



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, June 12, 2023

7:00 pm
Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, June 12, 2023 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/83731187170> or call 1-646-558-8656 and use the following Meeting ID: 837 3118 7170.

Items Scheduled for Discussion:

Chair's Note: Planning staff, Landwise, and Utile will present an economic analysis of the proposed MRT district.

#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 05/08/23; Public Hearing Set for 06/26/23

#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill

COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

Zoning & Planning Held 8-0 on 05/08/23

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.

- #206-23 Discussion and possible ordinance to allow for breweries, brew pubs, and other craft beverage production**
COUNCILOR LIPOF requesting review, discussion, and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to craft beverage production. Possible amendments would remove prohibition on bottling alcoholic beverages and propose opportunities for other craft beverage production and accessory retail.
- #167-23 Reappointment of John Martin to Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing John Martin, 12 Simpson Terrace, Newton as a full member of the Newtonville Historic District Commission for a term of office to expire on January 1, 2026. (60 Days: 07/14/2023)
- #168-23 Reappointment of Jim Gross to Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing Jim Gross, 80 Highland Avenue, Newtonville as a full member of the Newtonville Historic District Commission for a term of office to expire on January 1, 2026. (60 Days: 07/14/2023)
- #169-23 Reappointment of Michael Rossi to Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing Michael Rossi, 20 Rose Drive, West Newton as a full member of the Zoning Board of Appeals for a term of office to expire on April 30, 2026. (60 Days: 07/14/2023)
- #170-23 Reappointment of Jennifer Pucci to Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing Jennifer Pucci, 20 Florence Court, Newtonville as an associate member of the Zoning Board of Appeals for a term of office to expire on April 19, 2024. (60 Days: 07/14/2023)
- #171-23 Reappointment of Stuart Snyder to Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing Stuart Snyder, 30 Erie Avenue, Newton Highlands as a full member of the Zoning Board of Appeals for a term of office to expire on April 30, 2026. (60 Days: 07/14/2023)
- #172-23 Reappointment of Tamirirashe Gambiza to Newton Affordable Housing Trust**
HER HONOR THE MAYOR reappointing Tamirirashe Gambiza, 15 Cutter Road, Waban as a member of the Newton Affordable Housing Trust for a term of office to expire on May 2, 2025. (60 Days: 07/14/2023)
- #173-23 Reappointment of Ann Houston to Newton Affordable Housing Trust**
HER HONOR THE MAYOR reappointing Ann Houston, 45 Wedgewood Road, West Newton as a member of the Newton Affordable Housing Trust for a term of office to expire on May 2, 2026. (60 Days: 07/14/2023)

#187-23 Reappointment of Peter Sargent to Newton Affordable Housing Trust
HER HONOR THE MAYOR reappointing Peter Sargent, 33 Avondale Road, Newton
as a member of the Newton Affordable Housing Trust for a term of office to
expire on May 2, 2025. (60 Days: 07/14/2023)

**Respectfully Submitted,
Deborah J. Crossley, Chair**



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#167-23
Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

May 5, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint John Martin of 12 Simpson Terrace, Newton as a full member of the Newtonville Historic District Commission. His term of office shall expire on January 1, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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CITY CLERK
NEWTON, MA. 02459

JOHN H MARTIN AIA, LEED AP

Principal



EDUCATION

MASTER OF ARCHITECTURE
HARVARD UNIVERSITY GRADUATE
SCHOOL OF DESIGN, 1989

BACHELOR OF ENVIRONMENTAL
DESIGN IN ARCHITECTURE
BACHELOR OF SCIENCE IN CIVIL
ENGINEERING
NORTH CAROLINA STATE UNIVERSITY,
1985

AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS

BOSTON SOCIETY OF ARCHITECTS

LEED ACCREDITED PROFESSIONAL

NAIOP

NEWTONVILLE HISTORIC DISTRICT
COMMISSION

SOCIETY OF COLLEGE AND UNIVERSITY
PLANNING

URBAN LAND INSTITUTE

RELEVANT EXPERIENCE

1330 BOYLSTON STREET | BOSTON,
MASSACHUSETTS

AVENU | NATICK, MASSACHUSETTS

AVALON AT ASSEMBLY ROW | SOMERVILLE,
MASSACHUSETTS

AVALON AT CHESTNUT HILL | CHESTNUT HILL,
MASSACHUSETTS

AVALON EXETER | BOSTON, MASSACHUSETTS

DUKE UNIVERSITY CENTRAL CAMPUS | DURHAM,
NORTH CAROLINA

FENWAY TRIANGLE TRILOGY | BOSTON,
MASSACHUSETTS

FRANKLIN & MARSHALL COLLEGE – COLLEGE ROW |
LANCASTER, PENNSYLVANIA

*Envision Achievement Award, Lancaster County Board of
Commissioners @ Lancaster County Planning Commission, 2011*

