



## Zoning & Planning Committee

### Agenda REVISED

#### City of Newton In City Council

Monday, September 13, 2021

7:00 PM

The Zoning & Planning Committee will hold this meeting as a virtual meeting on Monday, September 13, 2021 at 7:00 PM. To view this meeting using Zoom, use this link: <https://us02web.zoom.us/j/83913261608> or call 1-646-558-8656 and use the following Meeting ID: **839 1326 1608**

#### Items Scheduled for Discussion:

*Chair's NOTE: Now that the state has approved a final version of Newton's OSRP, Council can consider (2) adopt the OSRP as an amendment to the Comprehensive Plan, as has been done in the past. The complete plan is attached, in addition to the report from the meeting when it was last discussed.*

**#178-20**

#### **Adoption of the Open Space and Recreation Plan Update**

DIRECTOR OF PLANNING requesting discussion of the 2020-2027 Open Space and Recreation Plan, a letter stating that the Zoning and Planning Committee reviewed the Plan, and adoption of the plan as an amendment to the 2007 Comprehensive Plan.

**Zoning & Planning Held 8-0 on 05/07/20, Public Hearing Closed 05/07/20**

**Zoning & Planning split into three parts on 05/19/20**

**1. Send a letter to the State that it has reviewed the Open Space and Recreation Plan, Approved 8-0 on 05/19/20 \*Part 1 passed full Council on 06/08/20 \***

**2. Adopt the Open Space and Recreation Plan as an amendment to the 2007 Comprehensive Plan, Held 8-0 on 05/19/20**

**3. Further discussion on implementation for the 2020-2027 Open Space and Recreation Plan, Held 8-0 on 05/19/20**

**#180-21**

#### **Requesting a review and possible amendments to Section 4.2.5(A)**

COUNCILORS LAREDO, LUCAS, LIPOF AND MARKIEWICZ requesting review of and possible amendments to Section 4.2.5(A) of the City of Newton Zoning Ordinance to clarify language concerning shadows and blocked views in the Mixed Use 4 district.

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

About 8:15 p.m.

*Chair's NOTE: Planning staff and our consultant, Utile will begin a four part presentation/discussion series focused on Newton's village center districts.*

**#88-20 Discussion and review relative to the draft Zoning Ordinance**

DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

**Zoning & Planning Held on 01/27/20, 02/10/20, 02/24/20, 03/09/20, 03/23/20, 04/13/20, 04/27/20, 05/19/20, 06/01/20, 06/15/20, 06/29/20, 07/09/20, 07/16/20, 08/13/20, 09/14/20, 10/01/20, 10/15/20, 11/05/20, 11/09/20, 12/14/20, 02/22/21, 03/08/21, 05/24/21, 07/08/21**

**#326-21 Appointment of David Weinstein as an alternate member of the Newtonville HDC**

HER HONOR THE MAYOR appointing DAVID WEINSTEIN, 132 Cornell Street, Newton, MA. 02462 as an alternate member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on June 30, 2024. This appointment will substitute his appointment as a full member as approved by the Council on July 12, 2021. (60 Days: 10/08/21).

**Respectfully submitted,**

**Deborah J. Crossley, Chair**



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

326-21  
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August 9, 2021

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

RECEIVED  
2021 AUG -9 AM 10:41  
CITY CLERK  
NEWTON, MA. 02459

To the Honorable City Councilors:

I am pleased to appoint David Weinstein of 132 Cornell Street, Newton 02462 as an Alternate member of the Newtonville Historic District Commission. His term of office shall expire on June 30, 2024 and his appointment is subject to your confirmation. As Barbara Kurze looked more carefully at the ordinance governing membership on the Newtonville Historic District Commission, she realized that Mr. David Weinstein would need to continue to serve as an Alternate member.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

# Application Form

## Profile

David \_\_\_\_\_ E \_\_\_\_\_ Weinstein \_\_\_\_\_  
First Name Middle Initial Last Name

[Redacted] \_\_\_\_\_  
Email Address

132 Cornell St. \_\_\_\_\_  
Home Address Suite or Apt

Newton \_\_\_\_\_ MA \_\_\_\_\_ 02462 \_\_\_\_\_  
City State Postal Code

## What Ward do you live in?

Ward 4

[Redacted] \_\_\_\_\_  
Primary Phone Alternate Phone

Self \_\_\_\_\_ Handyman \_\_\_\_\_  
Employer Job Title

## Which Boards would you like to apply for?

Newtonville Historic District Commission: Submitted

## Interests & Experiences

Please tell us about yourself and why you want to serve.

