



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, December 11, 2023

7:00 pm

The Zoning and Planning Committee will hold this meeting as a virtual meeting on Monday, December 11, 2023 at 7:00 PM. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/85700543612> or call 1-646-558-8656 and use the following Meeting ID: 857 0054 3612.

Items Scheduled for Discussion:

Public Hearing

#376-23 **Petition to rezone lot on Dedham Street**
KATHERINE ADAMS petitioning to amend the City of Newton's Zoning Map by changing the current zoning of the property known and numbered 0 Dedham St Off, Newton, MA, and shown on the City of Newton Assessor's database as Section 83, Block 36, Lot 3A, currently zoned PUBLIC USE to SINGLE RESIDENCE 1.
Zoning & Planning Held 8-0 on 11/27/23

Chair's note: *The Chair will entertain a motion of No Action Necessary on the following item.*
#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 7-0 on 10/23/23

#394-23 **Reappointment of Peter Vieira to the Chestnut Hill Historic District Commission**
HER HONOR THE MAYOR reappointing Peter Vieira, 67 Old Orchard Road, Chestnut Hill as a full member of the Chestnut Hill Historic District Commission for a term of office set to expire on July 31, 2026. (60 Days: 02/02/2024)

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.

- #395-23 Reappointment of Lisa Adams to the Economic Development Commission**
HER HONOR THE MAYOR reappointing Lisa Adams, 40 Converse Avenue, Newton as a member of the Economic Development Commission for a term of office set to expire on November 30, 2026. (60 Days: 02/02/2024)
- #396-23 Reappointment of Florent Mali to the Economic Development Commission**
HER HONOR THE MAYOR reappointing Florent Mali, 32 Rowe Street, Auburndale as a member of the Economic Development Commission for a term of office set to expire on December 31, 2026. (60 Days: 02/02/2024)
- #397-23 Reappointment of Jim Griglum to the Economic Development Commission**
HER HONOR THE MAYOR reappointing Jim Griglum, 94 Bemis Street, Newton as a member of the Economic Development Commission for a term of office set to expire on December 31, 2026. (60 Days: 02/02/2024)
- #398-23 Reappointment of Zach Knowlton to the Economic Development Commission**
HER HONOR THE MAYOR reappointing Zach Knowlton, 61 Walker Street, Newtonville as a member of the Economic Development Commission for a term of office set to expire on October 30, 2026. (60 Days: 02/02/2024)
- #399-23 Reappointment of Mark Armstrong to the Newton Historical Commission**
HER HONOR THE MAYOR reappointing Mark Armstrong, 61 Vaughn Avenue, Newton Highlands as a full member of the Newton Historical Commission for a term of office set to expire on July 23, 2026. (60 Days: 02/02/2024)
- #400-23 Reappointment of Ralph Abele to the Newtonville Historic District Commission**
HER HONOR THE MAYOR reappointing Ralph Abele, 15 Page Road, Newton as a full member of the Newtonville Historic District Commission for a term of office set to expire on May 5, 2026. (60 Days: 02/02/2024)
- #401-23 Reappointment of Matthew Montgomery to the Chestnut Hill Historic District Commission**
HER HONOR THE MAYOR reappointing Matthew Montgomery, 57 Bowen Street, Newton as a full member of the Chestnut Hill Historic District Commission for a term of office set to expire on November 15, 2026. (60 Days: 02/02/2024)

Respectfully Submitted,
Deborah J. Crossley, Chair



City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue, Newton, Massachusetts
02459

#376-23
Telephone
(617) 796-1120
Telefax
(617) 796-1142
www.newtonma.gov
Barney Heath
Director

Property Owner Authorization

Date: November 9, 2023

Property Location: Municipal Parcel on Countryside Road

Number Street Address

Property Owner: Nima Shokrollahi * 781 354 0699

Name Contact Number

Current Mailing Address: 197 Countryside Road

Number Street Address

Newton MA 02459

City/Town State Zip Code

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

NOTICE: The City of Newton's staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the City may visit the property as well.

The undersigned "Property Owner" assumes full responsibility for compliance with applicable codes, ordinances, regulations, and the City of Newton codes, procedures, and requirements.

I (we) give our permission for the applicant to submit this application as my agent (see Page 2).

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the property owner(s) regarding the application.

Property Owner/Owner Representative Signature:

Nima Shokrollahi

* Applicant owns 197 Countryside Rd. and is filing this petition pursuant to M.G.L. Chapter 40A, Section 5 as an owner of land to be affected by the requested rezoning.

ONLY FILL OUT IF YOU ARE NOT THE PROPERTY OWNER OF RECORD

Applicant/Agent Information

Applicant/Agent: Nima Shokrollahi
Name

Applicant/Agent Address: 197 Countryside Road
Number Street Address

Newton MA 02459
City/Town State Zip Code

Applicant Agent Signature:



Property Information

Property ID 83036 0003A
Location DEDHAM ST OFF
Owner CITY OF NEWTON



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/29/2023
Data updated 11/14/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Abutters List

[print this list](#)

Date: November 20, 2023

Subject Property Address: DEDHAM ST OFF Newton, MA
Subject Property ID: 83-036-0003-A

Search Distance: 300 Feet

Owner: FRANCO LISA M
Prop ID: 83-036-0003-BA
Prop Location: 421 DEDHAM ST 421-A1 Newton, MA
Mailing Address:

421A DEDHAM ST
NEWTON CENTRE, MA 02459

Owner: WEXLER GERRY P TR
Co-Owner: GERRY P WEXLER TRUST
Prop ID: 83-036-0003-BB
Prop Location: 421 DEDHAM ST 421-B2 Newton, MA
Mailing Address:

421 DEDHAM ST 421B2
NEWTON, MA 02459

Owner: LAZARUS HARVEY & SUSAN
Prop ID: 83-036-0003-BC
Prop Location: 421 DEDHAM ST 421-C3 Newton, MA
Mailing Address:

421 DEDHAM ST 421-C3
NEWTON CENTRE, MA 02459

Owner: MILLENDER BONNIE C TR
Co-Owner: BONNIE C MILLENDER TRUST
Prop ID: 83-036-0003-BD
Prop Location: 421 DEDHAM ST 421-D4 Newton, MA
Mailing Address:

421 DEDHAM ST 421-D4
NEWTON, MA 02459

Owner: WILANSKY LINDA C TR
Co-Owner: LINDA C WILANSKY TRUST
Prop ID: 83-036-0003-BE
Prop Location: 423 DEDHAM ST 423-A1 Newton, MA
Mailing Address:
423 DEDHAM ST 423A
NEWTON, MA 02459

Owner: FOSTER DAVID M & GITA H TRS
Co-Owner: 423B DEDHAM STREET TRUST
Prop ID: 83-036-0003-BF
Prop Location: 423 DEDHAM ST #423B2 Newton, MA
Mailing Address:
423 DEDHAM ST 423B2
NEWTON, MA 02459

Owner: GOLDMAN RICHARD B & DONNA F TRS
Co-Owner: RICHARD B GOLDMAN TRUST
Prop ID: 83-036-0003-BG
Prop Location: 423 DEDHAM ST 423-C3 Newton, MA
Mailing Address:
423 DEDHAM ST 423C
NEWTON, MA 02459

Owner: JACOBS SUSAN S TR
Co-Owner: SUSAN S JACOBS TRUST
Prop ID: 83-036-0003-BH
Prop Location: 423 DEDHAM ST 423-D4 Newton, MA
Mailing Address:
423D DEDHAM ST
NEWTON, MA 02459

Owner: CURLEY PATRICK A JR TR
Co-Owner: CURLEY REV IND TRUST
Prop ID: 83-036-0003-BI
Prop Location: 425 DEDHAM ST 425-A1 Newton, MA
Mailing Address:
425 DEDHAM ST 425A
NEWTON, MA 02459

Owner: KAPLAN MICHAEL TR
Co-Owner: PHD NOM TRUST
Prop ID: 83-036-0003-BJ
Prop Location: 425 DEDHAM ST #425B2 Newton, MA
Mailing Address:
425 DEDHAM ST 425B
NEWTON CENTRE, MA 02459