HARBOR POINT | BALTIMORE, MARYLAND

HARBOR POINT MASTER PLAN

THAMES WHARF OFFICE BUILDING

BLOCK STREET APARTMENTS

WILLS PIER CONDOMINIUMS

EXELON AT HARBOR POINT

HARVARD UNIVERSITY GRADUATE COMMONS |
CAMBRIDGE, MASSACHUSETTS

*Honor Award for Excellence in Planning for a District or Campus
Component, SCUP/AIA-CAE, 2008*

INK BLOCK | BOSTON, MASSACHUSETTS

SEPIA

SIENA

AC HOTEL BY MARRIOTT

217 ALBANY STREET

THE NEW ENGLAND INSTITUTE OF ART AT 10
BROOKLINE PLACE WEST | BROOKLINE,
MASSACHUSETTS

NEW ENGLAND INSTITUTE OF TECHNOLOGY –
MELTZER RESIDENCE HALL | EAST GREENWICH,
RHODE ISLAND

NEW BRUNSWICK PERFORMING ARTS CENTER | NEW BRUNSWICK, NEW JERSEY

THE OHIO STATE UNIVERSITY – NORTH RESIDENTIAL DISTRICT PLAN | COLUMBUS, OHIO

THE OHIO STATE UNIVERSITY – SOUTH CAMPUS GATEWAY | COLUMBUS, OHIO
Urban Planning Honor Award, American Institute of Architects (AIA) Ohio, 2007

ONE BROADWAY | CAMBRIDGE, MASSACHUSETTS

THE RESIDENCES AT 7 CAMBRIDGE CENTER | CAMBRIDGE, MASSACHUSETTS

RESIDENCES AT 199 MAIN STREET | CAMBRIDGE, MASSACHUSETTS

RUTGERS UNIVERSITY COLLEGE AVENUE REDEVELOPMENT INITIATIVE | NEW BRUNSWICK, NEW JERSEY
Innovative School Project of the Year, U.S. Green Building Council New Jersey Chapter, 2017

HONORS COLLEGE RESIDENCE HALL

RUTGERS ACADEMIC BUILDING

SOJOURNER TRUTH APARTMENTS AT THE YARD

Excellence Award: New Jersey Development Project of the Year, Urban Land Institute Northern New Jersey, 2017

STATION LANDING | MEDFORD, MASSACHUSETTS

Disability Awareness Award, City of Medford, 2008

Smart Growth Award, Office for Commonwealth Development, 2006

ARBORPOINT AT STATION LANDING

SKYLINE AT STATION LANDING

75 STATION LANDING

BOSTON SPORTS CLUB

STATE UNIVERSITY OF NEW YORK ALBANY – ALUMNI QUAD | ALBANY, NEW YORK

STOCKTON UNIVERSITY – RESIDENCE HALL AT ATLANTIC CITY GATEWAY | ATLANTIC CITY, NEW JERSEY

THE UNIVERSITY OF CHICAGO – WOODLAWN RESIDENTIAL AND DINING COMMONS | CHICAGO, ILLINOIS

UNIVERSITY OF FLORIDA – STRATEGIC DEVELOPMENT PLAN | GAINESVILLE, FLORIDA

Honor Award for Excellence in Planning for a District or Campus Component, Society of College and University Planning (SCUP), 2017

THE UNIVERSITY OF SOUTHERN CALIFORNIA – UNIVERSITY VILLAGE | LOS ANGELES, CALIFORNIA

UNIVERSITY OF MASSACHUSETTS BOSTON – FIRST YEAR STUDENT HOUSING AND DINING COMMONS | BOSTON, MASSACHUSETTS

UNIVERSITY OF MICHIGAN – NORTH CAMPUS STUDENT HOUSING | ANN HARBOR, MICHIGAN

UNIVERSITY OF NORTH CAROLINA – CAROLINA SQUARE | CHAPEL HILL, NORTH CAROLINA

UNIVERSITY OF PENNSYLVANIA – UNIVERSITY SQUARE | PHILADELPHIA, PENNSYLVANIA

Award of Excellence, Urban Land Institute, 2003

WATERSTONE AT THE CIRCLE | BROOKLINE, MASSACHUSETTS

WATERSTONE AT WELLESLEY | WELLESLEY, MASSACHUSETTS

Gold Award – Excellence in Senior Design, National Association of Home Builders, 2013

Excellence Award – Best New Development: Senior Housing, Multi-Housing News, 2012

WATERSTONE AT STAMFORD | STAMFORD, CONNECTICUT

WATERSTONE AT WHITE PLAINS | WHITE PLAINS, NEW YORK



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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Email
rfuller@newtonma.gov

May 5, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Jim Gross of 80 Highland Avenue, Newtonville, 02460 as a full member of the Newtonville Historic District Commission. His term of office shall expire on January 1, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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CITY CLERK
NEWTON MA. 02459

Application Form

Profile

Jim _____ Gross _____
 First Name Middle Initial Last Name

_____ _____
 Email Address

80 Highland Ave. _____
 Home Address Suite or Apt

Newtonville _____ MA _____ 02460 _____
 City State Postal Code

What Ward do you live in?

Ward 2

_____ _____
 Primary Phone Alternate Phone

Retired _____
 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 am currently a member of this commission and would like to remain a member.

