



MAY 2005

New England PLANNING

Massachusetts Chapter & Rhode Island Chapter

The Growing Impact of Homeowners Associations

by Wayne Senville Editor, *Planning Commissioners Journal*

IN THIS ISSUE

- Comments / 2-3
- Planning in the News/ 3
- Resources / 6
- Employment / 8-9
- Calendar / 9
- Consultant Directory / 9

Save the Date!
**2005 New
 England
 Planning
 Conference,
 November 9 &
 10, Newport,
 RI**

Both the Spring issue of our publication, the *Planning Commissioners Journal*, and the April issue of the American Planning Association's *Planning* magazine, feature articles about homeowners associations. While this timing is coincidental, it does say something about the increasing impact homeowners associations are having — on homeowners and on local planning.

In 1965 there were only 500 such associations. The latest information from the Community Associations Institute, the trade group for homeowners associations, indicates there are more than 250,000 associations in the United States. Approximately 50 million people now live in developments governed by homeowners associations. This growth is accelerating, with an estimated four out of every five housing starts included in a homeowners association.

In many places, it's virtually impossible to find new housing that's not developed with a homeowners association. For more and more residents these days, what their association's rules say is of more importance than what's in the zoning ordinance.

According to Alan Weinstein, author of the article on homeowners associations published in the Spring issue of the *Planning Commissioners Journal*, several factors are driving this phenomenal growth. One is the "changing housing preferences of older adults who often leave the homes where they raised their children to move to no-maintenance developments." Another factor cited by Weinstein is that "developers have found that they enjoy a competitive advantage by constructing new subdivisions with common recreational amenities and provision of some services." Once you start to provide common amenities and services, a homeowners association becomes a virtual necessity.

In addition, homeowners association developments often benefit local governments, by picking up infrastructure, service, and amenity costs the locality might otherwise have to bear. Moreover, by providing certain amenities (such as swimming pools), these developments may reduce the pressure on local governments to provide them.

But Jim Goodno, writing in the April issue of *Planning* magazine, cautions that "over the long haul, local governments may have to face the fact that poorly capitalized or managed associations cannot maintain aging developments."

Both Weinstein and Goodno point out that homeowners associations have come to increasingly function as "private" governments, setting rules and policies that govern many of the same concerns as zoning.

As Weinstein notes, association rules will normally apply to a variety of issues often covered by local zoning: parking and storage of vehicles; home occupations; accessory uses; fences; building additions; solar energy and telecommunications devices; and many other items. "Indeed, in the absence of state legislation to the contrary, an association's rules will take precedence over less restrictive land use regulations because the residents of the association have agreed contractually to be bound by those rules. Thus, a homeowners association is able to restrict, or even prohibit, uses of property that would be allowed under local land use regulations."

Interestingly, many planners and planning commissioners hear complaints about local zoning being too restrictive, and dictating too many aspects of what someone can do with

Continued on page 5

Published by the
 Massachusetts and
 Rhode Island Chapters
 of the American
 Planning Association

Massachusetts Chapter



by Peter Lowitt, AICP,
Chapter President

It saddens me to announce the untimely loss of our Vice President for Chapter Affairs, Linda Petrella, Planning Director for the City of Springfield. Linda was a 21 year employee of the Springfield Planning Department and was appointed its first female director in 1997. "I always had such admiration and respect for Linda,"

Mayor Charles V. Ryan said.

"She was an outstanding employee of the city and a woman who was loved by all her colleagues. This is a great loss to her family and the people of the Springfield area." It is also a great loss to the planning profession and especially those colleagues who had the privilege of working with her and appreciating her wry sense of humor. Linda was a fighter for her city and her profession. A number of years ago she approached me about bringing the New England Regional Planning Conference to the City of Springfield. Results speak for themselves, last years conference was in Springfield thanks to her efforts and those of her talented staff. One of the many things that impressed me about Linda was her judgment and recognition of talent. She surrounded herself with talented young planners and taught them about the profession. The Board of Directors encourage those of you who wish to remember Linda to follow the wishes of her family and make a contribution to the Linda Louro Petrella '78 Endowed Scholarship Foundation, 2390 Alumni Dr., Unit 3206, Storrs, CT 06269-3206.

The Chapter, in collaboration with the Massachusetts Association of Planning Directors and the Citizen Planner Training Collaborative are seeking to hire a part-time administrator to assist all three organizations. A request for proposals for this position can be found on web site, www.massapa.org.

A request for session proposals for the New England Regional Planning Conference, November 9 and 10 in beautiful Newport, Rhode Island has been issued. Consult our web site for a copy of the session proposal form. They are due on June 10, 2005.