Owner: BUKSTEIN OSCAR G & ADRIENNE H
Prop ID: 83-036-0003-BK
Prop Location: 425 DEDHAM ST 425-C3 Newton, MA
Mailing Address:
425 DEDHAM ST 425C3
NEWTON, MA 02459

Owner: GORDON STEPHEN F
Prop ID: 83-036-0003-BL
Prop Location: 425 DEDHAM ST 425-D4 Newton, MA
Mailing Address:
425 DEDHAM ST 425D4
NEWTON, MA 02459

Owner: BERMAN GEORGE M TR
Co-Owner: 431A DEDHAM ST RLTY TR
Prop ID: 83-036-0003-BM
Prop Location: 431 DEDHAM ST 431-A1 Newton, MA
Mailing Address:
431 DEDHAM ST UN A
NEWTON, MA 02459

Owner: BERMAN LAWRENCE W & BARBARA G
Prop ID: 83-036-0003-BN
Prop Location: 431 DEDHAM ST 431-B2 Newton, MA
Mailing Address:
431 DEDHAM ST UN B
NEWTON, MA 02459

Owner: AUERBACH JEROME M & BELLA TRS

Co-Owner: JEROME M AUERBACH 2023 TRUST
Prop ID: 83-036-0003-BO
Prop Location: 431 DEDHAM ST 431-C3 Newton, MA
Mailing Address:
431 C DEDHAM ST
NEWTON, MA 02459

Owner: FRANK JOHN R & AUDREY B
Prop ID: 83-036-0003-BP
Prop Location: 431 DEDHAM ST 431-D4 Newton, MA
Mailing Address:
431 DEDHAM ST 431D4
NEWTON, MA 02459

Owner: SWARTZ PAMELA
Prop ID: 83-036-0003-BQ
Prop Location: 433 DEDHAM ST 433-A1 Newton, MA
Mailing Address:
433 DEDHAM ST UN 433A
NEWTON CENTRE, MA 02459

Owner: BERMAN MICHAEL D
Co-Owner: BERMAN MELINDA M
Prop ID: 83-036-0003-BR
Prop Location: 433 DEDHAM ST 433-B2 Newton, MA
Mailing Address:
433B DEDHAM ST
NEWTON, MA 02459

Owner: DRUCKER CAROLYN S
Prop ID: 83-036-0003-BS
Prop Location: 433 DEDHAM ST 433-C3 Newton, MA
Mailing Address:
433 DEDHAM ST 433C3
NEWTON, MA 02459

Owner: PILL CYNTHIA J
Co-Owner: JACOBSON LAURA J TRS
Prop ID: 83-036-0003-BT

Prop Location: 433 DEDHAM ST 433-D4 Newton, MA
Mailing Address:
433 DEDHAM ST 433D4
NEWTON, MA 02459

Owner: FRANZBLAU CARL
Co-Owner: FRANZBLAU MYRNA
Prop ID: 83-036-0003-BU
Prop Location: 435 DEDHAM ST 435-A1 Newton, MA
Mailing Address:
435 DEDHAM ST 435A
NEWTON, MA 02459

Owner: GROSSER JEFFREY & MICHELLE TRS
Co-Owner: MARJORIE & SHELDON GROSSER TRSTS
Prop ID: 83-036-0003-BV
Prop Location: 435 DEDHAM ST 435-B2 Newton, MA
Mailing Address:
435 DEDHAM ST 435B2
NEWTON, MA 02459

Owner: WEST JEFFREY G & AMY DAVIS
Prop ID: 83-036-0003-BW
Prop Location: 435 DEDHAM ST 435-C3 Newton, MA
Mailing Address:
435 DEDHAM ST 435C3
NEWTON, MA 02459

Owner: HOOTSTEIN CAROL
Prop ID: 83-036-0003-BX
Prop Location: 435 DEDHAM ST 435-D4 Newton, MA
Mailing Address:
435 DEDHAM ST UN 435 D4
NEWTON, MA 02459

Owner: WOLBERG STEVEN TR
Co-Owner: UN 435E GABLES TRUST
Prop ID: 83-036-0003-BY

Prop Location: 435 DEDHAM ST #E5 Newton, MA
Mailing Address:
435 DEDHAM ST UN E
NEWTON, MA 02459

Owner: HARMON MARK P & ELLYN R
Prop ID: 83-036-0003-BZ
Prop Location: 437 DEDHAM ST 437-A1 Newton, MA
Mailing Address:
437A DEDHAM ST
NEWTON, MA 02459

Owner: 437-B DEDHAM LLC
Prop ID: 83-036-0003-CA
Prop Location: 437 DEDHAM ST 437-B2 Newton, MA
Mailing Address:
4890 WEST KENNEDY BLVD 240
TAMPA, FL 33609

Owner: MOSS ALAN P
Co-Owner: MOSS JANE E
Prop ID: 83-036-0003-CB
Prop Location: 437 DEDHAM ST 437-C3 Newton, MA
Mailing Address:
437 DEDHAM ST 437-C3
NEWTON CENTRE, MA 02459

Owner: BLACK GERALD & JUDITH L TRS
Co-Owner: SKS REAL ESTATE TRUST
Prop ID: 83-036-0003-CC
Prop Location: 437 DEDHAM ST 437-D4 Newton, MA
Mailing Address:
437 DEDHAM ST 437D4
NEWTON, MA 02459

Owner: JARRAS HEDY
Prop ID: 83-036-0003-CD
Prop Location: 439 DEDHAM ST 439-A1 Newton, MA
Mailing Address:

439A DEDHAM ST UNIT A
NEWTON, MA 02459

#376-23

Owner: NORMAN RONNIE J TR
Co-Owner: RONNIE NORMAN TRUST
Prop ID: 83-036-0003-CE
Prop Location: 439 DEDHAM ST 439-B2 Newton, MA
Mailing Address:
439 DEDHAM ST 439B2
NEWTON, MA 02459

Owner: COLMAN ALAN & MARJORIE
Prop ID: 83-036-0003-CF
Prop Location: 439 DEDHAM ST 439-C3 Newton, MA
Mailing Address:
439 DEDHAM ST 439C3
NEWTON, MA 02459

Owner: GRAYGO LLC
Prop ID: 83-036-0003-CG
Prop Location: 439 DEDHAM ST 439-D4 Newton, MA
Mailing Address:
10856 EGRET POINTE LN
WEST PALM BEACH, FL 33412

Owner: KASARJIAN PARNAG H & NANCY D
Prop ID: 83-036-0003-CH
Prop Location: 439 DEDHAM ST #E5 Newton, MA
Mailing Address:
439 E DEDHAM ST UN 439E
NEWTON, MA 02459

Owner: MCCRAITH DOUGLAS L & DEANE B
Prop ID: 83-036-0003-CI
Prop Location: 439 DEDHAM ST 439-F6 Newton, MA
Mailing Address:
439 DEDHAM ST 439-F6
NEWTON, MA 02459

Owner: HELLER SHEILA R
Co-Owner: FRANK JENNIFER H TRS
Prop ID: 83-036-0003-CJ
Prop Location: 401 DEDHAM ST 401-A Newton, MA
Mailing Address:
401 DEDHAM ST 401A
NEWTON, MA 02459

Owner: KUSHINSKY JACK & JUDITH G TRS
Co-Owner: KUSHINSKY GABLES REALTY TRUST
Prop ID: 83-036-0003-CK
Prop Location: 401 DEDHAM ST 401-B Newton, MA
Mailing Address:
401 DEDHAM ST UN B
NEWTON, MA 02459

Owner: CHOW JOHN Y & MIN ZENG
Prop ID: 83-036-0003-CL
Prop Location: 401 DEDHAM ST 401-C Newton, MA
Mailing Address:
401 DEDHAM ST 401-C
NEWTON, MA 02459

Owner: WISE JEROLD & BARBARA
Prop ID: 83-036-0003-CM
Prop Location: 401 DEDHAM ST 401-D Newton, MA
Mailing Address:
401 DEDHAM ST 401D
NEWTON, MA 02459