[Newtonville_Historic_District-James_Gross.pdf](#) _____
 Upload a Resume

JAMES C. GROSS
80 Highland Avenue
Newtonville, Massachusetts 02460

WORK EXPERIENCE

June 2009 – Present

Of Counsel
Madoff & Khoury LLP
Foxborough, Massachusetts

Responsibilities: Draft briefs and consult with clients on all aspects of Chapter 11 cases

March 1989 – May 2009

Managing Partner
Klieman, Lyons, Schindler & Gross
Boston, Massachusetts

Responsibilities: Manage the practice of a six-person Boston law firm; advise and represent clients in all aspects of bankruptcy/insolvency law with emphasis on business and corporate reorganization.

October 1981 - February 1989

Associate/Partner
Friedman & Atherton
Boston, Massachusetts

Responsibilities: Advised and represented clients in all aspects of bankruptcy/insolvency law with emphasis on business and corporate reorganization; other areas of practice: general corporate matters, including corporate acquisitions; business and commercial litigation.

October 1979 - October 1981

Law Clerk
Honorable Thomas W Lawless
Chief Judge, United States Bankruptcy Court
Boston, Massachusetts

Responsibilities: Researched legal issues, prepared legal memoranda, drafted court orders, opinions.

December 1977 - September 1979

Attorney-Advisor
Office of Opinions and Review
Federal Energy Regulatory Commission
Washington, DC

Responsibilities: Drafted orders and opinions for the Commission in areas involving the electric power, oil pipeline, and natural gas industries; presented and defended such orders and opinions before the Commission.

June 1975 - August 1975

Legal Assistant
Boston Legal Assistance Project
Roxbury, Massachusetts

Responsibilities: Interviewed clients, prepared letters, memoranda, briefs and pleadings, and represented clients in administrative and judicial proceedings in the areas of domestic relations, landlord/tenant, welfare and consumer protection law.

EDUCATION

LEGAL

Boston University School of Law
Boston, Massachusetts
J.D. June 1976

PRE-LEGAL

University of Rochester; Rochester, New York
B.A. June 1972; Dean's list each semester
Major: History; Graduated with Distinction

ADDITIONAL EXPERIENCE

Volunteer at Community Servings
Jamaica Plain, Massachusetts

Member and Chairperson of the Newtonville
Historical District Commission, Newton,
Massachusetts

ESL Teacher at the Welcome Project
Somerville, Massachusetts



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#169-23

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

April 24, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Michael Rossi of 20 Rose Drive, West Newton 02465 as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

Michael

First Name

J.

Middle Initial

Rossi

Last Name

[Redacted]
Email Address

20 Rose Drive

Home Address

Suite or Apt

Newton

City

MA

State

02465

Postal Code

What Ward do you live in?

[x] Ward 3

[Redacted]
Primary Phone

[Redacted]
Alternate Phone

Conn Kavanaugh Rosenthal
Peisch & Ford, LLP

Employer

Attorney

Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: 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 am writing to express my interest in being reappointed to the Zoning Board of Appeals (ZBA). I was first appointed as an Associate Member of the ZBA in 2013 and became a full member in 2018. I was elected by my colleagues as Vice-Chair of the Board in 2022, and as Chair in January, 2023. Over the past decade, I have sat as a hearing panel member on dozens of matters, including several comprehensive permit applications under Mass. Gen. Laws c. 40B. I have enjoyed this experience and would welcome the opportunity to continue to serve for the following reasons. First, I have come to see that the ability to evaluate zoning petitions fairly, thoughtfully, and critically is greatly improved with experience. With each hearing I have attended, I have become more adept at interpreting the zoning laws, identifying the key issues in a particular petition, and finding areas of compromise, where appropriate. Recently, I have gained experience in chairing meetings. Having gained this valuable experience over the past ten years, I am eager to put it to use in a way that furthers the values and interests of the City. Second, the ZBA currently is comprised of individuals with varied professional backgrounds, which, in my view, contributes to the Board's effectiveness. My background as a litigation attorney enables me to bring a unique perspective to the ZBA. Not only is there some substantive overlap in the work that we do, but the skills I rely on daily as a litigator — i.e. the ability to apply the law to a particular set of facts, or to understand the strengths and weaknesses of a particular legal position — have proven to be quite valuable in my work on the ZBA. Finally, it goes without saying that zoning and housing issues are of critical importance in the City at present. While the role of the ZBA is to evaluate petitions dispassionately, and with only the law in mind, it is meaningful to me to play a small role in shaping the future of the community in which I grew up (NNHS Class of '97), and in which my wife and I are raising our two daughters (they are 14 and 11 and attend Day Middle School). I am grateful for the opportunity to have served on the ZBA over the past ten years and would be honored to continue to serve in this capacity in the future. If there is any further information I can provide that would be helpful to you, please let me know. My current resume is attached. Thank you for your consideration.

