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# New England PLANNING

Massachusetts Chapter & Rhode Island Chapter

## Successful Redevelopment Projects

### Innovative Public Outreach Bears Fruit for Symmes Hospital Reuse

*Ken Schwartz, AICP, VHB Director of Planning*

Recently, a growing number of state and privately run hospitals have closed their doors due to significant changes and consolidation in the health care industry. These prime real estate holdings often remain under-developed and closed to the general public. The result has left many cities and towns with abandoned, deteriorating buildings and overgrown grounds. Not only are these sites no longer contributing to the local tax base, the vacant buildings are viewed as blight in the town and a potential threat to bringing unwanted or inappropriate development to the community.

Many cities and towns throughout New England are taking a proactive community-based approach in defining future development opportunities for these sites. Local officials are encouraging developers to reuse sites in a manner that fulfills community goals, providing residential and mixed-use opportunities that can bring in more business, open space, and affordable housing. The challenge is how to best involve the community in the planning process, a difficult task for planning boards, community groups, and developers.

*Continued on page 6*

### The Cordis Mills Story

*Megan T. DiPrete, AICP*

The Windle Mill was built in the early 1862’s and was originally (we believe) called Cordis Mills. It was added onto over the years until the early 20<sup>th</sup> Century, when it was known as the Millbury Woolen Company. A survey from 1928 shows the buildings nearly exactly as they are today. In the mid-20<sup>th</sup> Century, as the textile industry began to fade, the mill was owned and operated by the Windle Family.

The Auburn-based R.H. White Construction Companies (Inc.), led by 2<sup>nd</sup> and 3<sup>rd</sup> generation family members (Chair of the Board Leonard White and President/CEO David White, respectively) conceived of this mill rehab effort in the late 1990’s. With the then-owner Terry Windle, RH White worked with a myriad of agencies to ensure, long term, the integrity of the mill and its location relative to the Blackstone waterways, and the economic contribution it had always made to the community. Agencies that participated in the design process included the Mass Development offices, state and local historic commissions, and the Blackstone River Valley National Heritage Corridor Commission (BRVNHCC), in addition to the state and many local permitting groups.

The project would be to convert the textile mill into a full service, luxury apartment complex and an adjacent medical office building.

Just a few years ago, the Windle Mill was one of the few places in the country still manufacturing “nubs” for the textile industry. (Nubs are little lumps of wool that are actually inserted into fabric, adding texture.) The mill was located on the edge of Millbury’s downtown, at the “intersection” of Route 122A, the Blackstone River and the

*Continued on page 7*

## Massachusetts Chapter

by Peter Lowitt, AICP, Chapter President



Report from the national conference.

I would like to thank Joshua Channell and Jennifer Raitt for serving the chapter as members of the delegate assembly voting to adopt new energy and redevelopment policies for APA. Former Chapter Presidents were honored as part of APA's 25th Anniversary Celebration. Carol Thomas, Ralph Willmer and Bob Mitchell were recognized for their past service. New England

Planners met at Buffalo Billiards for the traditional conference get-together. A good time was had by all. The CPC and APA business meeting saw another education summit with APA leadership, Planners Accreditation Board (PAB) and the Association of Schools for Collegiate Planning (ASCP) meeting to continue our dialogue around the need to define a core body of knowledge for planners throughout their careers. A role delineation study was funded to assist in this process.

APA National has adopted a growth policy calling for 15% increase in membership over the next five years.

Professor Ralph Gackenheimer, FAICP was inducted into the College of Fellows of the American Institute of Certified Planners for his long service to planning, most recently his service to the chapter in creating the AICP exam preparation program at MIT. His daughter, a planner in Cambridge, accepted the honor on his behalf. The Terrific Toms, (Broadrick and Bott) pulled together this successful application on behalf of the Chapter.

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## Leicester Acquires Hillcrest Country Club

Michelle R. Buck, AICP

After over two years of effort, and through the generous assistance of The Trust for Public Land (TPL), the Town of Leicester purchased the 310+ acre Hillcrest Country Club in March for \$3.8 million. The Town anticipates reimbursement of \$500,000 through the Executive Office of Environmental Affairs from the Federal Land and Water Conservation Fund (pending submission of further information and final Federal approval).

The Hillcrest property, centrally located in Leicester on Route 56, is a critical recreation and drinking water protection resource. The property is largely wooded, with wetlands, ponds, and a brook, and offers scenic views of the surrounding valley and downtown Worcester. To the east is water supply land surrounding Henshaw Pond, the sole source of drinking water for 42% of Leicester residents. Protection of this property will safeguard this municipal water supply and enable the town to develop new wells for an additional town-wide water supply. Approximately 75 acres of the site is a currently a 9-hole golf course that will be maintained as a municipal golf course managed by private contractor.

