



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, December 12, 2022

6:30 pm – PLEASE NOTE EARLY START TIME

Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, December 12, 2022 at 6:30 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/82801898910> or call 1-646-558-8656 and use the following Meeting ID: 828 0189 8910

Items Scheduled for Discussion:

Public Hearing

#489-22

Requesting amendments to zoning for animal service establishments

HER HONOR THE MAYOR requesting amendments to Chapter 30, Newton Zoning Ordinance, to amend the definition of “Animal Services” defined in Section 6.4.1.A, and to allow Animal Service uses in certain Business Use zones.

Zoning & Planning Held 7-0 (Councilor Baker not voting) on 11/14/22

Chair’s note: For the following item Sustainability Director Ann Berwick will compare the new MA Energy codes as applicable to both residential and commercial projects. Adopting the “Specialized code” requires a simple majority vote of the City Council; we will discuss whether and when to hold a public hearing, as was done when Newton adopted the first Stretch Code.

#477-22

Request for discussion regarding new MA Building Energy Codes

COUNCILORS CROSSLEY, LEARY, ALBRIGHT, DANBERG, LIPOF, KELLEY, NORTON, LAREDO, BOWMAN, HUMPHREY, DOWNS, GREENBERG, WRIGHT, MALAKIE, MARKIEWICZ, AND GROSSMAN requesting discussion with the Sustainability Team and Planning Department about the new MA Building Energy Codes (Base code, Stretch code and Specialized code) which become effective beginning January 2023, and in particular to understand the specifics of the MA “Specialized code” which is optional, what it regulates beyond the Stretch code, and to consider adopting the Specialized code for Newton.

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton’s ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Chair's Note: *For the following item staff and Utile will lead a discussion focusing on evaluating the metrics for and proposed mapping of the VC1 district in response to various conditions across the city.*

#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

Zoning & Planning Held 8-0 on 11/28/22

#544-22 Reappointment of Dan Brody to the Community Preservation Committee

HER HONOR THE MAYOR reappointing Dan Brody, 15 Brewster Road, Newton Highlands as a member of the Community Preservation Committee for a term of office to expire on February 1, 2026. (60 Days: 02/03/2023)

Respectfully Submitted,

Deborah J. Crossley, Chair

To: Deb Crossley, Chair, Zoning and Planning Committee; members of Zoning and Planning Committee
From: Ann Berwick, Co-Director of Sustainability
Cc: Mayor Fuller; Jonathan Yeo, COO; Bill Ferguson, Co-Director of Sustainability
Re: COMPARISON OF UPDATED STRETCH CODE AND SPECIALIZED CODE FOR RESIDENTIAL LOW-RISE BUILDINGS
Date: December 8, 2022

COMPARISON OF UPDATED STRETCH CODE AND SPECIALIZED CODE FOR RESIDENTIAL LOW-RISE BUILDINGS

INTRODUCTION

In 2009, Newton was the first municipality to adopt the Massachusetts Stretch Code. Today Newton is one of 299 “Green Communities,” all of which will automatically be subject to the updated Stretch Code beginning Jan 1, 2023 (but note the phase-in period in the table below), without a City Council vote. The current Stretch Code is incorporated into the updated Base Code and is no longer a stretch.

Both the residential and the commercial Specialized Codes do require a City Council vote for adoption.

The residential Stretch Code and residential Specialized Code apply *only* to detached one- and two-family dwellings and attached single-family dwellings, such as townhouses. The commercial Stretch Code and commercial Specialized Code apply to all other buildings, including all mixed use and residential buildings. The Specialized Code requirements are in addition to those of the updated Stretch Code.

The Specialized Stretch Code for both residential and commercial buildings must be available for adoption by December 24, 2022. To run concurrently with effective dates of all other building code amendments, DOER recommends that the requirements of the Specialized Code take effect beginning on the January 1 or July 1 that is at least six months after the City Council vote.

To understand the energy codes, it is important to understand the Home Energy Rating Score, or HERS. Based on a score of 1-100, the more energy-efficient home is one that has the lower score. That is, all other things being equal, the one with a lower score will use less energy than one with a higher score. The new codes require lower HERs scores.