[RESUME - Michael Rossi 4-5-23 ZBA .pdf](#)

Upload a Resume

MICHAEL ROSSI

20 Rose Drive • Newton, MA 02465

LEGAL EXPERIENCE

CONN KAVANAUGH ROSENTHAL PEISCH & FORD, LLP

Boston, MA

Litigation Partner

July, 2013 to Present

- Conduct all aspects of pre-trial investigation, claim analysis, discovery, and motion practice in diverse civil litigation practice focused on professional liability and business litigation.
- Serve as lead counsel for trials, disciplinary hearings, mediations, arbitrations, and appeals in state and federal courts, and before administrative agencies.
- Counsel claims professionals, in-house counsel, and individual clients regarding litigation management and strategy.
- Manage and oversee associate attorneys on litigation matters, client relations, and business development.
- Selected as “Rising Star” and “Super Lawyer” in General Litigation by *Law & Politics* and *Boston Magazine*, 2011-2022.
- Advise firm attorneys on legal ethics matters as Risk Manager Partner.

CLARK, HUNT, AHERN & EMBRY

Cambridge, MA

Litigation Attorney

April, 2008 to July, 2013

- Represented individual, organizational and corporate clients in general liability, real estate and commercial disputes.

MORRISON MAHONEY, LLP

Boston, MA

Litigation Attorney

August, 2006 to April, 2008

PROFESSIONAL AND COMMUNITY AFFILIATIONS

- City of Newton Zoning Board of Appeals; Member since 2013; Chair since January, 2023.
- Stone Rehabilitation & Senior Living (Newton, MA); Member of Board of Directors since 2017.
- Newton Cemetery Corporation; Member of Board of Trustees since 2021.
- Johns Hopkins University Alumni Association; Law Affinity Group Leader and former Chapter President.
- Massachusetts Bar Association; member and volunteer since 2006.
- Massachusetts Bar Association Leadership Academy Fellow, 2016.
- New Hampshire Bar Association; member since 2006.
- International Association of Defense Counsel; member since 2022
- Boston American Inn of Court; member 2011-2019.

EDUCATION

SUFFOLK UNIVERSITY LAW SCHOOL

Boston, MA

Juris Doctor, May 2006, *Cum Laude*

Honors: Dean's List

Suffolk University Law Review, Note Editor

National Mock Trial Competition Team, 2005-06

S.J.C. Rule 3:03 Certified Student Prosecutor, Middlesex County District Attorney's Office

THE JOHNS HOPKINS UNIVERSITY

Baltimore, MD

Bachelor of Arts, International Relations, May 2001

Honors: Dean's List



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#170-23

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

April 24, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Jennifer Pucci of 22 Florence Court, Newtonville 02460 as an associate member of the Zoning Board of Appeals. Her term of office shall expire on April 19, 2024 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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NEWTON, MA, 02459

Application Form

Profile

Jennifer

First Name

C

Middle Initial

Pucci

Last Name

[Redacted] [Redacted] [Redacted]
Email Address

22 Florence Court

Home Address

Suite or Apt

Newtonville

City

MA

State

02460

Postal Code

What Ward do you live in?

Ward 2

[Redacted]
Primary Phone

Alternate Phone

Boston University Office of the
General Counsel

Employer

Associate General Counsel

Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: 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?

My name is Jenn Pucci, and I have been a resident of Newtonville since 2010. My husband and I have three children (ages 6, 8, and 10), all three of whom currently attend Horace Mann. I am an attorney by profession. I recently had the privilege of working for the City directly, as the primary litigator in the City's Law Department between 2018-2021. I am grateful to have had the opportunity to do this work, and through it to better understand the City's operations and to work closely within my own community. Prior to this work, I served as a public defender for nine years at the Federal Defender Office in Boston and worked as a litigation associate at Ropes & Gray. In the fall of 2021, I accepted a new position in the Office of the General Counsel at Boston University, where my practice is focused on general civil litigation, labor, and student and employment matters. I have made it a priority to be involved in my community, particularly in direct service work. I currently serve as the Board Chair of Newton Neighbors, a local mutual aid group that provides assistance to persons in need in Newton and surrounding communities, with a particular focus on addressing food insecurity. I am interested in continuing to serve on the Zoning Board of Appeals because I believe strongly in public service, and I would like to stay involved with and contribute to the City going forward. I have enjoyed this first year of service as an Associate Member of the ZBA, and I believe I can continue to be a valuable member of the ZBA going forward given my professional training and background, as well as my prior experience working with the City.