Many of you attended the April 6, 2005 Forum on Massachusetts Land Use Reform held at Suffolk University Law School in Boston. Many thanks to the planners involved in this event. Please continue your efforts to

reform the Commonwealth's planning and zoning statutes by visiting your state legislators and their staff during their local office hours. A personal visit in the district has real impact.

In addition to the Massachusetts Land Use Reform Act, SB 168, the chapter supports legislation to recapitalize the Brownfields Trust Fund and modifications to associated tax credits.

The chapter is co-sponsoring a workshop on Health and the Built Environment, intended to bring together gerontology and public health professionals with planners, landscape architects and urban designers. Look for more details elsewhere in this newsletter.

Sincerely,
Peter Lowitt, AICP

A CALL FOR VOLUNTEERS!
RIAPA Policy Committee is developing a policy statement on growth centers. Those interested in working on this issue, please contact Committee Chair George Johnson, gjohnson@planning.state.ri.us.

Linda Petrella, 1956 – 2005. Planning Director, City of Springfield.

by Katie Stebbins, Planning Department, Springfield

Linda Petrella, 48, passed away on April 5, 2005, marking the loss of one of City of Springfield's most valued, trusted and respected advocates. She was widely regarded as one of the planning profession's best practitioners.

Linda served the city for over 20 years. She was first hired by then-Mayor and now-US Congressman Richard E. Neal. She was appointed Planning Director in 1997.

Linda worked tirelessly for each of Springfield's neighborhoods and for the city as a whole when she participated in regional or statewide projects. While many people selectively choose their battles, Linda chose them all. She successfully fought against the tide that always tried to put Springfield second.

To her colleagues and constituents, Linda Petrella was an angel among us, a person by whom we can measure our own honesty and integrity. Everything Linda put her signature on passed a very stringent smell test - something she was very proud of. The "easy way out" was never an option, which often frustrated others around the table. But in the end, Linda earned a deep respect from the community for her ethics, her uncompromising principles and her unwavering ideals.

The planning community appreciates not only her public accomplishments, including various development projects, neighborhood plans and community building efforts, but also her unwavering commitment to a first-class planning office. To that end, Linda led a comprehensive effort to improve technology, introduce GIS applications and streamline customer service.

Linda was so proud of her own planning department. Her staff was equally honored to work for her. She made each of us feel like a member of her own family, mentoring us professionally and caring for us personally. Linda never identified herself as the "Planning Department Director" in public, choosing instead to be introduced as a Springfield planner.

In 2004, following her first bout with cancer, Linda was able to attend the APA New England Planning Conference in Springfield. To host the conference was a signature moment and she was pleased to see all of her colleagues converge in a place that she had put so much of herself into.

Linda earned her bachelor's degree at the University of Connecticut and her master's degree in community planning at the University of Rhode Island. Memorial contributions may be sent to Linda Louro Petrella '78 Endowed Scholarship Foundation, 2390 Alumni Dr., Unit 3206, Storrs, CT 06269-3206.

Planning in the News

What's a Fellow to do?

*Joanne Garnett, FAICP
Worthington, Lenhart and Carpenter
Casper, WY*

By now, most if not all APA Chapters have members that have been inducted as Fellows of the American Institute of Certified Planners. This honor is bestowed to AICP members that have met the qualifications to be recognized for making significant contributions on behalf of our profession in academic, service, and professional capacity. The induction ceremony is held during the National Planning Conference and is very nice. Each recipient receives a medal, a pin with the letters *FAICP*, has his or her photo taken, and enjoys the recognition of their peers. But...what about afterwards?

The fact is the Fellows can be a tremendous asset to our Chapters and to the entire organization. This was borne out during the San Francisco national conference in March 2005. A session was organized by Mark Hinshaw, FAICP, around the topic of 'Fellows as Futurists.' Held immediately after the opening session, the room was packed with standing room only. The best estimate is about 250 were present to hear what seven Fellows and the moderator had to say about the next big planning ideas on the horizon, what major changes will impact how and what we plan, what ideas will planners need to resurrect, and what trends planners should be crafting. Feedback after the session was extremely positive. Based on the amount of questions and comments raised toward the end of the session, the audience was very enthusiastic about the topic and could have spent much more time discussing it with the panel.

Later that day, there was a meeting of the Fellows present at the conference. It became very clear this is a group that wants to DO something to give back more to the profession. One recommendation that came up was to encourage Chapters to use their Fellows in much the same way as National did: Ask Fellows to put on a session at conferences to discuss a variety of topics. Certainly the "Fellows as Futurists" topic was very well received, and Chapters may wish to have a session along this same line that is geared toward trends in their part of the country. Or, they could come up with another subject that the Fellows can ponder, chew on, and debate, such as mandatory continuing education or improving civil discourse. The point is that our Fellows collectively represent years of experience and dedication to planning. Take advantage of that, and think about sponsoring Fellows sessions of your own at Chapter conferences! I bet you will be glad that you did. And let's face it! The Fellows will love it, too.