Owner: HORWITZ ALAN M TR
Co-Owner: HORWITZ GABLES TRUST
Prop ID: 83-036-0003-CN
Prop Location: 405 DEDHAM ST 405-A Newton, MA
Mailing Address:
405 DEDHAM ST 405-A
NEWTON, MA 02459

Owner: BINA YOSEF TR
Co-Owner: AMIR & JOSEPH TRUST
Prop ID: 83-036-0003-CO
Prop Location: 405 DEDHAM ST 405-B Newton, MA
Mailing Address:
405B DEDHAM ST
NEWTON, MA 02459

Owner: TALARICO JODI
Prop ID: 83-036-0003-CP
Prop Location: 405 DEDHAM ST 405-C Newton, MA
Mailing Address:
PO BOX 49
MILDFORD, NH 03055

Owner: FURMAN MARK S & AMY J TRS
Co-Owner: GABLES 405D REALTY TRUST
Prop ID: 83-036-0003-CQ
Prop Location: 405 DEDHAM ST 405-D Newton, MA
Mailing Address:
405D DEDHAM ST
NEWTON, MA 02459

Owner: SLOTNICK MARSHA K TR
Co-Owner: SLOTNICK REALTY TRUST
Prop ID: 83-036-0003-CR
Prop Location: 405 DEDHAM ST 405-E Newton, MA
Mailing Address:
405 DEDHAM ST 405-E
NEWTON CENTRE, MA 02459

Owner: LAPPIN JUDITH & RICHARD
Prop ID: 83-036-0003-CS
Prop Location: 405 DEDHAM ST 405-F Newton, MA
Mailing Address:
405 DEDHAM ST 405F
NEWTON, MA 02459

Owner: FINE GERALD S
Co-Owner: SCHNEIDER-FINE RISA
Prop ID: 83-036-0003-CT
Prop Location: 403 DEDHAM ST 403-A Newton, MA
Mailing Address:
403 DEDHAM ST 403-A
NEWTON, MA 02459

Owner: VANZLER FRANK ERIC
Co-Owner: VANZLER ELLEN IRENE TRS
Prop ID: 83-036-0003-CU
Prop Location: 403 DEDHAM ST 403-B Newton, MA
Mailing Address:
403B DEDHAM ST
NEWTON, MA 02459

Owner: SEIGAL NANCY K
Prop ID: 83-036-0003-CV
Prop Location: 403 DEDHAM ST 403-C Newton, MA
Mailing Address:
403 DEDHAM ST 403C
NEWTON, MA 02459

Owner: KOSOWSKY INGRID M TR
Co-Owner: IMK RLTY TRUST
Prop ID: 83-036-0003-CW
Prop Location: 403 DEDHAM ST 403-D Newton, MA
Mailing Address:
1715 CLUBHOUSE ESTATES CT
WEST PALM BEACH, FL 33411

Owner: LEVY SANDRA R & RONALD TRS
Co-Owner: SANDRA R LEVY TRUST
Prop ID: 83-036-0003-CX
Prop Location: 403 DEDHAM ST 403-E Newton, MA
Mailing Address:
403 DEDHAM ST 403E
NEWTON, MA 02459

Owner: HOFFMAN ROBERT W
Co-Owner: PETERSEN DEANNA M TRS
Prop ID: 83-036-0003-CY
Prop Location: 403 DEDHAM ST 403-F Newton, MA
Mailing Address:
403 DEDHAM ST UNIT 403F
NEWTON, MA 02459

Owner: 411A DEDHAM ST LLC
Prop ID: 83-036-0003-CZ
Prop Location: 411 DEDHAM ST 411-A Newton, MA
Mailing Address:
181 WELLS AVE 303
NEWTON, MA 02459

Owner: GOLDSTEIN LESTER P
Co-Owner: GOLDSTEIN SANDRA E TRS
Prop ID: 83-036-0003-DA
Prop Location: 411 DEDHAM ST #411-B Newton, MA
Mailing Address:
411B DEDHAM ST 411B
NEWTON, MA 02459

Owner: KARLINSKY JOEL B
Co-Owner: COOPER BARBARA
Prop ID: 83-036-0003-DB
Prop Location: 411 DEDHAM ST 411-C Newton, MA
Mailing Address:
411 DEDHAM ST 411-C
NEWTON, MA 02459

Owner: SNYDER ELIZABETH R
Co-Owner: SNYDER BERTRAM E
Prop ID: 83-036-0003-DC
Prop Location: 411 DEDHAM ST 411-D Newton, MA
Mailing Address:
411 DEDHAM ST 411-D
NEWTON CENTRE, MA 02459

Owner: SUGARMAN DEBRA TR
Co-Owner: DEBRA SUGARMAN TRUST
Prop ID: 83-036-0003-DD
Prop Location: 411 DEDHAM ST 411-E Newton, MA
Mailing Address:
411 DEDHAM ST 411-E
NEWTON, MA 02459

Owner: GLAZER NEIL N & SUSAN K
Prop ID: 83-036-0003-DE
Prop Location: 413 DEDHAM ST 413-A Newton, MA
Mailing Address:
413 DEDHAM ST 413A
NEWTON, MA 02459

Owner: SOKOL SAMUEL III
Co-Owner: EDELMAN HEATHER
Prop ID: 83-036-0003-DF
Prop Location: 413 DEDHAM ST 413-B Newton, MA
Mailing Address:
413 DEDHAM ST B
NEWTON, MA 02459

Owner: HALE STERLING H
Prop ID: 83-036-0003-DG
Prop Location: 413 DEDHAM ST 413-C Newton, MA
Mailing Address:
413 DEDHAM ST 413C
NEWTON, MA 02459

Owner: BERKMAN NANCY J TR
Co-Owner: NANCY J BERKMAN FAMILY TRUST
Prop ID: 83-036-0003-DH
Prop Location: 413 DEDHAM ST 413-D Newton, MA
Mailing Address:
413D DEDHAM ST
NEWTON, MA 02459

Owner: KAPLAN JANET P
Prop ID: 83-036-0003-DI
Prop Location: 413 DEDHAM ST 413-E Newton, MA
Mailing Address:
413 DEDHAM ST 413-E
NEWTON, MA 02459

Owner: GILMAN RICHARD H & WENDY L TRS
Co-Owner: GILMAN TRUST
Prop ID: 83-036-0003-DJ
Prop Location: 415 DEDHAM ST 415-A Newton, MA
Mailing Address:
6660 N SAINT ANDREWS DR
TUSCON, AZ 85718

Owner: ROSS MONA YAGUDA TR
Co-Owner: MYR RLTY TRUST
Prop ID: 83-036-0003-DK
Prop Location: 415 DEDHAM ST 415-B Newton, MA
Mailing Address:
415B DEDHAM ST
NEWTON, MA 02459

Owner: EINHORN ROY B
Co-Owner: SUFRIN JODI L
Prop ID: 83-036-0003-DL
Prop Location: 415 DEDHAM ST 415-C Newton, MA
Mailing Address:
415 DEDHAM ST 415C
NEWTON, MA 02459

Owner: SCHWARTZ ROBERT & PHYLLIS TRS
Co-Owner: SCHWARTZ RLTY TRUST
Prop ID: 83-036-0003-DM
Prop Location: 415 DEDHAM ST 415-D Newton, MA
Mailing Address:
415 DEDHAM ST 415-D
NEWTON, MA 02459

Owner: DRUCKER WILLIAM B TR
Prop ID: 83-036-0003-DN
Prop Location: 415 DEDHAM ST 415-E Newton, MA
Mailing Address:
415 DEDHAM ST 415 E
NEWTON, MA 02459

Owner: CHARLES RIVER COUNTRY CLUB INC
Prop ID: 83-036-0004
Prop Location: 483-655 DEDHAM ST Newton, MA
Mailing Address:
483 DEDHAM ST
NEWTON CENTRE, MA 02459

Owner: SILK STEPHEN S & BARRIE S TRS
Co-Owner: 175 COUNTRYSIDE ROAD REALTY TRUST
Prop ID: 83-036-0035
Prop Location: 175 COUNTRYSIDE RD Newton, MA
Mailing Address:
175 COUNTRYSIDE RD
NEWTON, MA 02459