UPDATED RESIDENTIAL STRETCH CODE AND RESIDENTIAL SPECIALIZED CODE

The provisions for residential buildings are much less complicated than those for commercial buildings. The key differences, as shown by the table below, are between smaller and larger homes, and between homes that are all-electric as opposed to those that use some fossil fuels.

Here are the important take-aways regarding both the updated residential Stretch Code and the residential Specialized Code:

1. The updated Stretch Code lowers the maximum allowable Home Energy Rating Score (HERS) ratings as compared to the current Stretch Code. (Again, *lower* HERS numbers reflect *greater* energy efficiency.)
2. For all-electric homes of any size, the Specialized Code is the same as the updated Stretch Code (as of July 1, 2024).
3. For homes smaller than 4,000 sf that use fossil fuels, the Specialized Code is only slightly more stringent than the updated Stretch Code.
4. For homes larger than 4,000 sf that use fossil fuels, the Specialized Code is significantly more stringent than the updated Stretch Code.
5. Homes over 4,000 sf have the choice of being either all-electric or HERS 0 with pre-wiring for an all-electric future and with onsite solar sufficient to offset fossil fuels and electric loads, or as much as the site roof will allow. DOER adds that because of this requirement the use of fossil fuels will add significant cost.
6. The HERS numbers for larger alterations, additions, or changes of use are the same as the HERS numbers for the updated Stretch Code *prior to* July 1, 2024, while smaller changes continue to follow the Base Code.
7. The updated Stretch Code and Specialized Code both require that one space per home be pre-wired for EV charging (the same as the proposed updated Base Code).

See table on next page.

The table below compares the updated Stretch Code, Specialized Code, and current Stretch Code for residential buildings.

For the sake of simplicity, the table does not include the requirements for alterations, additions, or changes of use, or for wiring for electric vehicle (EV) charging.

New Low-Rise Residential Construction—Updated Stretch Code and Specialized Stretch Code

Building Size	On-site fuel type	Updated Stretch Code January 1, 2023	Updated stretch code July 1, 2024	Specialized Code	Renewable generation Updated Stretch Code	Renewable Generation Specialized Code	Current stretch code (same as updated Base Code)
Up to 4,000 sf	All-electric	HERS 55	HERS 45 or Passive House	HERS 45 or Passive House	Panels optional/solar-ready required	Panels optional/solar-ready required	HERS 60
Up to 4,000 sf	Fossil fuels	52	HERS 42 or Passive House	HERS 42 or Passive House plus pre-wiring (and sufficient service and space)	Panels optional/solar-ready required	Solar PV if HERS pathway (except shaded sites; Passive House required to be solar-ready)	HERS 55
>4,000 sf	All-electric	HERS 55	HERS 45 or Passive House	HERS 45 or Passive House	Panels optional/solar-ready required	Panels optional/solar-ready required	HERS 60
>4,000 sf	Fossil fuels	HERS 52	HERS 42 or Passive House	HERS 0 or Phius Zero plus pre-wiring (and sufficient service and space)	Panels optional/solar-ready required	Solar PV if HERS pathway, or other renewables	HERS 55

To: Deb Crossley, Chair, Zoning and Planning Committee; members of Zoning and Planning Committee
From: Ann Berwick, Co-Director of Sustainability
Cc: Mayor Fuller; Jonathan Yeo, COO; Bill Ferguson, Co-Director of Sustainability
Re: COMPARISON OF UPDATED STRETCH CODE AND SPECIALIZED CODE FOR COMMERCIAL BUILDINGS
Date: December 8, 2022

Recognizing that it's dangerous to try to provide a summary of the updated commercial Stretch Code and commercial Specialized Code, given their complexity, here's an attempt....

SUMMARY

Updated Commercial Stretch Code

The updated Stretch Code specifies four categories of buildings, with various compliance pathways available to different categories. The Passive House pathway is available as an option for all building types.

The updated Stretch Code significantly reduces the demand for heating and cooling relative to the current Stretch Code, by way of a focus on both energy efficiency requirements, and also full or partial electrification depending on the compliance pathway chosen.