The Five Town Innovation Project—A Unique Approach to Achieving Community Goals: Overview and Summary

The Perpetual Dilemma: Why Plans Don't Get Implemented

by Glenn Garber, AICP

The Five Town Innovation Project (the Project) arises from a perpetual deficiency in local communities, particularly in rural and smaller ones: the absence of implementation capacity with which to pursue important policy initiatives, even when good plans are in place. The absence of municipal economies of scale that would allow the hiring of either professional staff or consultants to help with these complex and demanding initiatives is exacerbated in New England, particularly in Massachusetts, where the home rule system assigns the same set of governance authorities and responsibilities to hamlets as it does to big cities, yet truncates those powers sharply at 17th or 18th century boundary lines. Important general and zoning by-laws and program initiatives never move forward, as hard pressed citizen officials struggle just to keep up with basic statutory responsibilities.

There are striking consequences arising from this continual dilemma. These include: a gradual decline in the historic character of New England communities, with loss of both natural and man-made resources; a fragmentation of the natural resources and habitat contained in viable forest blocks; and further erosion of working farms and wood lots, as land becomes more valuable over time for speculative suburban building than for working landscapes. The sameness, inefficiencies and high costs of sprawl eventually compromise the features that made smaller communities special places.

The Five Town Sub-Region Demonstration Approach

The five contiguous western Massachusetts towns selected for this demonstration project—Ashfield, Chesterfield, Conway, Goshen, and Williamsburg—offer the ideal array of attributes for this project. While they possess the natural and cultural resources and working landscapes characteristic of the 38 town Highland Region, they are also clearly being impacted by suburban growth patterns, and stand on the forefront of such growth in the region. Each has fairly strong and recent community and open space plans in place, while lacking sufficient resources with which to pursue many implementation measures. In addition, they have receptive local leadership and the interest of relevant non-profit public service organizations. The five towns are linked by geographic contiguity, economic

activity, roadway networks and social bonds, even though as a sub-regional cluster they are punctuated by county boundaries and watershed division. These towns are not only well suited to the aims of this project, but offer the strong potential to emerge as a model for other places facing similar challenges in Massachusetts and elsewhere.

The Overriding Principles of the Project

There are a number of overriding principles that will guide this effort; collectively, they will place this project well beyond the norm, by putting the energy where

it is most urgently needed, and at the requisite stages.

These principles are as follows:

- 1) a strong emphasis upon ongoing interaction with the communities and the public participation aspect, as opposed to being just a university-based research project with minimal citizen involvement;
- 2) to help achieve the preceding objective, the partnering with the Highland Communities Initiative, a credible, established and strongly community-based program of the Trustees of Reservations;
- 3) the strategy of intervention at the implementation, post-plan making stage and the emphasis on capacity building at the local level;
- 4) the attempt to shape that capacity building into strategies, models, materials and training programs that have practical and ready transferability to other places; and
- 5) the targeting of the program to an efficient yet manageable five town sub-region, while still being helpful to individual communities.

For more information, please contact Glenn Garber at the Center for Rural Massachusetts at the Department of Landscape Architecture & Regional Planning, UMass-Amherst, 413-545-2255 or ggarber@umext.umass.edu.

APA-MA is now posting Board meeting minutes on its website, in an effort to keep members up-to-date on Board actions and decisions. Please see <http://www.massapa.org/about.htm> and click Board Meeting Notes. If you have any thoughts or suggestions, please contact the Chapter's Acting Secretary, Heidi Samokar, at hsamokar@mapc.org.

Homeowners' Associations, continued from page 1

their property. Yet restrictions which would cause an uproar, or be unlawful, if suggested for local zoning — such as telling homeowners what colors they can or cannot use in painting their house, or if they're even allowed to display the flag or a political sign — are common in many homeowners association covenants and rules.

While individuals are free (at least theoretically) to not live in a homeowners association development, or to choose to live in one having rules they agree with, the fact is that in many places this kind of freedom of choice is almost nonexistent. Most new housing entails mandatory membership in a homeowners association. And most associations employ fairly similar sets of rules.

Another concern, according to Weinstein, "is the potential for confusion as to who is responsible for enforcing what rules." As he points out, "it is not unusual, for example, for residents to notify the local planning or zoning office about a neighbor's supposed 'zoning' violation which, in fact, proves to be a violation of the association's rules, not the zoning code."