[Pucci Resume 1.16.2022.pdf](#)

Upload a Resume

Jennifer C. Pucci

22 Florence Court, Newtonville, MA 02460 • [REDACTED]

WORK EXPERIENCE

Associate General Counsel, Office of the General Counsel, Boston University,
Boston, MA

2021 - PRESENT

- Manage general civil litigation portfolio and counsel internal clients on a variety of employment and labor relations issues

Assistant City Solicitor, City of Newton Law Department, Newton, MA

2018 - 2021

- Lead in-house litigation attorney for the City of Newton, handling all aspects of federal and state litigation from filing through resolution. Cases included civil rights, First Amendment, employment, disability discrimination, wage and hour, and tort claims
- Successfully tried whistleblower case to jury verdict in Middlesex Superior Court in March 2021 (*Kovacs v. Newton Public Schools*, Docket No. 1581cv05863)
- Counsel internal clients, including the City's Human Resources Department, on a variety of matters, including employment issues, COVID-related policy changes, and ADA accommodations

Assistant Federal Public Defender ('14-'18); Temporary Assistant Federal Public Defender ('13-'14); Research and Writing Attorney ('09-'13), Federal Public Defender Office, Boston, MA

2009 - 2018

- Lead attorney managing caseload of 20-40 cases (including firearms, financial crimes, narcotics, public benefits fraud, and immigration matters) from indictment through trial and sentencing in Federal District Court
- Oversee complex investigations involving witness interviews, obtaining records, site visits, and direction of paralegals, research attorneys, and investigators assigned to each case
- Serve as Federal Defender Office representative to the RISE Program, a collaborative court committee that provides restorative justice and other rehabilitative programming to eligible offenders as an alternative to incarceration

- Lead training sessions on restorative justice and the RISE program for federal defense bar

Associate, Litigation Department, Ropes & Gray, Boston, MA

2008 - 2009

Law Clerk, The Honorable Brian L. Burgess, Vermont Supreme Court, Montpelier, VT

2007 - 2008

EDUCATION

University of Virginia School of Law, Charlottesville, VA

J.D. 2007

Cornell University, College of Arts & Sciences, Ithaca, NY

B.A. 2003

BAR ADMISSIONS

Massachusetts, 2008

Vermont, 2008

Admitted to the U.S. District Court for the District of Massachusetts (2008); First Circuit Court of Appeals (2015).

COMMUNITY ENGAGEMENT

Newton Neighbors, Inc., Newton, MA

Member, 2020 - PRESENT; Board of Directors, 2021 - PRESENT; Board Chair, July 2021 - PRESENT

- Founding Board member and member of Governance Committee.
- Newton Neighbors is a grassroots, all-volunteer mutual aid group formed in March 2020 to facilitate community connection, mutual aid, and access to resources and supports for all people who live, work, pray, play, and/or learn in Newton and surrounding communities.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#171-23

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(617) 796-1100
Fax
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TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

April 24, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Stuart Snyder of 30 Erie Avenue, Newton Highlands 02461 as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
2023 MAY -8 PH 3:03
CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

Stuart L. Snyder
First Name Middle Initial Last Name

[Redacted]
Email Address

P.O. Box 610151
Home Address Suite or Apt

NEWTON HIGHLANDS MA 02461
City State Postal Code

What Ward do you live in?

[X] Ward 6

[Redacted]
Primary Phone Alternate Phone

Stuart L. Snyder, P.C. Attorney
Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: 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 have lived in the City of Newton for over 30 years - in Newtonville, Newton Centre, and Newton Highlands. My wife, Abby Cohen, and I have stayed in Newton and raised our two girls here because we believe Newton represents the best of the greater Boston area. Newton is progressive and practical, forward thinking about the future yet sensitive to its history. However, no city or town is successful without the active participation of those who care about it most - its residents. That is why, as you can see from my resume, I have volunteered to be a part of various aspects of city life. I have enjoyed them all and have enjoyed the people I have worked alongside. I was previously an alternate member of the Zoning Board of Appeals ("ZBA") and I have enjoyed my tenure as a full member. I enjoy the work the ZBA does, and I believe my experience as a real estate attorney allows me to bring an informed, practical perspective to the hearings on which I sit. I would be pleased to be considered for reappointment.

Stuart_Snyder_resume.pdf
Upload a Resume

STUART L. SNYDER

Home:
30 Erie Avenue
Newton, Massachusetts 02461

Office:
110 Cedar Street, Suite 250
Wellesley, Massachusetts 02481

Professional Experience

Law Office of Stuart L. Snyder, P.C., Wellesley, MA

1996 to present

- Residential and commercial real estate transactions: buyer/seller representation; preparation/review of offers and purchase and sale agreements; compliance with time-sensitive pre-closing and post-closing lender documentation requirements and correspondent instructions (purchases and refinances); review of title reports; identification/resolution of title clouds and defects; examination of surveys/mortgage inspections; preparation of zoning opinions; negotiation with title insurance companies regarding risk and coverage – drafting affirmative policy language and exceptions to coverage; 1031 exchanges.
- Preparation/review of condominium documents.
- Title insurance issuing agent for Old Republic National Title Insurance Company. Also have been an agent for Lawyers Title Insurance Company, Ticor Title Insurance Company, and First American Title Insurance Company.
- Residential/commercial landlord/tenant matters: preparation/review of residential and commercial leases; advice regarding landlord/tenant rights/responsibilities; dozens of residential Summary Process cases, including trials in District Court and Housing Court.
- Client representation before municipal boards.
- Chapter 93A consumer protections claims.
- Managed two offices, including as many as four paralegals/support staff.