Owner: 185 COUNTRYSIDE ROAD LLC
Prop ID: 83-036-0036
Prop Location: 185 COUNTRYSIDE RD Newton, MA
Mailing Address:
267 HARTMAN RD
NEWTON, MA 02459

Owner: SHOKROLLAHI NIMA
Co-Owner: VAULINA SOPHIA
Prop ID: 83-036-0037
Prop Location: 197 COUNTRYSIDE RD Newton, MA
Mailing Address:
197 COUNTRYSIDE RD
NEWTON, MA 02459

Owner: GERSH SIDNEY & ROSALIE T/C
Prop ID: 83-036-0038
Prop Location: 170 COUNTRYSIDE RD Newton, MA
Mailing Address:
170 COUNTRYSIDE RD
NEWTON, MA 02459

Owner: RABINOVITZ INBAL & ZORI
Prop ID: 83-036-0039
Prop Location: 150 COUNTRYSIDE RD Newton, MA
Mailing Address:
150 COUNTRYSIDE RD
NEWTON, MA 02459



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#394-23

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

October 10, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Peter Vieira of 67 Old Orchard Road, Chestnut Hill 02467 as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on July 31, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

NEWTON, MA 02459
CITY CLERK

2023 NOV 27 PM 4: 25

RECEIVED

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov

Application Form

Profile

Peter _____ F _____ Vieira _____
 First Name Middle Initial Last Name

 Email Address

67 Old Orchard Road _____
 Home Address Suite or Apt

Chestnut Hill _____ MA _____ 02467 _____
 City State Postal Code

What Ward do you live in?

Ward 7

 Primary Phone

 Alternate Phone

Payette _____ Principal _____
 Employer Job Title

Which Boards would you like to apply for?

Chestnut Hill Historic District Commission: Appointed

Ethnicity

Caucasian/Non-Hispanic

Gender

Male

Interests & Experiences

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

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

Interest in continuing to apply my professional expertise, knowledge and judgment to preserve the unique architectural and landscape qualities of this historic district.

[Vieira.pdf](#)
 Upload a Resume

PETER VIEIRA, FAIA, LEED AP PRINCIPAL



Through architecture that exhibits rigorous attention to craft, the careful orchestration of visual experience, and a deep commitment to sustainability, Peter Vieira's work humanizes programmatically complex and technologically intensive buildings for colleges and universities.

EDUCATION

Master of Architecture, 1996, University of Pennsylvania

Bachelor of Architecture, with honors, 1990, University of Notre Dame

TEACHING & LECTURES

"Where is the Center?" *University of Hartford, Department of Architecture*, April 2021

Dean's Council, Weitzman School of Design, *University of Pennsylvania*, 2018-present

"2019 AIA Architecture Firm Award: Design, Research and Performance," *AIA Conference*, June 2019

"A Tale of Two Façades: Boston University Center for Integrated Life Sciences and Engineering," *Architectural Record Innovation Conference East*, November 2016

"Planning and Verifying LEED Platinum," *ABX/Architecture Boston Expo*, November 2015

"Using BIM to Maximize Space Utilization in Existing Science Facilities," *Tradeline College and University Science Buildings Conference*, October, 2011

"Lab of the Year," *Laboratory Design Conference*, 2009

University of Pennsylvania, School of Design
Instructor, 1998-2004

PUBLICATIONS

Fusion - The Performance of Architecture, *The Monacelli Press*, 2020

"Dining Hall Renovations & Addition, *Sterling Law Buildings*" *Interiors*, January 2002

RELEVANT EXPERIENCE

Boston University

- Rajen Kilachand Center for Integrated Life Sciences & Engineering: 180,000 GSF.

George Washington University

- Milken Institute School of Public Health: 161,100 GSF.

The University of Connecticut

- Science 1 Research Center and Northwest Science Quad: 200,000 GSF.

Tufts University

- Eaton Hall, 3,500 SF Addition.

University of Hartford

- Hursey Center for Advanced Engineering and Health Professions: 80,000 GSF.

Bryn Mawr College

- Park Science Center Renovation: 10,000 SF new construction, 30,000 GSF renovation.

Hilco Redevelopment Partners and Redgate Capitol Partners

- Building D at L Street Station: 300,000 GSF speculative research building.

Salem State University/DCAMM

- Modernization of Science Labs and Health Sciences: 16,730 GSF Addition to Meier Hall and 44,385 GSF Renovation to Horace Mann.

University of Notre Dame

- College of Science and College of Engineering Master Plan.

Trinity College

- Crescent Center for Arts and Neurosciences: New 12,500 GSF Building to house Media and Performing Arts Programs as well as expanded Neuroscience Lab facilities.

Columbia University

- Gary C. Comer Geochemistry Building at the Lamont-Doherty Earth Observatory: 70,000 GSF.
- SEAS Data Science Institute: 30,000 GSF.
- New Laboratory for the Chemistry Department: 4,300 GSF.
- Fu Foundation School of Engineering and Applied Science Space Utilization and Feasibility Study.
- Applied Sciences NYC Proposal for SEAS Manhattanville: 1,280,000 GSF. Planning Study.
- Northwest Corner Building 1200 & 1300 Level: New laboratories for the Chemistry Department: 3,400 GSF.

University of Washington School of Public Health

- Programming and Visioning Study.

Brown University

- School of Engineering and Brown Institute for Brain Science Programming Study: 400,000 GSF Study.
- Medical Education Facility Planning and Programming Study: 110,000 GSF.

Harvard T.H. Chan School of Public Health

- Strategic Master Plan for Longwood Campus: 1,150,000 GSF.
- Programming and Site Accommodation Study for Allston Campus: 1,011,400 GSF.
- Longwood Expansion Studies: Joint study with Medical School.
- New SPH-3 Visioning Study.

Harvard Medical School

- Wyss Institute for Biologically Inspired Engineering, Tenant Fit-Out: 50,000 SF.

Massachusetts Institute of Technology

- Media Lab Cleanroom, 2,000 GSF.
- Main Group Window Replacement and Facade Study: 231,000 GSF.

PREVIOUS EXPERIENCE WHILE AT KIERAN TIMBERLAKE ASSOCIATES – 1998-2005, Associate since 2002

Yale University

- New Residential College Planning Study.
- Van Shef Academic Conversion.
- Silliman College Renovation.
- Davenport College Renovation.
- Elm Street Mixed Use Development.
- Yale Law School Dining Hall Renovation and Addition.

Stanford University

- Student Activity Space Master Plan.
- Old Union Complex Feasibility Study.

Cornell University

- Alice H. Cook House.
- West Campus Residential Initiative Master Plan.

Middlebury College

- Atwater Commons.

Duke University

- Keohane Quadrangle Residence Halls.

TEACHING AND LECTURES

School of Architecture, University of Texas – Austin: “Sustaining Research: The Work of Kieran Timberlake Associates LLP,” November 2004

APT Northeast Chapter Symposium & Annual Meeting, Yale University: “Dining Hall Renovation & Addition, Sterling Law Buildings, *Yale University*,” January 2003

University of Pennsylvania, Lecturer, Graduate School of Fine Arts (now School of Design), 1998-2004

PUBLICATIONS

“History of the GSFA,” *University of Pennsylvania*, March, 2000

PROFESSIONAL AFFILIATIONS / CIVIC ACTIVITIES

University of Pennsylvania Dean’s Council



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#395-23

Telephone
(617) 796-1100

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(617) 796-1089

Email
rfuller@newtonma.gov

November 13, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Lisa Adams of 40 Converse Avenue, Newton 02458 as a member of the Economic Development Commission. Their term of office shall expire on November 30, 2026 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

NEWTON, MA 02459
CITY CLERK

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Application Form

Profile

Lisa _____ C _____ Adams _____
First Name Middle Initial Last Name

[Redacted] _____
Email Address

40 Converse Ave _____ Suite or Apt _____
Home Address

Newton _____ MA _____ 02458 _____
City State Postal Code

What Ward do you live in?

Ward 2

[Redacted] _____
Primary Phone Alternate Phone

Commonwealth of _____ Director, Investigations Center of _____
Massachusetts Expertise
Employer Job Title

Which Boards would you like to apply for?