Unlike the current Stretch Code, the updated Stretch Code applies to building additions, alterations, and changes of use or occupancy, and not just to new construction. However, the updated Stretch Code continues to allow building additions that are less than 20,000 sf to follow the Base Code. The updated Stretch Code eliminates an existing exception in the Base Code, which allows exterior walls that have any amount of insulation to remain non-code compliant.

Commercial Specialized Code

The Specialized Code maintains the same energy efficiency requirements as the updated Stretch Code for all building categories except multi-family buildings.

Multi-family buildings must follow updated Stretch Code requirements, be electrification-ready, and must follow the Passive House compliance pathway.

Buildings other than multi-family buildings have the choice of three compliance pathways: all-electric, mixed fuel, or zero energy. All-electric buildings must rely only on electric equipment, all of which must meet minimum efficiency standards. Mixed-fuel buildings must include minimum efficiency requirements for space and water heating, solar PV if there is on-site solar potential, and arrangements for future electrification. Zero Energy Buildings require net zero

energy on an annual basis. Zero energy may be demonstrated only with on-site renewable generation where feasible.

INTRODUCTION

The commercial Stretch Code and commercial Specialized Code apply to all buildings including all mixed use and residential buildings, except for detached one- and two-family dwellings and attached single-family dwellings, such as townhouses. The Specialized Code requirements are in addition to those of the updated Stretch Code.

Both the residential and the commercial Specialized Codes require a City Council vote for adoption. For Green Communities like Newton, the updated residential and commercial Stretch Codes do not.

The Specialized Stretch Code for both residential and commercial buildings must be available for adoption by December 24, 2022. To run concurrently with effective dates of all other building code amendments, DOER recommends that the requirements of the Specialized Codes take effect beginning on the January 1 or July 1 that is at least six months after the City Council vote.

All non-residential commercial buildings are subject to the updated Stretch Code as of July 1, 2023. Depending on their compliance pathway (e.g., Home Energy Rating System (HERS), Passive House), multi-family commercial buildings are subject to the updated Stretch Code as of July 1, 2023 or July 1, 2024.

To understand the energy codes, it is important to understand the Home Energy Rating Score, or HERS. Based on a score of 1-100, the more energy-efficient home is one that has the lower score. That is, all other things being equal, the one with a lower score will use less energy than one with a higher score. The new codes require lower HERS scores.

These codes are extraordinarily complicated, in part because they deal with such a wide variety of building types, many of which are not relevant to Newton, e.g., airports, large manufacturing facilities. For Newton, the commercial code is largely applicable to public facilities, office buildings, multi-family buildings, retail buildings, restaurants, labs, and hospitals. Those categories account for more than enough complexity.

UPDATED COMMERCIAL STRETCH CODE

Demand for heating and cooling is much reduced relative to the current Stretch Code, partly by way of energy efficiency requirements. These requirements, as well as electrification requirements, include (but are not limited to):

- Strengthened requirements relative to air leakage, thermal bridges, economizers, and ventilation energy requirements.

- Full or partial electrification of space heating, depending on the compliance pathway (see below) chosen;
- Full electrification of space heating for highly glazed buildings.

Building Categories and Compliance Pathways

The updated Stretch Code specifies four categories of buildings. The available compliance pathways include (but are not limited to) a new Thermal Energy Demand Intensity (TEDI)¹ pathway, HERS, and Passive House. The availability of each pathway differs with building category.

These are the building categories:

1. Offices, residential, schools over 20,000 sf, and certain types of adjacent buildings (must use TEDI or Passive House);
2. High-ventilation buildings such as labs and hospitals, multi-family buildings;
3. Small commercial buildings (any small building use except multi-family);
4. Multi-family buildings.

Passive House certification is available as an option for all building types.

Mixed-use buildings can use a combination of code pathways as appropriate for different portions of the building, or choose a whole-building approach using the TEDI or Passive House pathway.

EV Charging

The updated Stretch Code requires EV wiring for 20% of new business and residential spaces, and 10% for all other uses.