Law Office of Goldman & Goldman, Swampscott, MA

1991 to 1996

- Civil Litigation: responsible for client representation in lawsuits arising from all areas of firm's general practice, including: banking matters; condominium fee collections; landlord/tenant matters; claims against estates; individual and corporate matters. Tried and won first Superior Court jury trial.
- Real Estate: represented individual clients and lenders in closings for residential and commercial transactions. Conducted foreclosures.

Law Office of Englander & Soho, Newton, MA

1990 to 1991

- As sole associate of two partners, involved at all levels in litigation of diverse matters stemming from general practice focused on civil litigation, domestic relations, and real estate. Appeared in court for trials, pre-trial conferences, and motions. Met with clients, negotiated with opposing counsel, conducted legal research, attended depositions, and drafted litigation related documents.

Trained Mediator

- Completed forty hours of mediation training in accordance with M.G.L. ch. 233, § 23C with Mediation Works, Inc., Boston, MA in March, 2008.

Bar Membership

U.S. District Court for the District of Massachusetts, 1991
Commonwealth of Massachusetts, 1990

Education

Suffolk University Law School, Boston, MA
J.D., 1990

Honors: ATLA National Trial Team, Regional Semi-Finalist
Third Year Mock Trial Competition, Semi-Finalist
First Year Moot Court Competition, Best Oral Advocate

Skidmore College, Saratoga Springs, NY
B.A., English/Philosophy, 1986

Honors: Dean's List
Activities: Social Integrity Board, Appointed Chairperson
Academic Integrity Board, Elected Member

Volunteer Work

Newton Girls Soccer, former Coach/Grade Coordinator
West End House Camp, Inc., Vice President/trustee/member of Board of Directors
West End House Girls Camp, Inc., former President/member of Board of Directors
Congregation Dorshei Tzedek, former member of Board of Directors/Chair of Space Committee
City of Newton, Human Rights Commission, former member
City of Newton, Planning and Development Board, former Alternate Member
City of Newton, Zoning Board of Appeals, former Alternate Member



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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rfuller@newtonma.gov

April 24, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Tamirrashe Gambiza of 15 Cotter Road, Waban 02468 as a member of the Newton Affordable Housing Trust Fund. His term of office shall expire on May 2, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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NEWTON, MA. 02459

Application Form

Profile

Tamirashe _____ K _____ Gambiza _____
 First Name Middle Initial Last Name

 Email Address

15 Cotter Rd. _____ Suite or Apt _____
 Home Address

Waban _____ MA _____ 02468 _____
 City State Postal Code

What Ward do you live in?

Ward 5

 Primary Phone Alternate Phone

CohnReznick _____ Senior Manager in Assurance-
 Employer Job Title Real Estate- Affordable Housing

Which Boards would you like to apply for?

Newton Affordable Housing Trust: 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 am passionate about developing affordable housing in Newton and I also work as a CPA in affordable housing. Also, I am a board member on the Commonwealth Land Trust which provides affordable housing and supportive services in Boston and Lawrence. I would like to be part of such an initiative in Newton. I can provide more information if needed. Thank You. Tami

Upload a Resume



Tamirrashe K. Gambiza,

Senior Manager, Assurance

Tamirrashe (Tami) K. Gambiza, CPA, is a senior audit manager at CohnReznick with more than 14 years of public accounting experience. Tami has extensive experience providing financial audits and accounting services for the not-for profit and real estate industries, including both the affordable housing and commercial real estate, State Colleges and Universities and State Agencies and authorities. Additionally, his focus also includes Operational and Integrated Audits as well as information technology controls.

He has strong understanding and application of Government Auditing Standards ("the Yellow Book") (GAS). He is also well versed in the accounting, auditing and compliance regulatory requirements of Department of Housing and Urban Development (HUD) and various State Agencies, Generally Accepted Auditing Standards (GAAS), Generally Accepted Accounting Principles (GAAP) and understands regulatory compliance environments as well as COSO's Internal Control Integrated Framework and information technology general control (ITGC) requirements. Tami has experience in performing risk management and services in the Not-for-profit, affordable housing, distribution, professional services and property management industries.

Tami has worked in many different areas of the Not-for-profit industry, real estate sector, including affordable housing, market rate conventional housing, multifamily lenders under FHA programs, and higher education.

Current Employer

- CohnReznick LLP

Education

- Bellevue University: Bachelor of Science, Accounting

Community Involvement

- CitySprouts, Cambridge, MA: Board Member, Finance Chair
- Commonwealth Land Trust, Boston, MA: Board Member, Finance Chair

Professional Affiliations

- American Institute of Certified Public Accountants
- Massachusetts Society of Certified Public Accountants, Accounting and Audit Committee



Ruthanne Fuller
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Office of the Mayor

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April 24, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Ann Houston of 45 Wedgewood Road, West Newton 02465 as a member of the Newton Affordable Housing Trust Fund. Her term of office shall expire on May 2, 2026 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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NEWTON, MA. 02459

Application Form

Profile

Ann Houston
First Name Middle Initial Last Name

[Redacted]
Email Address

45 Wedgewood Road
Home Address Suite or Apt

West Newton MA 02465
City State Postal Code

What Ward do you live in?