A proposal for more than 200 homes on the Hillcrest property led to the efforts for protection. Voters at Town Meeting on November 13, 2002 overwhelmingly supported an article to authorize the Selectmen to negotiate with the property owners to acquire the property, and appropriated \$25,000 to study acquisition. This funding proved crucial. The Town was able to hire appraisers, a fiscal impact consultant, as well as a golf course consultant to evaluate the options for the property. The fiscal impact assessment in particular, which demonstrated that development of the property would be much more expensive than acquisition, was a strong selling point with Leicester voters. TPL was instrumental throughout the entire process, particularly in handling difficult negotiations with the property owner, navigating complicated acquisition legal issues, and "campaigning" prior to the required Town Meeting and ballot votes.

In a creative solution to adequately protect the property and meet the needs of the Town, the property was divided into three categories of protection: 1) the main part of the golf course will be permanently restricted to recreational uses; 2) an area including the club house and a 11 acre portion of the golf course (across the street from the main golf course) will be restricted to recreational uses, but could be converted to general municipal use with Town Meeting approval; and 3) the remainder of the property (over 200 acres) will be permanently protected as watershed/water supply land and will provide opportunities for passive recreation compatible with watershed protection.

Acquisition of the Hillcrest property has protected a popular recreational area and a public water supply, provided the opportunity for development of additional municipal wells, limited property tax growth, and preserved town character and quality of life.

For more information, contact Michelle R. Buck, AICP, Leicester Town Planner at 508-892-7019, or Craig MacDonnell, State Director, The Trust for Public Land at (617) 367-6200 ext. 304

# New Standards of Conduct for Notaries Public

By Todd K. Helwig, Mirick O'Connell

On December 19, 2003, Governor Mitt Romney signed an Executive Order substantially changing the manner in which notaries public perform their duties. The new standards are designed to help prevent document fraud and curb identity theft. All notaries must comply with the new standards by May 15, 2004. The Executive Order, however, is currently undergoing public comment and may be changed from its current form.

One of the most important changes is the requirement that notaries obtain satisfactory evidence of the identity of the person signing a document or making an oath or affirmation. The most common types of satisfactory evidence include a picture identification issued by a federal or state agency, the notary's personal knowledge of the individual in question or the notary's personal knowledge of a person who knows the individual in question.

The Executive Order establishes a list of specific duties the notary is empowered to perform. Some of these duties include:

- ◆ A notary may take an acknowledgement in which a person states that their signature on a document was voluntarily made for the purpose stated in the document, and, if applicable, that the person had the authority to sign the document in a representative capacity.

- ◆ A notary may take a jurat in which a person appears before the notary, presents a document and makes an oath or affirmation vouching for the truthfulness or accuracy of the document under the pains and penalties of perjury. The document must be signed in the presence of the notary.

- ◆ A notary may also witness the signature of a person signing a document. The new standards also set forth the procedure for situations where a person cannot sign his or her name.

Each of the above activities requires that the notary obtain satisfactory evidence of the identity of the person before performing the act.

The Executive Order also sets forth a list of things a notary cannot do. For example, a notary is prohibited from taking any one of the actions discussed above if the person is not in the notary's presence at the time of the notarization, the notary doubts whether the person knows the consequences of the document, or if the person signing the document is not acting of his or her own free will. In addition, a notary may not notarize a document if the notary is a party to the document, or is the spouse, domestic partner, child, parent or sibling of the person signing the document. Finally, a notary may not notarize a document if

the notary will receive anything in value exceeding the statutorily mandated fee of \$1.25.

Perhaps the most cumbersome aspect of the new standards is the requirement that the notary maintain a journal. The journal must be a permanently bound book with numbered pages. The notary must record every notarial act performed by the notary in the journal. Upon performing the act, the notary must record in the journal the date and time of the act, the type of notarial act, the title or description of the document or proceeding, the signature, printed name and address of the person signing the documents and any witnesses, a description of the satisfactory evidence of the identity of the person signing the document, the fee charged and the address where the notarization occurred. The notary must retain the journal for seven (7) years after the end of the notary's commission.

Fortunately, the Executive Order provides that the failure of a document to contain the form of acknowledgment, jurat or signature witnessing set forth in the Executive Order will not have an adverse effect on the validity of the underlying document. This failure should also not be the basis of refusal to accept a document for recording or filing. It is nevertheless important that notaries comply with the Executive Order in order for the notary to maintain his or her commission.

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## Pre-Disaster Mitigation Legislation would include Beach Projects

*Reprinted with permission from "Coastal Watch Update", February 19, 2004.*

*Marlowe & Company from the American Shore & Beach Preservation Association*

Congressman Henry Brown of South Carolina introduced a bill in February that would allow beach nourishment projects to be eligible for inclusion in hazard mitigation plans and for hazard mitigation assistance grants administered by the Federal Emergency Management Agency (FEMA). Rep. Brown's bill, H.R. 3804, is a significant piece of legislation for coastal communities.