### Why are you interested in serving on a board or commission?

I renovated from the ground up 314 Elliot St. Newton Upper Falls which was an 1810 Federal Colonial maintaining all the period details. I am knowledgeable on all the architectural styles found in Newton from 1750 to present. I've sold real estate all over Newton so I'm familiar with the neighborhoods and housing stock.

[David Weinstein Resume 2020.doc](#)  
Upload a Resume

# David E. Weinstein

132 Cornell St. Newton, MA 02462



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## Profile

Sales professional with 20 years of experience understanding and satisfying customer needs. Extensive technical and managerial skills, finding and recruiting talent, staying current with digital technology. Passion for architecture and historic preservation.

## Skills

- Exceptional customer service
- Financial analysis
- Assessing and understanding client needs
- Marketing and ad writing
- Knowledge of financial markets
- Proficient in Microsoft Office
- Recruiting and training
- Team management
- Cold calling phone sales
- Excellent communication skills
- Finish carpentry
- Colonial home restoration

## Work History

### **Autozone Corp, Waltham, MA 2018 – Present** **Retail and Commercial Auto Parts Sales**

- Honed my customer relationship skills building loyalty with both commercial and retail customers.

### **Clocktower Tax Credits, LLC, Maynard, MA**                      **2017 - 2018** **Acquisitions Associate**

- Developed relationships with commercial real estate developers throughout the country and marketed their state and federal historic and low income housing tax credits to banks, insurance companies, and other investors.
- Built and maintained a network of industry attorneys, accountants, and consultants through whom project leads were developed.
- Contributed to planning and implementation of company marketing.
- Submitted and managed annual budget of planned conference attendance, association membership dues, marketing materials, and visits to developers.
- Primary liaison with developers throughout the negotiation of a tax credit purchase agreement.
- Performed due diligence analysis on project features, economics, and credit-worthiness, as well as drafting and reviewing purchase and partnership agreements and other transaction documents.
- Prepare and obtain signed agency agreements from sponsors of approved projects.

### **Centre Realty Group, Newton, MA**                                      **2010 – 2012, 2013 - 2016** **Sales Associate**

- Listed, sold, and rented residential real estate.

- Maintained long-term client relationships.
- Performed industry-standard credit and background reporting.
- Established market value of sales and rental properties.

**Prism Technology Search, Boston, MA**  
**Recruiter Web Software Developers**

**2012 - 2013**

- Identified talent with targeted LinkedIn searches.
- Interviewed and filtered candidates for relevant skills.
- Cold called start-ups to increase job orders.
- Interacted with Chief Technology Officers to place candidates.

**Preservation Properties, Newton, MA**  
**Sales Associate/Rental Manager.**

**1993 – 2006, 2008 – 2010**

- Managed full leasing cycle for residential properties.
- Assisted owners in maximizing rental value through strategic improvements.
- Managed and trained new sales and rental associates.
- Implemented computerized rental database.
- Established vast network of local business contacts, which included individual homeowners and large residential developers.
- Interacted extensively with property managers and negotiated tenant/landlord disputes.
- Continuously forged and maintained strong client relationships.
- Creative ad writing and marketing of properties.

**Bernardi Honda, Natick, MA**  
**Automobile Sales**

**2006 – 2008**

- Sold new and used Honda automobiles using Honda's people-centered philosophy.
- Financially qualified customers, tracked inventory, and tapped into extensive local contact database to ramp up sales quickly.

**Accomplishments**

- Created strong relationships with 20 new developers in the Midwest and West at Clocktower Tax Credits, LLC
- Top rental producer for six years.
- Grew Preservation Properties into dominant rental firm in the Newton area
- Top producer for 3 months at Bernardi Honda
- Served on a Newton Zoning Committee Task Force

**Education**

**University of Connecticut, Storrs, CT.**  
 Bachelor of Science in Finance