There is also an increasing recognition that homeowners association rules can work against local planning policies. To cite one example, a number of cities and towns in recent years have modified their zoning to make it easier for homeowners to have home businesses or offices. This reflects changing demographics and employment needs. Yet, standard language in almost all homeowners association rules bars use of the home for any business purpose. Another example: local efforts to promote energy efficiency being undercut by prohibitions against installing solar collectors or clotheslines.

Despite some of the problems just noted, most people who belong to a homeowners association are happy with their association. [insert footnote: According to polling done in 1999 by the Gallup Organization for the Community Associations Institute, 75 percent of homeowners were very (or extremely) satisfied with their association]. This shouldn't come as a surprise, as one of the key goals of associations (and association rules) is to maintain and enhance property values by ensuring a development's stability and its well-kept appearance.

So is there a role for planners and other public officials to play? One approach, increasingly taken, is for state legislatures to specify areas in which homeowners association powers are limited. Just a few examples: Several states have limited associations' ability to prohibit energy savings devices, such as solar collectors or clotheslines. Maryland has made it harder for associations to preclude "low-impact" home businesses. In the wake of September 11th,

several states have also restricted association rules which limit the display of the American flag.

And to deal with increasing homeowner problems in dealing with their association, Nevada has established a "state ombudsman's office" to provide assistance.

On the local level, while planning boards or commissions usually don't have a say in reviewing specific homeowners association covenants, conditions, and restrictions (the "CC&Rs"), it is certainly within a board or commission's ambit to sponsor a broader, community-wide dialogue — involving residents and developers — about association rules and their impacts.

That kind of open discussion could serve to point out areas in which association rules are overly restrictive on residents, or are undercutting broader community planning goals. It could also encourage developers (and their attorneys) to more carefully tailor future developments' CC&Rs, and develop provisions that are less restrictive, and more consistent with local planning policies.

AICP Workshops

By MARY MARGARET SHAW, AICP, National APA

In July and September, AICP will offer new training opportunities to keep professional planners current on contemporary practice. Intensive two-day workshops will be delivered in Chicago and in Washington DC by experts in the field.

Paul Crawford, FAICP, Rick Bernhardt, FAICP, Joel Russell, and Robert Sitkowski, AICP will present Workshops on New Urbanist Codes featuring advice on creating parallel and design-oriented codes along with ideas for participation and education that are sure to win support from the public and policymakers.

Parking experts Mary Smith, of Walker Parking Consultants, and Patrick Siegman, of Nelson Nygaard, will present the Parking Workshop. Among other things, they will show participants how to prepare a complete parking study and to empirically evaluate the financial and environmental implications of parking regulations.

For the Safe Growth America Workshops, APA Senior researcher Jim Schwab, AICP, and Al Zelinka, AICP, author of SafeScape, will teach planners to assess and respond to a variety of threats to our safety including crime and natural disasters. They will offer information on designing spaces that are both secure and aesthetically pleasing and on site plan review techniques that will enhance public safety.

Chris Duerksen, Jim Duncan, FAICP and Dwight Merriam, FAICP are offering Workshops on Zoning. Each workshop will help planners to craft zoning regulations and unified development codes, to successfully integrate new regulations into existing codes, and to understand how recent case law affects zoning at the local level.

Further information about the workshops is available online at <http://www.planning.org/aicpworkshops/>.

Parking expert published first book

From APA National—Dr. Donald Shoup, FAICP, has studied parking for more than a quarter of a century. APA is pleased to publish his first book *The High Cost of Free Parking*. The book was released during APA’s National Planning Conference in March.

In the 733 pages, Dr. Shoup says “terrific benefits”—including billions in revenues instead of costs—would come from eliminating subsidized parking and recognizing that parking policies are a much bigger culprit in creating traffic congestion than previously recognized. He estimates that drivers currently park free on 99 percent of their trips, and that their cars are parked 95 percent of the time.

Even where curb parking is metered, the rates are usually well below what paid parking lots charge. A 2003 national survey of downtown parking prices found that the average price of curb parking is only 20 percent of the price of adjacent off-street parking.

Cheap curb parking rates inadvertently give drivers incentive to cruise for street spaces. And when cruisers find a vacant space, they tend to occupy it longer than they would if they paid to park. Sixteen studies of cruising in the congested downtowns of 11 cities found that between 8 and 74 percent of traffic was searching for parking, and it took between 3.5 and 13.9 minutes to find a curb space.

Most cities view their parking problems as a shortage of spaces, not as a result of underpricing. Dr. Shoup proposes that local governments remove off-street parking requirements and instead charge market rates for curb parking that vary according to proximity, time of day and day of week. Parking should cost more when and where the demand for it is higher, he says. Political backlash, Dr. Shoup suggests, would be virtually absent if the new revenue collected is returned to finance public improvements in the neighborhoods where parking meters are located, instead of going to the municipalities’ general funds.