FEMA administers a competitive Pre-Disaster Mitigation (PDM) grant program that provides funds to States and communities to implement a sustained pre-disaster natural hazard mitigation program to reduce overall risk to the population and structures, while also reducing reliance on funding from actual disaster declarations.

However, FEMA specifically makes beach nourishment or renourishment ineligible under this competitive grant program. This ignores the findings of a study published in 2000 by the Army Corps of Engineers that concluded that "beach nourishment projects do reduce hurricane storm damages, which, in turn, reduce Federal disaster recovery costs."

H.R. 3804 amends the current federal guidelines to allow small beach nourishment or renourishment projects to be eligible for the PDM competitive grant program. Fact sheets and copies of the bill are available by emailing [beaches@mail.netlobby.com](mailto:beaches@mail.netlobby.com).

## Editorial - Fiscal Impact of New Growth

Judith A. Barrett

*Community Opportunities Group, Inc.*

Shortly after I began working on a master plan for a small town on the North Shore three years ago, I spent a few days touring and photographing the community. A local official had asked me to look at two new subdivisions, so I drove through them one afternoon. Aside from the enormous houses, there was no sign of life in either neighborhood: no cars in the driveways, no open doors or windows, no barking dogs, no walkers, and no children. Indeed, I did not see a single swing set, and if the lawns had not been freshly mowed I would have wondered if the homes were even occupied. Thereafter, I drove to a slightly older subdivision nearby. At first glance, it looked much like the ones I had just left: huge houses centered on large lots, with nice yards and a lamppost at the end of every driveway. However, this subdivision was different. Minivans parked outside and a few Golden Retrievers wandering freely in the neighborhood made it clear that people were home. It took little time to figure out why; save for my own excursions to Toys R Us over the years, I've never seen so many doll carriages and tricycles in one place. In fact, I had just entered a neighborhood that was crawling with kids.

I wish I could say that my experience in planning has enabled me to develop a simple, one-size-fits-all formula for estimating the fiscal impact of new growth. Moreover, I wish I could agree with state officials who claim that new homes "pay for themselves" and if communities simply removed barriers to new development, we would have plenty of affordable housing and more than enough revenue. However, I cannot make either of these statements. In fact, the fiscal impact of residential development differs tremendously by housing type, density, scale, price and location. It also differs by definition of "new" housing unit. Unfortunately, many fiscal impact myths persist in Massachusetts. Not long ago, the state published a fiscal impact manual that cited an average multiplier of .89 school-age children per home in communities across the Commonwealth. More recently, another state study concluded that 71% of all municipalities obtain surplus revenue from housing growth – assuming an average multiplier of .50 school-age children per home. Assertions like these distort reality and they contribute to misguided public policies.

While standard federal census tables stop short of measuring the number of school-age children in new homes, available data sets do shed light on important characteristics of homebuyers and renters in each community. A simple cross-tabulation of Census 2000 data for the state's 351 cities and towns shows that Medfield, Dunstable, Berkley, Norfolk and Hanover top the list for average household size in all owner-occupied housing units. For housing units purchased by the present owners

in the past two years, however, Freetown, Heath, Dalton, Hanover and Sherborn rank highest for average household size. Considering move-ins that occurred five years ago, the roster of high-ranking communities includes Sherborn, Southborough, Weston, Sudbury and Medfield. As for homeowners who moved into their current house six to ten years ago, the high-ranking towns are Hamilton, Plympton, Boxborough, Topsfield and Townsend.

To complicate matters, Norfolk, Medfield, Boxford, Harvard and Acton have the highest state ranks for percentage of family homeowners with school-age children while Medfield, Boxborough, Lawrence, Royalston and Boxford rank highest for average number of school-age children per family (regardless of tenure). Although affluent, low-density suburbs tend to rank highest on all of these indicators, the top 25 communities include some very small towns in Berkshire, Franklin and Worcester County and two cities (Lawrence and Chelsea). As for renters, the largest average household sizes also occur in fairly small towns: West Newbury, Ashby, Warwick, Tolland and Lincoln. This finding applies equally to recent move-ins and longer-term (10-year) renters. Given the wide variations in household size and composition, school impact estimates should be based on local data. There is no substitute for sampling households in comparable homes built at different points in time. In my experience, the average number of school-age children in new single-family homes – defined here as built within the past four years – can range from .65 in some communities to 1.5 or more in others. Moreover, the average number of school-age children within a given town varies by type of housing development.