[X] Ward 3

[Redacted]
Primary Phone Alternate Phone

Opportunity Communities, LLC Chief Executive Officer
Employer Job Title

Which Boards would you like to apply for?

Newton Affordable Housing Trust: 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?

Over the course of nearly 40 years, my work has focused on building strong vibrant communities, principally through affordable and mixed income housing development and ownership. I have worked as a lender, developer and CEO of community development corporations, and served on numerous boards, currently including MHIC Board of Directors, MassHousing Multi-family Advisory Committee, the First Republic Bank Community Advisory Board, and the Newton Housing Partnership. I am particularly interested in the role the Affordable Housing Trust can play in supporting the expansion of affordable housing in Newton. Increasing the supply of affordable housing will allow us to build and maintain a healthy racial and economic diversity in the midst of soaring real estate prices. As a 30-year resident of Newton, I would love to see us increase our supply of affordable housing. Thank you for considering this application.

Ann_Houston_Resume_2019.docx
Upload a Resume

ANN HOUSTON


PROFESSIONAL EXPERIENCE**Chief Executive Officer, Opportunity Communities, LLC**

2018 – Present; Boston, Massachusetts

Created Opportunity Communities, LLC with partner CDCs, and serves as its founding CEO. OppCo's model provides operational capacity – financial management, data and evaluation, and human resources, plus core program expertise in real estate development, asset management, and tenant services – to community-based joint venture partners who remain separate not-for profit entities with their own Board, strategic plan, and assets. OppCo formally launched in April 2018 with the two founding CDC partners, and is currently in conversation with prospective new partners.

Executive Director, the Neighborhood Developers

2003 – 2018; Chelsea, MA

Transformed a floundering non-profit serving Chelsea into a regional community development leader working in Chelsea, Revere and Everett to rebuild distress neighborhoods using three integrated investment strategies to build vibrant and sustainable communities: real estate development to strengthen mixed-income housing markets and to expand affordable housing inventory; financial opportunities to increase resident prosperity, and community engagement to foster a resilient social fabric and civic infrastructure. Over a fourteen year period, TND completed over \$95 million of real estate development, increasing the portfolio 350% from 112 to 395 units, with total assets growing from \$11.8 million to \$100 million. Projects ranged from creating a nationally award-winning new mixed-income and mixed-tenure downtown neighborhood in Chelsea, the Box District, to neighborhood revitalization initiative redeveloping foreclosed properties. TND's community engagement model fosters neighbor-to-neighbor relationships that lead to active civic engagement, with over 2500 residents participating annually. TND founded CONNECT, a partnership of 5 non-profits who co-located financial education and workforce development services to provide seamless evidence based, data driven support, serving more than 16,700 clients. TND staff grew from 9 to 30, with the annual budget increasing 220%.

Director of Community Assistance, Massachusetts Housing Partnership Fund

1998 – 2003; Boston, MA

Directed program to support private developers, nonprofit organizations and municipalities to create and preserve affordable housing:

- Provided predevelopment assistance to over 80 projects, combining staff support and grants for third party consultants, to guide housing from project conception through demonstrating feasibility and establishing a development plan.
- 125 grants to over 80 cities and towns reviewing Comprehensive Permit (Chapter 40B) requests, resulting in permitting of over 2,000 units of housing.
- Assisted 6 towns and housing authorities to redevelop town land, establishing goals and selecting developers in compliance with state laws and regulations; wrote manual to help other municipalities with process.
- Supervised Soft Second Loan Program administration, providing affordable first time homebuyer financing to over 800 households annually with average income below 60% of median, and foreclosure rate of .03 percent.
- In conjunction with State, created a comprehensive new construction program for public housing authorities using private financing; 16 housing authorities with 180 proposed units in demonstration round.
- Hosted conferences and workshops to increase capacity of communities to develop successful local housing strategies:
 - Inclusionary zoning, with 250 attendees
 - Community-initiated housing development, 250 attendees
 - 10 regional workshops.
- Managed department with staff of 7.

Director of Development, Codman Square Neighborhood Development Corporation

1996 - 1998; Boston, MA

Directed real estate and economic development for a non-profit community-based development organization, supervising staff and department budget for all development, including:

Residential and Commercial Real Estate Development: \$16 million under development in 1997-1998, including:

- 50-unit scattered site rental housing, award-winning sustainable, energy efficient Erie-Ellington Homes
- Two service-enriched senior housing developments, 21 unit McKinney-funded project, and 14 unit HUD 202 project
- Three commercial developments
- 5 two- and three-family homes substantially rehabilitated for sale to homeowners

Programs: Participated in three loan pools, including

- Homeowner rehab and mortgage lending through the Boston Homeowner Service Collaborative, utilizing Neighborhood Housing Services of America (NHS) products
- Small business lending and support through the Neighborhood Business Support Center
- Venture and loan capital investment through the CDC Tax Credit Fund

Loan Officer, Mass. Government Land Bank/ Mass. Development Finance Agency

1992 - 1996; Boston MA

Real estate and business lending for a quasi-public lender created to provide permanent financing for housing and economic development ventures, and loan guarantees for emerging technology facilities. Originated, underwrote, structured, and closed loans. Coordinated Land Bank loans with other public and private equity and debt sources, and provided technical assistance to borrowers as required.