To purchase your copy of *The High Cost of Free Parking*, visit www.planning.org/bookservice/freeparking.

**Free parking
is ruining your city.**



State Brownfields Funding Depleted!

The Massachusetts Smart Growth Alliance, Massachusetts Association of Community Development Corporations and the Citizens’ Housing and Planning Association are spearheading a campaign to dedicate funding to clean-up contaminated, abandoned lots. These lots stand out as eyesores in communities across the state, creating blight and public health hazards. To transform these wastelands into housing and jobs, the legislature should recapitalize the Brownfields Redevelopment Fund with \$30 million and make existing tax credit provisions permanent and more usable. The fund has been used successfully to create over 4000 units of housing and retain or create 3000 jobs. This successful program is now in jeopardy because we will run out of funding by the end of the year. See the next page for a fact sheet about the legislation filed.

We need your help! If you are interested in helping with the campaign or talking to your elected representative or senator about the need for state investment in brownfields clean-up, please contact Kristina Egan at the Massachusetts Smart Growth Alliance: 617-263-1257 or Kristina@ma-smartgrowth.org.

AN ACT TO ENSURE ENVIRONMENTAL CLEANUP AND PROMOTE THE REDEVELOPMENT OF BROWNFIELDS

H1358/ S1678

Lead Sponsors: Senator Mark Montigny & Representative Jeffrey Sanchez

FACT SHEET & SUMMARY

Vacant, contaminated properties litter many communities, creating blight and threatening public health. Recycling this land provides an opportunity to create more housing, commercial space, and jobs.

- The Brownfield Redevelopment Fund has helped finance over 317 projects in 92 communities.
- For every \$1 invested by the Fund in a project site, \$42 additional dollars are invested by other sources.
- To date, a projected 4090 units of housing will be created by projects assisted by the Fund.
- Of the projects funded through Redevelopment Fund assistance: 102 are projected to be used as housing; 73 are projected to be used for commercial, retail, or office space; 41 projects will have multi or mixed use (housing and retail, etc.); 55 are projected to be manufacturing, industrial, or auto-related use; 22 will be community centers and schools.

The program has been a huge success but the Redevelopment Fund is almost depleted and the Brownfields Tax Credit is underutilized because it cannot be used by non-profits and cannot be sold by for-profits.

The proposed Act will:

1. Re-capitalize the Brownfields Redevelopment Fund with \$30 million (Sections 1 & 2)

The legislature established the fund and originally capitalized it with \$30m in 1998. MassDevelopment, which administers the Fund, began making awards from the Fund in 2000. The Fund can be used for two purposes: assessment of sites and remediation of brownfield sites. Up to \$50,000 may be awarded for site assessment. Up to \$500,000 may be awarded for site remediation. Currently, remediation covers ground contamination only. However, remediation costs can include the cost to eliminate contamination in the ground floor or sub-floor of a building.

The Brownfields Redevelopment Fund will run out of money this year. There is only \$1.5 million left in the Brownfields Redevelopment Fund and over \$8m

pending applications. MassDevelopment expects that with the current applications pending, the Redevelopment Fund will be totally expended by the end of 2005.

2. Allow the Brownfields Tax Credit to be “Assigned” (Sections 3, 4, 5 & 6)

The Brownfields Tax Credit may currently be taken by for-profit developers for remediation costs that are not funded through the Redevelopment Fund. Non-profits are significant developers of brownfields; of all the projects undertaken with Redevelopment Fund awards, non-profits were responsible for 12% of them. If nonprofits could receive a tax credit and “assign” it to for-profit entities, the cost of redeveloping brownfields for nonprofits would be decreased and therefore, allow more non-profits to redevelop brownfields in their communities. Similarly, the cost to for-profit developers would be decreased if they could more easily sell the tax credit to other for-profit entities that want to reduce their tax burden.

3. Make the Brownfields Tax Credit permanent (Sections 3 & 5)

The Brownfields Tax Credit is due to expire in 2005. This change would make the Brownfields Tax Credit permanent.

This Act is sponsored by the following organizations:

- American Planning Association – Massachusetts Chapter
- Associated Industries of Massachusetts
- Boston Society of Architects
- Citizens’ Housing and Planning Association
- Conservation Law Foundation
- Environmental League of Massachusetts
- Fair Housing Center of Greater Boston
- Groundwork Lawrence
- Lawrence Community Works
- Local Initiatives Support Corporation
- Massachusetts Association of Community Development Corporations
- Massachusetts Association of Regional Planning Agencies
- Massachusetts Business Roundtable
- Massachusetts Smart Growth Alliance
- Metropolitan Area Planning Council
- National Association of Industrial and Office Properties
- Urban Ecology Institute

For more information on the bill, please contact: Maureen Flynn, MACDC, Ph. 617-426-0303, ext. 24, maureenf@macdc.org.