Economic Development Commission: Submitted

Ethnicity

Caucasian/Non-Hispanic

Gender

Female

Interests & Experiences

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

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

With much enthusiasm, I write to express my continued interest in and to apply for reappointment to the Economic Development Commission. I have reflected on the accomplishments of the EDC since my first year in 2021, including zoning, sustainability, transportation, and diversity, equity and inclusion. As chair of the DEI working group, we undertook efforts to increase access to doing business in Newton for underrepresented business owners and vendors by expanding the list of businesses beyond the state's supplier diversity office list, engaged with city procurement to understand better procurement opportunities for underrepresented business owners, and supported the addition of an option for underrepresented businesses to self-identify as minority business enterprises with the city. As chair of the sustainability working group, we studied and weighed in on an electrification ordinance, BERDO, and embedded carbon, among other topics. More recently as Vice-Chair, I've contributed to the EDC's efforts to support the city's village center zoning overlay district plans. I look forward to continuing to work on priorities we have outlined for the upcoming year. I have enjoyed my time volunteering on the Commission and welcome the opportunity to serve another term. Thank you for your consideration.

Upload a Resume

LISA C. ADAMS

40 Converse Ave., Newton, MA 02458 • [REDACTED]

EXPERIENCE

Commonwealth of Massachusetts, Investigations Center of Expertise 2020 - Present
Director

- Manage a team of 8 investigators in a relatively new investigations unit for executive branch employees.
- Analyze and present data to steering committee comprised of executive branch secretariats and the Governor's office.
- Track trends in complaint filings among various workplaces.
- Review and edit investigation reports.
- Conduct investigations.

Massachusetts Municipal Association, Boston, MA 2018 - 2020
Senior Legislative Analyst

- Represent the MMA before legislators, legislative staff, the administration and state agencies.
- Analyze policy proposals, legislation, and regulations affecting local government.
- Meet with legislators and executive branch officials to promote and advance municipal issues.
- Meet regularly with municipal officials to develop local government positions on policy and legislative issues.
- Speak at meetings of municipal officials and provide legislative updates to member groups.
- Draft legislation, legislative alerts and position letters and testimony on legislation and regulations.
- Write articles for publication in the MMA's monthly Beacon newsletter and the website.
- Serve as lead staff for the MMA Personnel and Labor Relations Policy Committee.
- Use social media for member outreach and as an advocacy tool.
- Manage internship program for the legislative division.

Massachusetts Commission Against Discrimination, Boston, MA 2008 - 2018
Legal Writer

- Reviewed appeals to the Full Commission.
- Researched and drafted Full Commission Decisions and memoranda of law to the Full Commission.
- Drafted Hearing Commissioner Decisions and assisted with other writing as needed.

Massachusetts Hearing Aids for Children Coalition, Boston, MA 2005 - 2017
President and Founding Member

- Formed coalition to pass legislation for mandated insurance coverage for hearing aids for children in Massachusetts.
- Led a seven-member board to grow a grassroots movement in support of legislation.
- Worked closely with legislators, State House leadership, doctors at Children's Hospital Boston and the Massachusetts Eye and Ear Infirmary, families of children with hearing loss, and lobbyists to pass law.

- Co-drafted law passed as Chapter 233 of the Acts of 2012, "An Act Providing Hearing Aids for Children."
- Conducted legislative briefing for legislators at State House.
- Conducted public relations campaign through marketing, media and social media outlets.
- Coordinated with doctors, audiologists, speech-language pathologists, parents and children with hearing loss to prepare for public hearing at the State House.
- Testified at the State House before the Joint Committee on Children, Families and Persons with Disabilities in support of the bill.
- Advocated at the Division of Insurance during implementation phase of law in 2013.
- Assist families of children with hearing loss to interpret law.

Kopelman & Paige, P.C., Boston, MA

Contract Attorney

2006

- Conducted independent investigations for towns following charges of inappropriate or illegal conduct of town employees and officials.
- Prepared reports for towns following investigations.

Associate

April 2001 - June 2004

- Represented municipalities in labor and employment matters before the Labor Relations Commission, the Civil Service Commission, the Massachusetts Commission Against Discrimination, private arbitrators and in court.
- Drafted opinion letters to clients on issues of municipal law, labor and employment, including the FMLA, ADA, FLSA, HIPPA, USERRA, civil service and collective bargaining.
- Advised town boards and managers in all areas of labor and employment law and their interrelation to municipal laws, including the open meeting law and the public records law.
- Served as town-appointed Hearing Officer for employment disputes and labor grievances.
- Lectured on labor and employment law topics for the Massachusetts Municipal Association.

Commonwealth of Massachusetts, Human Resources Division, Boston, MA

March 1998 - April 2001

Labor Counsel

- Represented state agencies in labor and employment matters before private arbitrators, the Labor Relations Commission, the Civil Service Commission and the Massachusetts Commission Against Discrimination.
- Provided legal counsel in labor and employment law, including matters related to FMLA, FLSA, ADA, collective bargaining and other human resources issues to the Executive Office of Administration and Finance, the Governor's Office, state and municipal appointing authorities and agency managers.
- Assisted the General Counsel in formulating policy positions, drafting legislation and in performing legal and administrative responsibilities.
- Served as legal department's FMLA liaison to state agency managers.

EDUCATION

Suffolk University Law School, Boston, MA

May

1996

Juris Doctor, cum laude

- Suffolk University Law Review, Note Editor, 1995-96; Staff Member, 1994-95
- Justinian Law Society Scholarship, 1995-96

- Phi Delta Phi Legal Fraternity, Philanthropy Chair, 1994-95
- Street Law Program, Founder and Director, 1993-95
- Criminal Law Supplemental Instructor, 1994-95

University of Massachusetts, Amherst, MA

February 1992

Bachelor of Arts, cum laude, History

Minor in Philosophy

- Phi Beta Kappa
- Mortar Board Honor Society
- Golden Key National Honor Society
- Phi Alpha Theta History Honor Society, President, 1990-91
- Simon Ermonian History Scholarship, 1991
- Kappa Kappa Gamma Women's Fraternity, President, 1991-92; Vice President, 1990-91

Università di Firenze, Florence, Italy

Spring 1988

Coursework in Italian

Florida State University Florence Program, Florence, Italy

Fall 1987

Concentration in Art History

VOLUNTEER WORK

National Institute on Deafness and Other Communication Disorders (NIDCD)

Advisory Council, Washington, D.C.

September 2016 -

May 2020

- Appointed by Secretary of Health and Human Services to serve on 18-member council with representatives of health and scientific disciplines in the areas of deafness and communication disorders, the Secretary, the Director of the NIDCD, the Chief Medical Director of the Department of Veterans Affairs, and the Assistant Secretary of Defense for Health Affairs.
- Advise, assist, consult with and make recommendations to the Secretary, the Assistant Secretary for Health, the Director of the National Institute of Health, and the NIDCD on policy and matters related to the Institute.
- Review cooperative agreements for research and training and applications for projects, and collected information about national and international studies and other programs related to normal and disordered communication for possible dissemination to public and private health entities, health personnel and scientists, and to the general public.

Alexander Graham Bell Association for the Deaf and Hard of Hearing, Boston, MA

2011 - Present

Massachusetts Chapter, Board Member

Co-Interim President, August 2019 - Present

Advocacy Director, January 2017 - Present

- Monitor and analyze relevant activity on Beacon Hill, Capitol Hill and among national organizations.
- Brief board members on policy matters or pending legislation affecting membership or goals of national organization.
- Provide strategic analysis for advancing organization's goals with the key decision-makers in the legislative and executive branches.

- Develop and lead implementation of advocacy strategies.
- Create and manage advocacy team among membership and in cooperation with other groups to advance goals of organization, when needed.
- Communicate with and brief legislators, their staff, and agency officials through in-person meetings, written communications and phone calls.
- Perform duties as board member, including assisting in creation and scheduling of annual programming, planning and participating in fundraising, and representing the organization to the community.

Kids' Director,

2013 - 2017

- Planned and ran events and activities for deaf and hard of hearing children ages 8-12 in Massachusetts.