One would imagine that communities with the highest rates of school enrollment growth also had explosive growth in school spending, and for the most part this is true. However, school population growth does not always lead to commensurate rates of school expenditure growth. During the 1990s, communities with comparatively low rates of school enrollment growth often doubled their investment in schools. In most cases, the communities with low enrollment and high expenditure growth are small towns in Western Massachusetts and several of the Commonwealth's cities, yet some are small- to mid-size suburbs east of Worcester. Rapid increases in school spending between 1990-2000 can be attributed in part to the Education Reform Act, but they also reflect school improvement initiatives that were already underway when ERA went into effect (1993). In 1990, no fiscal impact analyst could have predicted the school budget growth that would occur as school districts put more resources into curriculum supervision and professional development, reduced class sizes, moved children with special needs out of segregated programs into inclusionary classrooms, and built new schools or modernized old ones. Most of these educational cost components were destined to increase regardless of enrollment growth, but while political leaders and the public demanded better schools, few were prepared to pay for them.

Concerns about the fiscal impact of new growth have led to policy choices with disturbing implications for the future. Whether driven by pragmatism or politics, fiscal zoning is clearly in vogue. Zoning that allocates large amounts of land for commercial or industrial development, zoning that intends to discourage or exclude families with children, and zoning that requires very large lots for the sole purpose of reducing growth all dominate debates about land use in many communities. On one level, fiscal zoning expresses long-standing frustrations with a system of public finance that hinges on the property tax. By favoring development that brings few demands for municipal and school services, local officials hope to bolster revenue and reduce growth in service costs. On another level, fiscal zoning reinforces class interests and perpetuates economic polarity. Ultimately, fiscal zoning breeds sprawl. Land use policies that pit revenue against the environment and social needs bring about a host of unintended consequences – including the development impacts that communities fear most.

Still, it is deceptively easy to blame local governments. The more troubling aspect of fiscal zoning is what it suggests about failures at the state level. Until state government adopts and stands by a coherent approach to housing, economic development and education finance, it will be very difficult for the Commonwealth's communities to plan for growth.

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## Massachusetts FY05 Budget and Transportation Bond Bill Summary

By Douglas L. Landry, AICP

With this fascinating political season in full swing, don't forget that the Massachusetts state budget process has also begun. Governor Romney has submitted his version of the FY05 Budget and the 2004 Transportation Bond Bill for consideration. The House of Representatives and Senate (the General Court) will surely be pulling them apart and putting them back together again (in Humpty Dumpty-like fashion!) during the ensuing debates over the next several months.

A few highlights of planning interest from each proposal are described below. Remember, these are only the Governor's proposals at this time, and only a few may survive the legislative process at all. Those that do pass will probably be unrecognizable from their original form as currently proposed.

FY05 Budget - As always, it is the "Outside Sections" that are the most interesting. If the highlight of the FY04 Budget's "Outside Sections" was the abolition of the Metropolitan District Commission (MDC) and the subsequent creation of the new Department of Conservation and Recreation (DCR), then the FY05 Budget promises an even juicier plot line to follow – the merger of the Massachusetts Turnpike Authority with the Massachusetts Highway

Department (MassHighway). There will surely be much attention paid to that proposal.

Come June or July, it will be interesting to see what sections survive, which get added, and which get the axe in the process. Until then, enjoy reading the entirety of the FY05 Budget at the following link: <http://budget.mass.gov/budget/>

With Governor Romney's proposed FY05 Budget in the hands of the General Court, an equally important piece of legislation is also pending debate within the next few months - the 2004 Transportation Bond Bill. Although not an annual occurrence, Transportation Bond Bills are typically no less interesting than their FY Budget sisters, especially the "outside sections". The 2004 version does not disappoint in this regard. Some highlights of planning interest within this bill are outlined below:

For the first time in memory, the entirety of the Bond Bill and accompanying documentation is available on the web, rather than existing in a "black box" at the Executive Office of Transportation & Construction (EOTC). Access this link to review the entirety of the Bond Bill and related information: <http://www.state.ma.us/mhd/tbb/bondbill.htm>

Two documents of note accompany the Bond Bill:

- o An Executive Order extending the Commonwealth's long-standing commitment to fund statewide road and bridge projects at the rate of \$400 million annually, exclusive of the Central Artery/Tunnel (CA/T) Project. This commitment is in recognition of the fact that Massachusetts has "...significant funding responsibilities for the Central Artery/Tunnel (CA/T) Project well after its scheduled completion in 2005, and is scheduled to allocate over \$1.5 billion to the CA/T Project from the date of its scheduled completion through state fiscal year 2012..."