Alterations/Changes of Use or Occupancy/Additions

Unlike the current Stretch Code, the updated Stretch Code applies to building additions, alterations, and changes of use or occupancy, not just to new construction. However, the updated Stretch Code continues to allow building additions that are less than 20,000 sf to

¹ Heating TEDI: Total annual energy delivered to the building for space conditioning and conditioning of ventilation air, normalized by area (kBtu/sf-yr)

Cooling TEDI: Total annual energy removed from the building for space conditioning and conditioning of ventilation air, normalized by area (kBtu/sf-yr)

The updated Stretch Code sets forth specific TEDI limits by building type.

follow the Base Code. Additions greater than 20,000 sf are required to meet Stretch Code requirements for the applicable building category and size.

Although the updated Stretch Code applies to commercial building alterations and buildings that undergo a change of use or occupancy, it allows for a 10% reduced envelope requirement compared to new construction.

The updated Stretch Code eliminates an existing exception in the Base Code, which allows exterior walls that have any amount of insulation to remain non-code compliant. The updated Stretch Code requires that any altered walls be brought up to Stretch Code standards, although historic buildings remain exempt from this requirement.

COMMERCIAL SPECIALIZED CODE

Energy Efficiency Requirements

The Specialized Code maintains the same energy efficiency requirements as the updated Stretch Code for all building categories except multi-family buildings.

Multi-family buildings must follow the Passive House compliance pathway, plus updated Stretch Code requirements, and must also be electrification-ready. Passive House standards are phased in with reference to building size and date of permit application:

- As of January 2023, Passive House standards are required for buildings five stories or less, if over 12,000 sf. Taller buildings may choose other compliance options, including TEDI or HERS.
- As of January 2024, Passive House is required for multi-family buildings over 12,000 sf.

All-Electric Buildings

This is the simplest compliance pathway under the Specialized Code, with energy efficiency requirements the same as under the Stretch Code, and electric equipment all of which meets minimum efficiency standards. Back-up power generation is permissible.

Mixed-Fuel Buildings

This pathway establishes minimum requirements for new buildings with any fossil fuel use. The Specialized Stretch Code requires emissions mitigation (efficiency the same as the Stretch Code), including minimum efficiency requirements for space and water heating appliances, solar PV if there is on-site solar potential, and arrangements for future electrification. Although it is not absolutely clear, it appears that large water heaters, commercial restaurant cooking, and commercial drying equipment used for manufacturing and process loads are excepted.

Zero Energy Buildings

This is the most stringent of the three pathways in that it requires net zero energy on an annual basis. Zero energy may be demonstrated only with on-site renewable generation, except for the energy required for back-up power and EV charging, and all buildings must meet minimum energy efficiency requirements prior to the use of renewable offsets.

The option to show compliance using HERS 0 or Phius ZERO certification (among other things, Phius ZERO prohibits any use of fossil fuels on-site), also referenced in the residential Specialized Code, is available under the Zero Energy pathway for multi-family residential buildings.

Wellesley's table

Wellesley Climate Action and the Town's Sustainability Director created the table below, comparing the commercial Stretch and Specialized Codes. I'm including it in the hope that some will find this additional approach helpful.