Employment

Planner, Office of Community Development & Planning Peabody, MA

The City of Peabody is hiring a staff Planner for the Community Development & Planning department. The candidate will be part of a progressive team and will lead numerous planning initiatives including: updating the comprehensive zoning by-laws, implementing elements of the Master Plan, and managing various capital improvement projects. The candidate will also assist in staffing one or more Boards and Commissions such as the Zoning Board of Appeals or the Conservation Commission.

Candidates should have knowledge of comprehensive planning and zoning and be able to read site plans. Other desired abilities include: excellent writing, speaking, and communication skills; ability to work independently and as a member of a team; and experience with MS Office, including word, Excel and Power Point (GIS experience a plus).

Preferred qualifications: Master's degree in planning, landscape architecture or related field and one year of planning experience, or Bachelor's degree in planning, landscape architecture or related field with two years of planning experience. **The ideal candidate will have landscape architecture experience even though the majority of his/her duties will be planning-related.**

Please send a resume and cover letter to: Director of Personnel, City of Peabody, 24 Lowell Street, Peabody, MA 01960. Position open until filled. AA/EOE.

Part-time Planner, Lisa Davis Associates Lexington, MA

A small planning and real estate consulting firm is seeking to hire a junior planner or planning student on a part-time basis. Responsibilities include: preparing impact statements, conducting market and demographic research, preparing applications packages for submittal to governmental agencies, and general office/administrative work. Good public presentation skills and experience with New England land use laws and environmental regulations highly desirable. Candidate for a Master Degree in Planning or related field preferred. Flexible work schedule. Excellent opportunity to learn the ins and outs of running a small business. For more information, please visit our website: www.davisplanning.com

Please email your resume to: ldavis@davisplanning.com (no telephone calls please)

Shared Administrative Staff (One Person, Part-Time) For Statewide Planning Organizations MAPA, CPTC & MAPD

Open Until Filled

The Massachusetts Chapter of the American Planning Association (MAPA), the Citizen Planner Training Collaborative (CPTC), and the Massachusetts Association of Planning Directors (MAPD) are together seeking a part-time administrative assistant with an office to perform a variety of duties for the three client organizations (COs), respectively.

These three nonprofit organizations represent city and town planners and land use professional in the Commonwealth of Massachusetts. Contact Peter Lowitt, AICP, at peterlowitt@devensec.com.

Town Planner, Town of Barrington

RESPOND BY: May 25, 2005

The Town of Barrington, Rhode Island (pop. 16,819) is seeking an experienced and energetic professional for the position of Town Planner. Serving under the direction of the Town Manager and in conjunction with the Town Council, Planning Board and other municipal boards, commissions and departments, the Planner is responsible for the essential planning and community development processes within the Town. Duties include the development, coordination and the facilitation of programs relating to the physical and economic development of the Town, the implementation of the Comprehensive Plan, review of applications and staffing of Planning Board, serving as Administrative Officer and chairing the Technical Review Committee, and identification of grant sources and preparation of grant applications. Masters Degree in Community Planning with three to five years of responsible community planning experience or an equivalent combination of education and experiences. AICP preferred. Salary Range is \$52,500 - \$60,000. Funding is subject to Financial Town Meeting approval. Submit resume, cover letter and work related references to Town

Manager, 283 County Road, Barrington, RI 02806. Evaluation of applications will commence on May 18, 2005. EOE

Summer Internship, Berkshire Regional Planning Commission

RESPOND BY: June 1, 2005

Performs traffic counts using ATR equipment and manual turning movement counts; roadway surface condition surveys using RSMS software; other field observations, including intersection and driveway safety factors, and public transportation boarding counts; downloads and tabulates field data; analytical tasks as needed; assists with printing and mailing of publications; other tasks as needed, in accordance with skill level.

Pay rate is \$10 per hour for undergraduate students and bachelors degree; \$11 for graduate students at least one year into a degree program. No benefits provided. Position is full-time, not to exceed 35 hours per week. Term is flexible, but generally runs from mid-May through August. Some field work will require availability early weekend mornings. Two internships are available. Interns not already residing in the area must find their own housing. Please send resume and cover letter to BRPC at 1 Fenn Street, Suite 201, Pittsfield, MA 01201 (ATTN: Transportation Manager Andrew Lenton), or by e-mail to alenton@berkshireplanning.org.

Intern/Economic Development, Community Development Department, City of Cambridge

SALARY: \$13 per hour at 15 to 37.5 per week from mid-May through mid-August.