- o A Memorandum of Understanding (MOU) establishing a Transportation Security Roundtable between EOTC, the Executive Office of Public Safety, the City of Boston, the Department of Conservation & Recreation (DCR) the Governor's Seaport Advisory Council, the Massachusetts Aeronautics Commission (MAC), the Massachusetts Association of Regional Transit Authorities, the Massachusetts Bay Transportation Authority (MBTA), the Massachusetts Highway Department (MassHighway), the Massachusetts Port Authority (MassPort), and the Massachusetts Turnpike Authority. The purpose of the roundtable is to "...establish a framework for cooperation among the Parties to strengthen coordination of efforts to enhance the transportation security of the Commonwealth, recognizing the linkage of transportation and national security matters."

There are other interesting provisions in the FY05 Budget and 2004 Transportation Bond Bill too numerous to mention here. Check the links provided above to review these proposals in their entirety.

*Symmes Hospital Reuse, continued from page 1*

Officials in Arlington, Massachusetts faced such a challenge in developing a reuse plan for the former Symmes Hospital, a primarily vacant 18-acre site situated on a hill overlooking downtown Boston. The town recognized that the site is of sufficient size and strategic location that its redevelopment ought to create something truly significant for the citizens of Arlington.

In 2001, the town passed a debt exclusion vote to raise the funds necessary to purchase the Symmes site to ensure that future development would significantly benefit the community. To facilitate community understanding of the implications with redevelopment, the Arlington Redevelopment Board (ARB), Symmes Advisory Committee (SAC), and their consultant team, headed by Vanasse Hangen Brustlin, Inc. (VHB), orchestrated an extensive community involvement process that included hundreds of town residents and stakeholders.

“Most reuse in urban areas occurs in the midst of a residential community, where the original use was developed somewhat remote from surrounding uses,” says Charlie Foskett, chair of the Symmes Advisory Committee, a group formed to assist with the redevelopment process. “Community-driven development can bring great public benefit and high commercial value. Poor development can bring unending public opposition and immense cost to both the community and developer.”

The town of Arlington recognized early on that public participation is perhaps the most important contributing factor to ensuring a plan’s long-term success. But how do you ensure an open and inclusive community planning process that results in a feasible plan that is supported by most, if not all, stakeholders?

To promote outreach and involvement, a consistent marketing tool and project identity was developed to communicate with and encourage residents to become involved. The result was “Symmes Seasons,” an outreach campaign that included a logo and theme to correspond to the four seasons over the yearlong planning process. To announce meetings, flyers and posters with the theme and logo were placed in strategic locations throughout town, including storefronts, schools, and community centers. The flyers were also supplemented with advertisements in the local newspapers, which included the Symmes logo.

The project was further supported by a website ([www.symmesarlington.org](http://www.symmesarlington.org)), created by the team and regularly updated by the SAC. The website was used as a tool for communicating details of the project. It offered background information on the site and the planning process, redevelopment alternatives, and an interactive form for discussion and input. The website proved to be a great example of how technology can be used as part of an overall public outreach program.

As “Symmes Summer” moved through “Symmes Autumn,” “Symmes Winter,” and “Symmes Spring,” four public design workshops and forums were held, with an average attendance of more than 200 people at each. In addition, the town held over 100 community meetings to gain community input and develop a consensus around a successful redevelopment plan. The result was an unprecedented unanimous approval of the reuse plan at Town Meeting in April 2003.

In October 2003, the town issued a Developer Request for Proposals that included a set of performance guidelines and controls that were developed during the community planning process. Following a review that included public presentations from short-listed developer teams, the ARB preliminarily selected E.A. Fish Associates to develop the Symmes site. The future of the Symmes site will continue to be a centerpiece for Arlington residents because it came from a plan that was truly developed by the community.

The Massachusetts Association of Certified Planners (MACP) will be updating their membership list and launching their own web site this spring. If you would like to consider becoming a member, please e mail our consultant, Angela Dwyer at [angeladwyer@earthlink.net](mailto:angeladwyer@earthlink.net) to obtain a copy of the application material. Since we have requested Applications to be returned by May 15<sup>th</sup>, it will be essential for you to respond ASAP in order to be included in our brochure. Larry Koff, President, MACP.

*Cordis Mills, continued from page 1*

Blackstone Canal.

If you are even remotely exposed to planning, or planning-related projects in Northern RI or Central MA, chances are good that the words “mill” and “Blackstone” will pepper any conversations. Any rehab project at this site would not take place in a vacuum.

About 20 years ago, Congress created the BRVNHCC (now named for the late-Senator John H. Chafee), an agency operating within the National Park Service. The Commission’s formation reflected the growing and diverse efforts to preserve the environment and cultural landscape that is attributable to the mill heritage of the Blackstone River. The BRVNHCC excelled as a hub, allowing the flow of energy and information among the many interested groups, from small business owners in Worcester’s Quinsigammond Village to the Pawtucket Preservation Society, and every geographic and philosophical organization in between.

