promote Housing Choices. As noted in my testimony, "the planning organizations think it's a terrific jump start to housing production and by those zoning barriers that limit communities' options for promoting housing production and affordable housing." Housing is just one (albeit very critical) component of addressing the Commonwealth's antiquated land use regulatory framework, which has not been updated since 1975! We hope that the planning organizations can continue to work with the legislature to ensure that the measures outlined in House Bill 4075 can be incorporated into a balanced, comprehensive land use reform bill.

With housing and land use now front and center on the legislative agenda, I urge you to get involved and help us take action. To get up to speed on the current zoning reform efforts, a great resource to check out is the recent APA-MA-sponsored webinar from August 2017 on [YouTube](#).

Please feel free to reach out to me should you have any questions.

Sincerely,

Kristina Johnson, AICP  
MAPD President



## We are heading to the City of Presidents!

### Save the Date for the 2018 MAPD Conference:

*May 24-25, 2018  
Boston Marriott Hotel  
Quincy, MA*



*Spread the word and keep your eyes peeled for the official call for workshop proposals. Should you have any questions, please contact MAPD President Kristina Johnson, AICP, at [kjohnson99@gmail.com](mailto:kjohnson99@gmail.com), or Jessica Allan, AICP, MAPD Vice President, at [jjoallan@gmail.com](mailto:jjoallan@gmail.com).*



### The Planners Network of Greater Boston presents:

***"Immigration and Urban Planning: Challenges and Opportunities for Massachusetts Communities"***

**Thursday, March 1, 2018 / 6:00-8:30 p.m. @ 105 Mass Ave. (MIT Building 9)**

As immigrant communities face increasing fear of deportation and immigration policy hurdles into the media spotlight, the planning profession must ask itself how to respond: How do we answer rhetoric surrounding immigration and refugees? What state and federal policies should we support? How can we elevate and foster the economic development and cultural life occurring in immigrant communities?

This workshop will let economic development and land use professionals from municipalities and CDCs, planning students, and immigrants themselves share stories, successes, and ask questions. Plus: CM credits and dinner! [More info.](#)