Comparison of updated Stretch and Municipal Opt-in Specialized Energy Codes for New Commercial Buildings (1)								
Building Type	Fuel Type	Minimum Efficiency Pathway		Electrification		Minimum EV Wiring	Renewable Generation	
		Stretch Code	Specialized Opt-in Code	Stretch Code	Specialized Opt-in Code		Stretch Code	Specialized Opt-in Code
Offices and Schools >20,000 sf	All Electric	Thermal Energy Demand Intensity (TEDI) or Passive House pathways	Thermal Energy Dem and Intensity (TEDI) or Passive House pathways	Full	Full	20% of parking spaces for residential and business uses, 10% for other uses	Optional	Optional
Offices and Schools >20,000 sf	Mixed-fuels	TEDI or Passive House pathways	TEDI or Passive House pathways	Optional ⁹	Pre-wiring required	20% of parking spaces for residential and business uses, 10% for other uses	Optional	On-site solar PV: Minimum of 1.5W/sf for each sq foot of the 3 largest floors ≥ 75% of Potential Solar Zone Area
High Ventilation (Hospitals, Labs, etc.)	All Electric	TEDI, 10% better than 2019 ASHRAE Appendix G, or Passive House pathways	TEDI, 10% better than 2019 ASHRAE Appendix G, or Passive House pathways	Full	Full	20% of parking spaces for residential and business uses, 10% for other uses	Optional	Optional
High Ventilation (Hospitals, Labs, etc.)	Mixed-fuels	TEDI, 10% better than 2019 ASHRAE Appendix G ¹ , or Passive House pathways	TEDI, 10% better than 2019 ASHRAE Appendix G ¹ , or Passive House pathways	Optional ¹⁰	Pre-wiring required	20% of parking spaces for residential and business uses, 10% for other uses	Optional	On-site solar PV: Minimum of 1.5W/sf for each sq foot of the 3 largest floors ≥ 75% of Potential Solar Zone Area
Multi-family >12,000 sf	All Electric	TEDI, HERS 45*, Passive House pathways, or (until July 1, 2024) 10% better than ASHRAE Appendix G	Passive House pathways or HERS 0 ⁸	Full	Full	20% of parking spaces	Optional	Optional
Multi-family >12,000 sf	Mixed-fuels	TEDI, HERS 42*, Passive House pathways, or (until July 1, 2024) 10% better than ASHRAE Appendix G	Passive House pathways or HERS 0 ⁸	Optional ¹¹	Pre-wiring required	20% of parking spaces	Optional	Optional
Small Commercial (<20,000 sf, except multi-family)	All Electric	Prescriptive pathway plus Stretch Code amendments	Prescriptive plus Stretch Code amendments	Full	Full	20% of parking spaces for residential and business uses, 10% for other uses	Optional	Optional
Small Commercial (<20,000 sf, except multi-family)	Mixed-fuels	Prescriptive pathway plus Stretch Code amendments	Prescriptive plus Stretch Code amendments	Optional ⁷	Pre-wiring required	20% of parking spaces for residential and business uses, 10% for other uses	Optional	On-site solar PV: Minimum of 1.5W/sf for each sq foot of the 3 largest floors ≥ 75% of Potential Solar Zone Area


CITY OF NEWTON
IN BOARD OF ALDERMEN

November 2, 2009

ORDERED:

That, in accordance with the recommendation of the Zoning and Planning Committee through its Chairman Brian E. Yates, the City of Newton hereby adopts 780 CMR Appendix 120AA, known as the Massachusetts Stretch Energy Code, to take effect in the City of Newton as of January 2010, as required by state regulation.

Under Suspension of Rules
Readings Waived and Approved
23 yeas 0 nays 1 absent (Alderman Gentile)


(SGD) DAVID A. OLSON
City Clerk


(SGD) DAVID B. COHEN
Mayor

RECEIVED

NOV 05 2009

MAYOR'S OFFICE



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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#544-22

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CITY CLERK
NEWTON, MA. 02459

November 28, 2022

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

To the Honorable City Councilors:

I am pleased to reappoint Dan Brody of 15 Brewster Road, Newton Highlands 02458 as a member of the Community Preservation Committee who has an expertise in Open Space. His term of office shall expire on February 1, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

DAN BRODY

15 Brewster Road
Newton Highlands, MA 02461



WORK EXPERIENCE

Field First, LLC

Consultant 2013 to present

Develop computerized reporting systems for ballot initiatives and legislative lobbying efforts by Raise Up Massachusetts, including successful campaigns to increase the state minimum wage and to guarantee workers the right to earn sick time on the job. Currently working to win final legislative approval to put the Fair Share Amendment on the 2018 state ballot.

Markey for Senate

Reporting Director 2013

Developed and managed reporting systems for the field organization of successful United States Senate campaign.

The Boston Museum

Vice President 2007 to 2013

Managed all administrative and planning functions for a non-profit that proposed the construction of a history museum in downtown Boston. Responsibilities included drafting development proposal, maintaining website, and managing finances and human resources.

The Keefe Company

Vice President 2002 to 2013

Senior position in urban planning and real estate development firm. Accomplishments included winning City of Boston zoning approval for a 500,000 square foot research and residential building for the Joslin Diabetes Center, and for a 55-unit condominium building in Boston's North End that was developed by the Keefe Company and its partners. Responsibilities include preparing financial analyses and environmental impact documents, and developing websites.