A few decades ago, the Blackstone was an industry- and trash-dumping-ground. Over the years, individuals and groups have succeeded in transforming the River into one of the country’s greatest gems. It is clean enough to be used for canoeing and kayaking. Buildings are being preserved and renovated in an historically-sensitive manner. And virtually every nearby development activity keeps an eye to preserving the integrity of this resource.

Recognizing this, unprecedented provisions were made to both preserve and enhance the Blackstone when the Commonwealth of MA designed the record-breaking interchange of the Mass Pike/Route 146 (and Route 20).

In addition, both the Mass Highway Department and, to an even greater extent, the RI DOT, have put extensive time and money into bike path projects. One of those, the Blackstone Valley Bikeway, will travel along (or very near to) the Blackstone, all the way from Worcester MA into Pawtucket RI. It will go right past the Cordis Mills site.

To say that Cordis Mills is located on the Blackstone Canal is an understatement – the Canal flows literally underneath the building and out the other side (essentially into the Blackstone River). Historically, of course, the power of that flow was harnessed and used to provide electrical power to facilitate the mill’s operation.

Predictably, given its historical function as a textile mill, environmental evaluations required some remediation work before building construction/renovation could begin. Fortunately, the issues were fairly straightforward and reasonably addressed (oily dirt resulted in an Activity and Use Limitation agreement, lead paint was abated, etc).

In the end, the facility was nearly 3 acres of floor area,

built of 3-story load-bearing brick-masonry. (There is also a one-story wing, where the medical offices were located, and a two-story wing, used in the residential portion.)

As environmental remediation allowed, the first phase of construction was to get the 5000 square feet of medical office built and operational. Then, in January 2003, work began on the transformation of the building (and site) into luxury living that includes a fitness facility and an outdoor heated swimming pool.

When complete (it’s almost done!) there will be 112 one- and two-bedroom apartments. There are 7 basic floor plans, although each of those has a couple of variations. Working with the mill means that very few units are truly identical.

- ◆ 20 apartments have their own private entrances
- ◆ 3 have rooftop “access” (decks)
- ◆ 3 have European-style “balconies”
- ◆ 27 have their own brick patios
- ◆ 6 are fully handicap accessible
- ◆ 23 are designated “affordable” under the Tax Credit Program.
- ◆ 19 have gas fireplaces (remote control!)

The “main mill” consists of 93 units, and is heated and cooled via a water-to-air hydronic system. That means that the central heat and central air conditioning work off the same primary equipment in the mechanical room, but that one apartment can be utilizing heat while their neighbor is running the AC. The two-story wing has individual heating/ac systems for each of the 19 units located there.

The apartments are equipped with a dishwasher, garbage disposal, over-the-range family sized microwave, and their own washer/dryer. And each apartment is pre-wired with T-1 DSL, not typically available to residential users. Every apartment has their own 100-amp electrical service and panel, reducing conflicts among residents, and their own hot water tank, so they never need to compete with their neighbors for water pressure.

The project was the first of its kind for RH White, but its development was successful at least in part because the company embraced the history and location of the site. Artifacts from the mill operation are even incorporated into the building construction!

*(a bio note: During the permitting phase of this project, I was the Director of Planning and Development in Millbury. Since then, I have joined RH White and manage the Division which owns and operates Cordis Mills.)*

## employment

### Part-time, entry-level planner - Paul Finger Associates Waltham, MA open until filled

Paul Finger Associates, Inc. is a 7-9 person Landscape Design firm specializing in site design, engineering and permitting for a wide range of institutional, recreational, commercial, office and R&D as well as high-end residential development. We have an immediate opening for a part-time, entry-level planner with some experience in land use planning and environmental and zoning permitting. We offer competitive pay and excellent benefits, and a friendly, casual office environment. Please submit resume to:

Paul Finger Associates 281 Winter Street Waltham, MA 02451 Fax: 781-647-4924 Email: info@pfai.net

### Department of Planning & Development Director Town of Coventry, RI

RESPOND BY: May 14, 2004

#### Statement of Duties

Position performs responsible and complex professional, administrative, and supervisory work in managing the Planning Department. Work includes overseeing development projects and long-term planning; enforcing state and municipal development regulations; providing information and education to town officials, developers, residents, and other interested parties relative to planning and other municipal initiatives; working with other state and local town boards and officials to coordinate optimal project outcome; supervising staff; and ensuring for the overall efficiency of department operations.

#### Supervision

Working under administrative direction of the Town Manager, employee establishes long and short-range plans and objectives and professional performance standards, and assumes direct accountability for department results. Employee consults with supervisor where clarification, interpretation, or exception to municipal policy may be required. Employee exercises control in the development of departmental policies, goals, objectives, and budgets, and is expected to resolve all conflicts that arise and coordinate with others as necessary. Employee has access to confidential personnel files and lawsuits.