School Council, F.A. Day Middle School, Newton, MA

2014 - 2017

Member

- Served as member of state-mandated school council.
- Assisted principal by reviewing the school building budget and developing the school improvement plan, which is submitted to the school committee for review and approval.
- Developed parent survey on technology use during 2016-17 school year, and planned and participated in parent event at middle school to discuss concerns surrounding students' technology use.
- Assisted council to develop parent poll for 2014 - 2015 school year and analyzed data with council members.
- Developed after-school activities for students.

F.A. Day Parent-Teacher Organization, Inc., Newton, MA

2016 - 2017

Secretary

- Advise executive board in revision and updating of organization's bylaws.
- Keep minutes of PTO meetings and post to school community.

Cabot Elementary School Parent-Teacher Organization, Inc., Newton, MA

2011 - 2015

Welcoming Committee, 2011-2012; Secretary, 2012-2013; Vice-President Political Issues, 2013-2014;

Political Issues Committee & Fifth Grade Activities Committee Co-Chair, 2014-2015

- Planned events for new families to school community.
- Followed current educational issues and legislation on both local and state level to keep school community informed.
- Advocated on behalf of school community to city boards regarding educational issues, including redistricting policy, new school building, technology policy, teacher gift policy and state ethics law, and equity policy.
- Supervised volunteer staff as Co-Chair of 5th Grade Activities Committee to fundraise and to organize class social action project, class gift and transition ceremony.
- Communicated with media regarding newsworthy events at school.

Massachusetts Mothers of Twins Association, Inc., Arlington, MA

May 2007 - May 2008

President, Founding Chapter

- Presided over 260-member non-profit organization designed to broaden the understanding of child development and childrearing relating to multiple-birth children through the interchange of information between parents, educators, doctors and others with a direct interest.
- Planned and directed monthly board meetings, led monthly general meetings, appointed all standing committee chairpersons, approved all bills and served as delegate to the state association.

PUBLICATION

Note, The Admissibility of DNA Typing and Statistical Probability Evidence, 29 Suffolk U.L. Rev. 473 (1995).

ASSOCIATIONS

Alexander Graham Bell Association for the Deaf and Hard of Hearing
Hearing Loss Association of America

LANGUAGES

Italian and Spanish proficiency.

ACTIVITIES AND INTERESTS

Knitting, cooking, biking, yoga; local government, legislation, developments, and advocacy impacting the deaf and hard of hearing community.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#396-23

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TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

November 13, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Florent Mali of 32 Rowe Street, Auburndale 02466 as a member of the Economic Development Commission. Their term of office shall expire on December 31, 2026 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

NEWTON, MA 02459
CITY CLERK

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1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov

Application Form

Profile

Florent

First Name

Mali

Middle Initial

Mali

Last Name

[Redacted]

Email Address

32 Rowe St

Home Address

Suite or Apt

Auburndale

City

MA

State

02466

Postal Code

What Ward do you live in?

None Selected

[Redacted]

Primary Phone

Alternate Phone

UKG

Employer

Software Development Manager

Job Title

Which Boards would you like to apply for?

Economic Development Commission: Appointed

Ethnicity

Caucasian/Non-Hispanic

Gender

Male

Interests & Experiences

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

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

It is a pleasure to have the opportunity to reapply to serve as a commissioner for EDC. I am an engineer by profession, with two distinct engineering degrees (Computer Engineering, and Geology and Earth sciences Engineering) . I am versed in several languages. Originally, an immigrant, from Albania, I speak Greek, Italian, French and of course Albanian and English. I currently work for UKG, one of the biggest employers in software engineering in Massachusetts where I lead a team of 12 software engineers with different backgrounds and skillsets. I have been a resident of Newton since 2006. I love every bit of the city, it's diversity, geography, management, convenience. I have been serving on the board of EDC as a commissioner since July 2022 and my term is expiring on December 31st. I want to re-apply for my position as a commissioner within Economic Development Commission (EDC). This past year has been exciting and rewarding and I want to continue to provide my contribution to the city. Thank you.

[Florent_Mali_Resume_G.docx](#)

Upload a Resume

Florent Mali

Software Engineering
Manager

Newton, MA ■ [REDACTED]

■ [LinkedIn](#)

Seasoned professional with 15+ years of experience in software engineering and management driving productivity and operational excellence through development and implementation of novel strategies and approaches. Proficient in devising, developing, and implementing comprehensive software solutions. Possess extensive experience in leading high-performance teams to deliver exceptional results.

Technical Proficiencies

Language s:	C C++ Java Python Ajax HTML XML Javascript Typescript Angular
Tools:	Git JIRA Confluence Jenkins SonarQube BlackDuck Checkmarx ClearCase ClearQuest MSDEV Eclipse JBuilder Workshop Code Collaborator Globalyzer DevTrack
Database & Cloud:	SQL Server Oracle Cassandra MySQL DynamoDB Aurora ProgreSQL Google Cloud AWS (S3, Lambda, EC2, Cloudwatch) Kubernetes Docker Forgerock
Frameworks & Web:	TCP/IP SNMP APPC Apache IIS Tomcat JBoss WebSphere Angular Node.js RestAssured Selenium Struts MFC SOAP Spring Hibernate JUnits

Professional Experience

UKG Inc., Lowell, MA

2017 - 2023

Senior Manager/Lead Architect - Solution Engineering

Developed and designed full stack design of cloud technologies utilizing several tools such as Java, Docker, JBoss, Node.js, HTML. Oversaw functions of multiple scrum teams of software engineers and provided comprehensive support, guidance and training on tools and streamlined workflow, serving as Lead Developer on occasion. Consulted on emerging technologies and provided training and coaching and collaborated on design and implementation to ensure relevancy of solutions. Teamed up with architects and product stakeholders to define the strategic aims and roadmap for product performance and testing and defined metrics for performance management. Conducted system analysis and design, including technical requirements gathering and

specification. Performed gatekeeper duties for defect triage, patch releases and tenant provisioning for customers.

- ◆ Implemented switch from feature development to trunk development paradigm reducing release time by one month.
- ◆ Managed and administered processes and tools for security initiative for the entire engineering organization resulting in 50% reduction in malware and security related issues.
- ◆ Assessed feasibility and adaptation of security and localization tools like BlackDuck, Globalyzer, SonarQube and Checkmarx, achieving 30% reduction in release cycle.
- ◆ Achieved 93% on Management Effectiveness Index in comparison to 80% organizational average while managing teams of developers.
- ◆ Created and executed process of identifying and remedying production issues within activities domain, using SPLUNK and related tools which slashed Customer Support Calls by 70%.

Kronos Inc., Chelmsford, MA

2012 - 2017

Lead Solution Architect

Developed technical and strategic roadmap on features on predictive analytics for scheduling, forecasting, budgeting engines for retail and healthcare. Created solution architecture framework for customers in custom engineering. Spearheaded technical discussions with stakeholders and presented solutions and recommendations on best practices. Performed high-level estimates/swags for complex escalated feature requests(EFRs) for Workforce Central using Spring, HTML5, Flex, JavaScript, Tomcat, IIS, SQL Server, Oracle, MSOL. Provided guidance and mentorship to junior developers and developed and maintained complex software applications using Java, Spring and Hibernate frameworks. Performed discovery, developed functional specification and solution documents, architecture design, code reviews, proof of concept and leading the teams to final delivery of product utilizing agile methodology.

- ◆ Designed and architected various features for customers as part of Custom Engineering Team for various domains, achieving delivery of features within three months before the general release date.
- ◆ Created and organized the process for performance measurements for UI and APIs using DynaTrace, YourKit eliminating nearly all performance defects related to features delivered by the team.