Director of Housing Programs, Valley Opportunity Council, Inc.

1981 – 1991; Chicopee & Holyoke, MA

Created a new department of an anti-poverty agency to address the housing needs of low-income people, including developing and managing real estate and programs:

- A shelter for 10 homeless families
- Three housing developments: transitional housing, single-room-occupancy (SRO) and family housing
- Created community development corporation, securing start-up funding and first 16 unit rental development; spun-off to independent corporation
- Supervised staff of 15 and managed department operating and development budget.

EDUCATION

**Massachusetts Institute of Technology
Center of Real Estate, Cambridge, MA**

Master of Science in Real Estate Development

**University of Massachusetts-Boston, Boston, MA
College of Public and Community Service**

Bachelor of Arts in Community Planning

PROFESSIONAL AFFILIATIONS & ACTIVITIES

- Massachusetts Housing Investment Corporation Board of Directors, 2009 – Present
 - o New Markets Tax Credit Committee; chair
 - o Healthy Neighborhood Equity Fund Committee
- Newton Housing Authority Commission, 2019 – 2020
- MassHousing Multifamily Advisory Committee, 2017 - Present
- Mass Association of Community Development Corporations, Board Member, 2017-2018
- NeighborWorks America National Community Initiatives Advisory Group 2009- 2018
- NeighborWorks America National Real Estate Advisory Group 2009 - 2017
- Citizens Housing and Planning Association Board Member, 1990 – 2015
 - o President, 2006-2008
 - o Chair, CHAPA Transitional Cities Committee, 2004 – 2014
 - o Chair, CHAPA Smart Growth Committee, 2001 – 2004
 - o Chair, CHAPA Low Income Housing Tax Credit Committee, 1997 – 2001
 - o Co-Chair, Ch. 40B Education Sub-Committee, 2001 – 2002

- Newton Community Development Foundation, Board Member, 1995 - 2003
 - o Chair, Development Committee, 2002 - 2003
- Cooperative Living of Newton, Board Member, 1994 - 1995
- Western MA Community Loan Fund, President, 1988 - 1991
- Valley Housing Development Corporation, President, 1984 - 1991
- Mass. Shelter Providers Association, Vice President, 1988
- Holyoke Housing Partnership, Member, 1987 - 1989
- EOCD Homeless Planning Committee, Member, 1988



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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Email
rfuller@newtonma.gov

CITY CLERK
NEWTON, MA. 02459

April 24, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Peter Sargent of 33 Avondale Road, Newton, 02459 as a member of the Newton Affordable Housing Trust Fund. His term of office shall expire on May 2, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Peter B. Sargent
First Name Middle Initial Last Name

[Redacted] [Redacted]
Email Address

33 Avondale Rd. Suite or Apt
Home Address

Newton MA 02459
City State Postal Code

What Ward do you live in?

Ward 7

[Redacted] [Redacted] 1
Primary Phone Alternate Phone

Retired 10/31/20
Employer Job Title

Which Boards would you like to apply for?

Newton Affordable Housing Trust: 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?

The Newton AHT interests me as I spent the last 31 years of my working career in affordable housing/community development both nationally and regionally. I am a prior member/Chair of the Newton Community Preservation Committee. I believe my experience will be valuable to assist the Housing Trust in carrying out its mission for Newton.

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Upload a Resume

Peter Sargent – Director of Capital Development
Massachusetts Housing Investment Corporation (MHIC)

Mr. Sargent joined MHIC in February 2008 as Director of Capital Development. He is responsible for raising equity capital, and investor relations, for MHIC's LIHTC program, NMTC program, Healthy Neighborhoods Equity Fund (HNEF) program, and loan consortium subsidiary, MHIC LLC. MHIC offers both multi-investor and proprietary fund structures in tax credits. LIHTC operations are concentrated in MA, CT, and RI while NMTC investments are throughout New England. MHIC has received eleven NMTC allocations totaling \$870 million. The firm has raised over \$1.4 billion in capital and currently manages over \$1.1 billion in assets. Prior to joining MHIC, Mr. Sargent spent eight years as Managing Director for Investor Services for a national LIHTC syndicator. Previously, he was Director of Tax Credit and Real Estate Equity Investment at BankBoston Development Company (BBDC), a subsidiary of BankBoston. BBDC was the first bank-owned urban investment bank in the country chartered to foster community economic development. Prior to joining BankBoston, he held several positions in Capital Markets and the International Department at BayBank Boston. As a banker, Mr. Sargent served on the Board of Directors of MHIC from 1990-1999. Mr. Sargent earned a B.A. degree in Japanese Studies from Ohio Wesleyan University in 1974 and an MBA degree from the American Graduate School of International Management in Glendale, Arizona in 1975.