Position is responsible for the supervision of three (3) full time employees, one (1) part-time employee, and one (1) seasonal employee. Employees are located in the same office as the supervisor. Employee is required to work outside of normal business hours as necessary.

#### Job Environment

Position requires the use of extensive judgment and ingenuity to develop new or adapt existing methods and approaches for accomplishing objectives, or to deal with new or unusual requirement within the limits of the guidelines or policies. Employee is recognized as the department of functional area's authority in interpreting the guidelines, in determining how they should be applied, and in developing operating policies. Work consists of employing many different concepts, theories, principles, techniques, and practices relating to municipal planning. Assignments typically concern such matters as studying trends in the field for application to the work; assessing services and recommending improvements; planning long range projects; devising new techniques for application to the work; and recommending policies, standards or criteria. Errors can result in legal repercussions.

Working contacts are with other town departments and committees, regional and state agencies and officials, other communities, consultants, professional organizations and community groups to plan and coordinate projects, gather information and conduct research, and provide information and education.

#### Essential Functions

1) Supervises the administration of all minor and major land development projects in the Town of Coventry; receives all applications for residential, commercial, and industrial subdivisions and site plans; reviews these applications, and approves them administratively or forwards them to the Planning Commission for review and action; monitors all projects for their duration.

2) Reviews all building permits for single family, commercial or industrial buildings are for applicability to local ordinances and land development regulations.

3) Reviews and revises Town Zoning Ordinance and Subdivision and Land Development Regulations to keep current with changes in contemporary construction standards and philosophies of land development and to respond to Town initiatives to change the zoning designation of parcels and groups of parcels.

4) Administers planning initiatives from the Town Manager or the Town Council, involves working with state and/or federal agencies, ensures compliance with grant requirements for funding and administration; works through the Town Manager with Council members on ordinance changes, town referendums, open

space purchases, and other issues.

5) Administers the Erosion and Sediment Control ordinance for the town; reviews proposed land development projects with respect to land clearing, earthwork, and storm water control; upon the approval of an erosion and sediment control plan, and the subsequent installation of those measures, performs periodic inspections to assure compliance with the ordinance.

6) Supervises department staff, assigns and evaluates work.

7) Provides staff support to the Planning Commission, the Coventry Land Trust, and the Conservation Commission.

8) Administers the Town's Community Development Block Grant (CDBG) program, compiles information and prepares reports as required by the town and state.

9) Responds to the day to day inquiries from the public or professionals, disseminates information related to land development, Town planning initiatives, current applications, research material available, zoning information, parcel data, town programs and initiatives, and other department related issues.

#### Education and Experience

A candidate for this position should have a Bachelor's Degree in Municipal Planning, or related field, Master's Degree preferred, and five (5) to seven (7) years of related planning experience, including development of studies related to planning programs and initiatives, zoning, subdivision and comprehensive plan documents, or equivalent education and experience.

#### Special Requirements

A candidate for this position should be able to obtain registration or license through the American Institute of Community Planners, or as a Registered Landscape Architect.

#### Knowledge, Skills, and Abilities

- Federal, state, and local laws relative to planning and env. mgt.
- State and federal programs
- Construction practices and principles
- Design components that comprise contemporary site development

#### Skill in:

- Written and oral comm., public speaking, and presentation skills
- Interpersonal skills
- Research skills
- Grant writing

#### And the ability to:

- Manage and facilitate programs and projects
- Plan and prioritize work
- Provide support to boards and commissions
- Respond to the requests of municipal government officials
- Read plans, construct details and specifications
- Track and manage multiple tasks and projects
- To build consensus among widely disparate parties

\$58,963 plus excellent benefits

APPLY TO: Town Manager

Coventry Town Hall  
1670 Flat River Road  
Coventry, RI 02816  
(401)822-9189  
townmanager@town.coventry.ri.us

APPLICATIONS CLOSE: May 14, 2004

AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER

The MetroWest Affordable Housing Coalition is presenting its annual housing forum this year from 7:30 to 9 PM on May 26, 2004 at Plymouth Church in Framingham Centre. The featured speaker that night will be Barry Bluestone of Northeastern University's Center for Urban and Regional Policy along with a presentation by CHAPA about their efforts with the I-495 Corridor partnership to promote housing issues in the MetroWest Area.

There will also have a panel discussion about 40B issues from the perspectives of a developer, planner, and homeowner. APA-MA is a sponsor of this event.

For information contact Chris Ross, Co-Chair  
MetroWest Affordable Housing Coalition 87 Edgell Road  
Framingham, MA 01701, 508-872-2978

## Calendar

### May 5: Inaugural Event: CNU New England Panel Discussion

New Urbanism in New England: Revisiting Traditional Neighborhood Design. 5:30 registration; 6:00 panel discussion with cocktail reception to follow. Sponsored by the Congress for New Urbanism. Fee \$18 for students/CNU members and \$20 general. For more information visit [www.cnunewengland.org](http://www.cnunewengland.org).