Additional Experience:

Lead Software Engineer, Kronos Inc. Chelmsford, MA

Senior Software Engineer, Computer Associates, Framingham, MA

Software Engineer, Concord Communications. Inc. Marlborough, MA

Programmer Analyst, IBM Global Services Toronto, ON

Education

**Bachelor of Computer Engineering
Engineering**

University of Toronto, Toronto, ON, Canada
Tirana, Albania

Bachelor of Geology

University of Tirana,

Licenses, Certifications & Patents

- **AWS Cloud Practitioner Certificate**
- **METHODS AND APPARATUS FOR INFORMATION PROCESSING AND DISPLAY FOR NETWORK MANAGEMENT** (<https://tinyurl.com/florent-mali-patent>)



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#397-23

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Email
rfuller@newtonma.gov

November 13, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Jim Griglun of 94 Bemis Street, Newton 02460 as a member of the Economic Development Commission. Their term of office shall expire on December 31, 2026 and the 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

Jim _____ Griglun _____
First Name Middle Initial Last Name

Email Address

94 Bemis St _____
Home Address Suite or Apt

Newton _____ MA _____ 02460 _____
City State Postal Code

What Ward do you live in?

Ward 2

Primary Phone Alternate Phone

SFP Wealth _____ Sr Financial Associate _____
Employer Job Title

Which Boards would you like to apply for?

Economic Development Commission: Submitted

Ethnicity

None Selected

Gender

None Selected

Interests & Experiences

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

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

Raising a young family in Newton, I'm interested in contributing to the ongoing economic vitality of the city. I believe my background lends well to being a valuable contributor to the Economic Development Commission and helping the city move forward in a thoughtful manner. With a BA in Political Science, I spent my undergraduate years studying the interconnected relationship of city governments and economic development. My senior thesis focused on how cities attract businesses, mainly sports teams and entertainment venues, to spur economic development and to expand their tax bases. My interest in this topic has grown stronger over the years as I have become more acutely aware of how the economic decision-making of city governments impact the resident taxpayers (like me). With a Masters degree in Business Administration, I have launched a career constructing financial plans for individuals and families. I believe that building the architecture for individuals to achieve financial security and growth requires a skill set and critical thinking that would translate well to economic planning on the city level. My wife is a life-long resident of Newton and her parents have lived in the same house in Newton for 40 plus years. Our goal is to call Newton home for as long as we can so we have that desire to contribute to Newton remaining a vibrant place to live. I welcome the opportunity to discuss my interest in joining the Economic Development Commission in more detail. Sincerely, Jim Griglun

[Jim_Griglun_Resume.pdf](#)

Upload a Resume

EDUCATION**BOSTON UNIVERSITY QUESTROM SCHOOL OF MANAGEMENT**
Master of Business Administration, May 2014

Boston, MA

UNION COLLEGE
Bachelor of Arts in Political Science, June 2004

Schenectady, NY

PROFESSIONAL EXPERIENCE**SFP Wealth**Financial planning firm with over \$1 billion assets under advisory
*Senior Financial Associate*Wellesley, MA
2017 - Present

- Managing financial adviser for approximately \$150m book of business, mainly consisting of high net worth individuals and families.
- Construct individually tailored financial planning recommendations for wealth enhancement, retirement, asset protection, tax efficiency, and charitable giving.
- Responsible for identifying business development opportunities and constructing investment and insurance proposals for presentation.
- Firm specialist for business planning clients, with focus on succession planning, retirement plan development and income tax coordination.
- Contribute to the firm's investment excellence as an active, participating member of the Investment Committee.
- Author private client quarterly newsletter along with other ad hoc marketing communications.
- Oversaw the development of SFP Wealth's client service model, which produced defined client engagement verticals and established new pricing matrix for firm's offerings.

Kaplan Financial Services, Inc.
*Client Service Associate*Newton, MA
2007 - 2017

- Dedicated relationship manager for segment of firm's highest net worth clients, operating as the primary administrator for all customer service and account matters and participating in face-to-face client meetings.
- Assessed the risk and issues pertaining to pricing of potential municipal and corporate bond investments to provide investment team with daily summary of the bonds suitable for firm trading.
- Analyzed performance of the firm's 115 core mutual fund holdings to produce quarterly updates for consumption by the investment team and conduct initial fund research when alternatives are requested.
- Monitored client accounts and initiated portfolio reallocation when necessary to ensure adherence to client's desired investment objectives while maintaining required liquidity levels and compliance to firm's regulations.

Commonwealth Financial Network
*New Business Associate*Waltham, MA
2005-2007

- Provided back office support for advisers in the areas of long-term care insurance, life insurance, and disability insurance.

ADDITIONAL INFORMATION

- CERTIFIED FINANCIAL PLANNER™ Practitioner
- FINRA Series 7 registration
- NASAA Series 63 registration
- MA Life, Accident & Health insurance licensed
- Demonstrated proficiency utilizing eMoney planning software
- Volunteer with Street Cred providing pro bono financial coaching services



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#398-23

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(617) 796-1089

Email

rfuller@newtonma.gov

November 13, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Zach Knowlton of 61 Walker Street, Unit #1, Newtonville 02460 as a member of the Economic Development Commission. Their term of office shall expire on October 30, 2026 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

NEWTON, MA 02459
CITY CLERK

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1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov

Zach Knowlton

EDUCATION:

Bentley University, Waltham, MA

Bachelor of Science, Economics-Finance; Minor, Public Policy, Cum Laude

August 2012-May 2016

GPA: 3.54/4.0

Extracurriculars: Resident Assistant, Bentley Investment Group, Bentley Entrepreneurship Society

EXPERIENCE:

HarbourVest Partners, Boston, MA

July 2018-Present

Senior Associate – Primary Investment Team (promoted from associate to senior associate in July 2020)

- Conduct quantitative and qualitative due diligence, culminating in 30-60+ page investment recommendations that have received approvals representing over \$2.0 billion in private equity fund commitments
- Analyze company valuations and growth prospects, conduct reference calls with management teams, CEOs and entrepreneurs, and participate in on-site due diligence meetings to evaluate investment ideas alongside deal teams
- Develop and execute the implementation of a proprietary sourcing framework to originate new investments ideas for the 20-person U.S. Primary Investment Team
- Serve as an advisory board member on three U.S. private equity funds to represent HarbourVest and one of HarbourVest's largest clients (a \$70B+ U.S. public pension with over 530,000 plan participants)
- Lead discussions for weekly U.S. buyout team meeting, comprised of ~30 cross-departmental members, including Head of Investments, Primary Investment Committee Chair, and senior members of the secondary and co-investment teams

Mercer Investment Management, Boston, MA

July 2016-July 2018

Investment Associate (promoted from senior analyst to associate in April 2018)

- Managed an eight-person cross-functional team to restructure the Mercer Opportunistic Fixed Income Fund (an approximately \$600M fund comprising U.S., Europe, and Emerging Market investments)
- Led the research and execution of all fund investment, portfolio construction and allocation ideas during the restructuring process and following the departure of the fund's portfolio manager
- Presented thesis alongside Chief Investment Officer of the Americas to Mercer's Global Investment Committee and Board of Directors, and received unanimous approval
- First undergraduate full-time hire within the Portfolio Management Group of the world's largest investment consultant in the world (\$15 trillion assets under advisement and \$300 billion of assets under management as of June 2019)

Mercer Investment Management, Boston, MA

June 2015-August 2015

Summer Investment Analyst

- Spearheaded the creation of a quantitative heat map to analyze underperforming investments and prioritize diligence
 - First intern in the Portfolio Management Group supporting senior investment team members in the evaluation of equity and fixed income investment products, and in the management of eight Mercer investment funds

Loomis, Sayles & Company, Boston, MA

June 2014-August 2014

Credit Research Summer Intern

- Developed three-statement financial models utilizing 10Ks, 10Qs, and Bloomberg to create comparable analyses and develop views around relative value within the U.S. corporate credit market
- Participated in trainings to develop skills to assess credit risk, macroeconomic implications, and financial markets

Additional Information:

Medway Economic Development Committee, Medway, MA

September 2017-February 2022

Chair (Nominated and appointed from member to Vice-Chair in September 2019, then to Chair in July 2020)

- Led a 7-person committee to promote, encourage, and facilitate the development and properly planned business and industrial growth within the community in order to expand and strengthen the local economy and tax base
- Facilitated a dialogue with the MetroWest Economic Research Center to provide consistent and up-to-date local economic data to support the development of short-term and long-term goals for the next decade
- Led the creation of a local business/investor outreach program to enhance town-constituent relationships with the goal of decreasing commercial and business vacancies within the town



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#399-23

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

September 25, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Mark Armstrong of 61 Vaughn Avenue, Newton Highlands 02461 as a full member of the Newton Historical Commission. His term of office shall expire on July 23, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

NEWTON, MA 02459
CITY CLERK

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Application Form

Profile

Mark Armstrong
First Name Middle Initial Last Name

[Redacted]
Email Address

61 Vaughn Ave. Suite or Apt
Home Address

Newton Highlands MA 02461
City State Postal Code

What Ward do you live in?