GENERAL STATEMENT OF DUTIES AND RESPONSIBILITIES: Intern will work closely with the Economic Director and staff.

SUPERVISION RECEIVED: Director of Economic Development and Project Planner

SUPERVISION EXERCISED: None

DUTIES AND RESPONSIBILITIES:

- Assisting with the creation of web pages for businesses associations in several retail districts;
- Assisting with projects for area business associations;
- Researching grant opportunities, state, federal and regional economic development coalitions;
- Gathering background data concerning entrepreneurship, employment, capital needs, real estate and overall business climate;
- Fieldwork and the collection of data concerning retail establishments;
- Assisting with business education workshops for existing commercial establishments;
- Assisting with the development and dissemination of marketing materials for Retail Best Practices, Façade, Signage and Lighting Programs;
- Other duties as assigned by Economic Development personnel.

QUALIFICATIONS AND ENTRANCE REQUIREMENTS: intern should be a graduate in Urban Studies and Economics. Experience in Web Design, Windows, MS Word, MS Excel, and MS Access is preferred. Intern should have excellent oral and written communication skills, and excellent data gathering, computer and analysis skills. Intern must be able to work independently and cooperatively in a group setting.

If interested please fax, mail or e-mail estellaj@cambridgema.gov, a resume and cover letter to: W. Estella Johnson City of Cambridge, Department of Community Development 344 Broadway Cambridge, MA 02139 Fax 617.349.4638

Associate Director, Division of Planning, State of Rhode Island Department of Administration

RESPOND BY: May 15

\$79,424 - \$90,441 Directs all activities involving the statewide administration of multiple planning programs/projects including: statewide and strategic planning, housing and community development and administrative/policy planning. Directly supervises professional, technical and clerical staff. Required qualifications include Master's Degree in Planning, Public or Business Administration, or closely related field and considerable employment in a highly responsible administrative and supervisory position involving professional community, regional and/or statewide planning functions and programs. Letters of interest and resume must be submitted no later than May 15, 2005 at 4:00 p.m. to: Mrs. Melanie Marcaccio, Department of Administration, Office of Personnel Administration, One Capitol Hill, Providence, RI 02908. Telephone: (401) 222-7522; Fax Number: (401) 222-6391; TTY/TDD #: 7-1-1.

Successful applicant must be a Rhode Island resident or establish residency or domicile within six months of appointment. This position is in the Competitive Branch of the classified system as specified by Rhode Island Merit System Law. Any individual with a disability who requires assistance to effectively participate in the application process should contact the Department of Administration at the above number prior to the close of the application period. EEO/AFFIRMATIVE ACTION AND DIVERSITY EMPLOYER, ADA COMPLIANT

Employment cont.

Planning consultant: to serve as agent to Planning Board, Town of Rutland

RESPOND BY: June 24

The Town of Rutland is seeking a part-time planning consultant to serve as an agent to the Planning Board. The consultant will be paid on an hourly basis for services performed, including attendance at evening meetings when requested by the Board (currently twice a month). Rutland is a rapidly growing community with a recently completed Master Plan and a strong commitment to accommodating growth in an orderly and efficient manner. The agent will assist the Planning Board in scheduling agendas, meeting with applicants, reviewing plans for zoning and subdivision regulation compliance, coordinating plan reviews with municipal departments and the Board's engineering consultant, implementing Master Plan recommendations, analyzing trends affecting the Town, and establishing an electronic database of applications submitted to the Board. The part-time position calls for 12-20 hours per week, depending on the chosen consultant's hourly rate. Candidates should possess a degree in planning and a minimum of four years of experience in a public sector setting. Send resume, letter of interest, and hourly rates by Friday June 24, 2005 to: Rutland Planning Board, Town Hall, 246 Main St., Rutland, MA 01543.

Planning Intern position for the Summer of 2005, Town of Wareham

RESPOND BY: June 15

The Town of Wareham is seeking candidates for a Planning Intern position for the Summer of 2005. Candidates should have completed one-year of graduate study in Urban Planning or Public Administration and have a working knowledge of contemporary computer applications, GIS a plus but not a requisite. Wareham is a growing community facing the typical challenges that rapid growth exhibits. Currently, major issues include planning process for a 750,000 sq.ft. shopping plaza, Zoning and Subdivision rewrites, Cranberry Highway/West Wareham study, Tremont Nail feasibility Study (Tremont Nail is the oldest nail manufacturer in the U.S. and this historic property was recently purchased by the Town) and upgrading of the Town's GIS system. Looking for a self-starting individual capable of multi-tasking. Flexible work hours may be arranged.

Letters of enquiry along with resume should be e-mailed to cgricus@wareham.ma.us.