### May 5: Comprehensive Planning Professional Development Course, Cambridge, MA

Sponsored by the Lincoln Institute of Land Policy. For more information call 1-888-845-8759 or go to [www.lincolninst.edu](http://www.lincolninst.edu).

### May 8: Southeastern Mass: Solutions for a Region at Risk

8:30 AM-3:30 PM; conference at Bridgewater State College will focus on improving natural resource protection and land use planning in SE Mass. For more information call 1-888-239-8327 or visit [SE-mass-envirosolutions.org](http://SE-mass-envirosolutions.org).

### May 13: Visualizing Density, Cambridge, MA

Sponsored by the Lincoln Institute of Land Policy. For more information call 1-888-845-8759 or go to [www.lincolninst.edu](http://www.lincolninst.edu).

### May 18: How to bring Sustainable Practices to your Community \_ What we can learn from the Eco-municipalities of Sweden

A workshop for planners, practitioners, students, and community activists. 9 AM-3:30 PM at the Rabb Room, Lincoln-Filene Center, Tufts University, Medford, MA. Fee \$135. Contact Peter Lowitt at [peterlowitt@devensec.com](mailto:peterlowitt@devensec.com).

### June 25: RIAPA Lobsterbake

North Beach Clubhouse on Narragansett Beach. Contact Mike DeLuca at 401-780-3171 or go to [www.riapa.org](http://www.riapa.org).

## Planning in the People's Republic of China

**June 28-30, 2004**, the Cosmos Club in Washington, D.C.

Since China's economic reform in 1978, APA has established a close professional relationship with Chinese planners. With the rapid development in the last decade, virtually every Chinese city is in need of a new plan. APA has been repeatedly requested by the Chinese for consultation, design competition, professional contracts. China has opened her door for good planning and its market is very promising.

Learn how to take part in the fastest growing economy in the world.

- Emerging Power with Rapid Industrialization and Urbanization

- 1.3 Billion Population — 31 Provinces — More Than 1,000 Cities

- China Opens the Door for American Planners

This workshop is a must for anyone interested in getting more involved either professional or academically in China's planning. Presenters include top Chinese experts and officials along with APA members successfully working in China. Attendees will receive a certificate.

This workshop will be held to coincide with a visit by 12 Chinese mayors.

### Agenda

Click here to see the June 28-30 workshop agenda

### Previous Workshops

Click here to read about the first workshop.

### Registration

Registration is limited to 25. Deadline is May 31, 2004, or until filled.

Click here for a registration form.

### Questions?

Contact Policy Director Jeff Soule, FAICP, at [jsoule@planning.org](mailto:jsoule@planning.org).

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**Changes of Address:** *New England Planning* does not maintain address lists. All lists are maintained at the national office and mailed to local chapters each month. If you have moved, write: Membership Department, APA National Headquarters, 122 S. Michigan Ave., Suite 1600, Chicago, IL 60603-6107.

**Employment Ads:** Employment and jobs wanted ads are \$25.00 per listing, which includes the newsletter and posting on the MAPA website. Send copy to the newsletter editor (email preferred) with a name and billing address.

**Consultant Directory:** Rates are \$35.00 per business card listing (one month) or \$350.00 for an annual listing (ten issues). Send business card or camera ready copy (2.33" x 1.4") to the editor.

**Membership Information:** APA National Headquarters, 122 S. Michigan Ave., Suite 1600, Chicago, IL 60603-6107; (312) 431-9100.

**Questions:** Please try to call the appropriate chapter officer (see panel on left for contact info).

**Back Issues:** For copies of back issues, contact Peter Lowitt, President, at 978-772-8831 x313

**Internet:** National, [www.planning.org](http://www.planning.org); MAPA, [ww.massapa.org](http://ww.massapa.org); RIAPA, [www.riapa.org](http://www.riapa.org).

**Submissions:** We welcome articles, letters to the editor, photos, calendar items, project profiles, etc. Please do not hesitate to send anything you think of interest, or query editor to discuss an idea. We may need to edit due to space limitations. If possible, please send electronic version in .txt format via email or disk.

**Calendar Listings:** Please send listings in calendar format (see inside this issue).

**Send Items to:** Jennifer Goldson, APA Newsletter Co-Editor, 87 Newburg Street #2, Roslindale, MA 02131, phone: 617-796-1131; Email: [jennifer.goldson@verizon.net](mailto:jennifer.goldson@verizon.net)

**INFORMATION FOR THE JUNEISSUE  
IS DUE NO LATER THAN  
THURSDAY, MAY 20, 2004**