Kennedy School of Government, Harvard University

Assistant Dean for Financial Management and Planning 1990 to 2001

Chief financial officer for graduate school with \$100 million budget. Directed the school's ten-person Financial Office, with responsibilities for budgeting, accounting, and research grant administration. Directed the school's implementation of new Oracle accounting system. Member of the Dean's Management Group. For four years, also supervised the information technology department during a period of rapidly increasing investment in IT capacity.

Accomplishments included the following: Developed the school's first system to permit calculation of operating surplus or deficit. Identified several million dollars in unused endowment and gift funds. Developed new system of financial reporting to eliminate the confounding impact of internal transactions. Developed the financial component of the school's multi-year academic plan.

Created custom spreadsheets (some with Web and database queries) to replace paper forms used to gather information for input into Harvard's new accounting system. Created Lotus Notes "intranet" to educate Kennedy School users about the new accounting system.

Budget Bureau, Commonwealth of Massachusetts

Deputy State Budget Director 1987 to 1989

Managed development and implementation of the Commonwealth's operating and capital budgets. Wrote policy recommendations, briefing documents for the Governor, budget analyses, and communications to state agencies. Coordinated a 40-person professional staff in preparing budget recommendations for the Governor and managing state agency budget activities. Supervised approval of capital spending plans and consulting contracts. Developed policy guidelines and computer procedures for all office-wide responsibilities. In charge of office in Budget Director's absence.

Assistant State Budget Director 1987

Supervised budget analysts responsible for human services and consumer affairs agencies. Promoted to Deputy State Budget Director after four months.

Budget Analyst 1985 to 1986

Managed the budgets, totaling \$500 million, of the state's transportation, environmental, and energy agencies. Promoted to Assistant State Budget Director after fifteen months.

State Senator Lloyd Doggett, Austin, Texas

Issues Research Director, Lloyd Doggett for U.S. Senate 1984

Initiated two major themes of general election campaign: tax fairness and nuclear waste disposal. Helped formulate candidate's positions on issues, prepared briefing book, wrote speeches and press releases, talked to reporters, and reviewed scripts for TV ads.

Legislative Aide, Texas Senate 1983

Wrote legislation, bill analyses, position papers, and speeches. Worked with legislators, state officials, the press, and constituents.

Director, Senate State-Municipal Planning Study Committee 1982

Studied effects of state buildings on their surroundings. Wrote 140-page report with 22 action recommendations that were unanimously adopted by committee members and endorsed by Texas Municipal League and Austin City Council. Wrote four bills that were enacted into law.

House Study Group, Texas House of Representatives

Director 1979 to 1982

Managed a ten-person legislative research staff. Expanded participation in the group from less than half to more than four fifths of all House members.

Researcher and Editor 1977 to 1979

Wrote and edited reports on issues including taxation, highway finance, redistricting, environmental pollution, banking, education, and land use.

Freelance Writer and Photographer

1971 to 1977

Articles and photographs published in *Boston Globe*, *New York Times*, *Christian Science Monitor*, *Newsweek*, *Planning*, and other publications.

EDUCATION

University of California, Berkeley Master of City and Regional Planning, 1977

Harvard University Bachelor of Arts, honors, 1971. National Merit Scholar.

PUBLIC SERVICE

Current

Vice Chair, City of Newton Community Preservation Committee (Newton, MA)
Board of Directors member and Website Manager, The Newton Conservators (Newton, MA)

Previous

Treasurer and board member, Meadville Lombard Theological School (Chicago, IL)
Chair, Financial Oversight Committee, First Unitarian Society (Newton, MA)
Financial Advisor and board member, Unitarian Universalist Association (Boston, MA)
Chair, Board of Investments, First Unitarian Society (Newton, MA)
Financial consultant, Massachusetts Audubon Society (Lincoln, MA)
Board of Directors, Riverside Children's Center (Newton, MA)
Renewable Energy Resources Commission (Austin, TX)
State Human Services Center Advisory Planning Council (Austin, TX)
Advisory Committee, Greenbelt Alliance (San Francisco, CA)