Calendar

May 12, 2005: Boston Harbor Association Harborwalk Tour

5:30-6:30 PM, downtown waterfront; Moakley Federal Courthouse to the Aquarium. For more information call 617-482-1722 or check out The Boston Harborwalk website at www.bostonharborwalk.com.

May 17, 2005: Boston Harbor Association Harborwalk Tour

12:30 - 1:30 PM, downtown waterfront; aquarium to Lewis Wharf. See above listing for more information.

May 26, 2005: Boston Harbor Association Harborwalk Tour

5:30-5:30 PM, Fort Point Channel. See above listing for more information.

June 2, 2005: Boston Harbor Association Harborwalk Tour

12:30 - 1:30 PM, South Boston; Fan Pier to the Fish Pier. See above listing for more information.

June 5-7, 2005: Rhode Island Symposium: Transforming Urban Communities

Rhode Island School of Design. For more information, go to www.charityadvantage.com/RSA_US/Providence-LiverpoolSymp.asp

July 8, 2005: Health and the Built Environment workshop

8:30 - 4:45, UMass Boston campus. Stay tuned for more information.

Land Use Inc.

IBI Group

MACP



Downtowns
Waterfronts
Brownfields
Greyfields
New Urbanism
Participation



Offices throughout
the northeast
and southeast

978.692.1913
www.dufresne-henry.com

Sabine Prather
 Alison Noreau
 123 Sackett Road
 Westfield, MA 01085

Address Changes: See Info Box Below



New England Planning is printed on recycled paper.

NATIONAL & CHAPTER OFFICERS

Frank Popper <i>Region I Director</i>	(732) 932-4009 x689
Don Krueckeberg, FAICP <i>AICP Region I Commissioner</i>	(732) 932- 2994 x735
RHODE ISLAND CHAPTER	
Daniel Baudouin <i>Chapter President</i>	(401) 521-3248
Jared Rhodes <i>Vice President</i>	(401) 780-3139
Marilyn Cohen <i>Immediate Past President</i>	(401) 294-3331 ext. 310
Pamela Sherrill, AICP <i>Prof. Development Officer</i>	(401)331-4100Ext.4141
Krista D. Moravec <i>Secretary</i>	(401) 272-6000 Ext. 255
Derwent Riding <i>Treasurer</i>	(401) 222-3949
Howard Foster, AICP <i>Chapter Historian</i>	(401) 792-2248
Deirdra Hayes <i>Membership Chair</i>	(401) 272-1969
MASSACHUSETTS CHAPTER	
Peter Lowitt, AICP <i>President</i>	(978) 772-8831 x313
Thomas A. Broadrick, AICP <i>Immediate Past President</i>	(508) 862-4703
(Vacant) <i>Vice President for Chapter Affairs</i>	
Lynn Goonin Duncan, AICP <i>Vice Pres. for Prof. Development</i>	(978) 745-9595 x311
Lyn Billman-Golemme, AICP <i>Vice Pres. for Legislation & Policy</i>	(508) 799-0500
Robert Mitchell, AICP <i>Sustainable Dev. Committee Chair</i>	(617) 573-1383
Peg McDonough <i>Treasurer</i>	(413) 533-8939
Heidi Samokar <i>Acting Secretary</i>	(617) 451-2770 x2050
Joseph Cosgrove <i>Boston Region Representative</i>	(617) 222-4400
(vacant) <i>Northeast Region Representative</i>	(978)
Thomas Bott, AICP <i>Southeast Region Representative</i>	(781) 585-0549
Kathryn A. Joubert <i>Central Region Representative</i>	(508)393-5019
Richard Werbiskis <i>Western Region Representative</i>	(413) 256-4040
Sabine Prather <i>Newsletter Co-Editor</i>	(413) 949-3914
Alison Lamey <i>Newsletter Co-Editor</i>	(978) 538-5780
Ezra Glenn, AICP <i>Chpt. Librarian/Planning Historian</i>	(617) 625-6600 x2500
Diane Gray, AICP <i>Transportation Committee Chair</i>	(617) 757-8500
Jarita Sadler/UMass & Benny Lee/Tufts <i>Planning Student Representatives</i>	(617)
Steve Sadwick <i>MAPD Representative</i>	(978) 640-4370
Richard Doege <i>APA CPTC Representative</i>	(617) 851-1650

NEW ENGLAND PLANNING NEWSLETTER INFORMATION

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; MAPA, ww.massapa.org; RIAPA, 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: Sabine Prather, APA Newsletter Co-Editor, 123 Sackett Road, Westfield, MA 01085, phone: 413-949-3914; Email: pioneervplanner1@yahoo.com.

INFORMATION FOR THE JUNE ISSUE IS DUE NO LATER THAN FRIDAY, MAY 20, 2005