Ward 5

[Redacted] Alternate Phone
Primary Phone

Office of Mark Armstrong Architect
Employer Job Title

Which Boards would you like to apply for?

Community Preservation Committee: Submitted
Newton Historical Commission: Submitted

Ethnicity

None Selected

Gender

None Selected

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 civic duty.

[Historical Commission Resume Mark Armsrong.pdf](#)
Upload a Resume

Mark A. Armstrong
 [REDACTED]
 [REDACTED]

AIA - LEED AP BD+C - NCARB
 61 Vaughn Avenue
 Newton MA 20461

Experience

2001-present	Office of Mark Armstrong Architect Boston, MA Principal	24 Holyoke Street Redevelopment, Cambridge, MA Article 24 Restaurant, Boston, MA Harrington Residence, NY, NY Peacher Residence, Weston, MA Meeks Residence, Atherton, CA Commonwealth Avenue Residence, Boston, MA Bergstrand Residence, Chestnut Hill, MA Marly's Fine Wines, Newton, MA WOO Restaurant, Las Vegas, NV MacKinnon Residence, Wellesley, MA Morris Loft, Boston, MA Mussafer Residence, Weston, MA Park Place Condominiums, Brookline, MA Chandler Street Lofts, Boston, MA Commercial Wharf Lofts, Boston, MA The Fireplace Restaurant, Brookline, MA Piedmont Street Lofts, Bay Village, Boston, MA Lexington Street Condominiums, Newton, MA
2008-2009	ADD Inc. Boston MA Senior Architect	UMass McCormack Hall Renovation Study, Boston, MA MassArt South Hall Renovation Study, Boston, MA
1990-2001	Leers Weinzapfel Associates Boston, MA Senior Architect	Harvard University Science Center Addition, Cambridge, MA, MIT School of Architecture Renovations, Cambridge, MA Berdee College of Music, Office of the President, Boston, MA Electronic Frontier Foundation, Cambridge, MA MBTA Commuter Rail Station Prototype, Newburyport, MA MBTA Park Street Green Line Station Renovations, Boston, MA
1989-1990	Koetter, Kim & Associates Boston, MA Staff Architect	Saint Paul's Church and Rectory, Cambridge, MA
1987-1989	Hickox Williams Architects Boston, MA Designer	90 Appleton Street, multifamily row house renovation 28 West Cedar Street, multifamily row house renovation
Education		
1983-1986	Yale University School of Architecture	Master of Architecture
1982	Barbieri Center, Rome, Italy	Center for Architecture and Art History
1979-1983	Wesleyan University	Bachelor of Arts: Art/Architecture

Community

2009-present Auburndale Historic Commission
 Newton Historical Commission
 Newton Community Preservation
 Commission

1992-present Boston Society of Architects

Registration

1989-present Licensed Architect in Massachusetts

1995-present NCARB certification



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rfuller@newtonma.gov

October 10, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Ralph Abele of 15 Page Road, Newton 02460 as a full member of the Newtonville Historic District Commission. His term of office shall expire on May 5, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

NEWTON, MA 02459
CITY CLERK

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Application Form

Profile

Ralph

First Name

Abele

Last Name

Middle Initial

[Redacted] [Redacted]
Email Address

15 Page Rd.

Home Address

Suite or Apt

Newtonville

City

MA

State

02460

Postal Code

What Ward do you live in?

Ward 2

[Redacted] [Redacted]
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 have been on this board since its inception

[Abele_shortResume2020.pdf](#)

Upload a Resume

EPA New England, Region 1
5 Post Office Square
Mail Code OEP06-2
Boston, MA 02109



Ralph Abele

Experience

2013-current EPA New England Boston, MA

Chief, Water Quality Standards Section

Manages the Water Quality Standards Section which works with the New England states and other EPA units on the review, approval and implementation of state water quality standards, total maximum daily loads and water quality plans to restore impaired waters and protect high quality waters.

1998 to 2013 EPA New England Boston, MA

Instream Flow Coordinator

Lead EPA's instream flow efforts in New England and worked extensively as a senior advisor with all of the NE states to develop or modify state flow policies. Managed technical/ research studies on integrated water resources management optimization and threshold indicator development. Appointed member of St. Croix International Watershed Board, International Joint Commission.

1984-1998 U.S. Fish and Wildlife Service Newton/Hadley, MA

EPA-FWS Liaison and FWS Regional Environmental Coordinator

Implement first in the Nation EPA-FWS memorandum of agreement on Clean Water Act. Concurrently served as FWS Regional Environmental Coordinator. Developed EPA and FWS policy documents on wetland water quality standards, water quality standards/ endangered species protection, water quality certification and wetlands protection.

Education

1973-1974 Research Student, Royal School of Mines, Imperial College, London

1970-1973 University of Massachusetts-Amherst M.S. Geology
Elected to Sigma Xi

1966-1970 Allegheny College, Meadville, PA B.S Geology

External

1984-current Board of Directors, Charles River Watershed Association, Weston MA Board President 1990-1998

2003-present Member, Newtonville Historic District Commission



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Mayor

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rfuller@newtonma.gov

October 10, 2023

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

To the Honorable City Councilors:

I am pleased to reappoint Matthew Montgomery of 57 Bowen Street, Newton 02459 as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 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

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Application Form

Profile

Matthew Montgomery
First Name Middle Initial Last Name

[Redacted]
Email Address

57 Bowen Street
Home Address Suite or Apt

Newton MA 02459
City State Postal Code

What Ward do you live in?

[X] Ward 6

[Redacted]
Primary Phone Alternate Phone

Summer Sky, Inc President / Realtor
Employer Job Title

Which Boards would you like to apply for?

Chestnut Hill Historic District Commission: Submitted

Ethnicity

None Selected

Gender

None Selected

Interests & Experiences

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

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

Reapplication

Chestnut Hill Historic District-
2017_M_Montgomery_Resume.pdf

Upload a Resume

Matthew J. Montgomery

57 Bowen Street, Newton, Massachusetts 02459

Current:

Summer Sky, Inc., 60 Manchester Road, Newton, MA

President

A privately held Newton based company specializing in the marketing of residential real estate and assisting buyers in the process of purchasing the same; two employees with annual revenue regularly exceeding \$500,000.

2017

Compass, Chestnut Hill, MA

Managing Partner:

Matt Montgomery Group

Senior Sales Associate

2001 - 2016

Hammond Residential Real Estate, Chestnut Hill, MA

Managing Partner:

Matt Montgomery Group/Formerly - Matt and Merle Associates

Senior Sales Associate

Recent Highlights:

2008 - 2016 Top Newton Sales Team

2016 Top 5 Massachusetts Sales Team

2016 Top Newton/Brookline Sales Team

2016 Top 150 Agent in United States

Currently managing one of the top US listing and selling teams with over \$80M in closed sales in 2012.

Member NAR (National Association of Realtors) 2001 - Present

Member GBREB (Greater Boston Real Estate Board) 2001 - Present

MA Real Estate Sales Person License Number 9037751

Previous:

1997 - 2000

Collins Management, Inc., Boston, MA

Executive Assistant to the President (Tim Collins)

An artist management and entertainment consulting firm, specializing in the music industry. Assisting performing artists in the betterment of their career as well as providing consulting services to companies operating in related businesses and industries.

1996 - 1997

Allegro Coffee Company, Boulder, CO

East Coast Sales Account Executive

Outside sales executive based in Newton/Boston, MA covering the northeast for a premier specialty coffee roaster whose clients included Whole Foods, Wild Harvest (a division of Star Market), Fresh Fields and multiple small to mid-sized retailers, coffee houses and bakeries.

1994 - 1996

Espresso Specialists, Inc., Seattle, WA

Sales and Marketing Specialist

Half of a two person team. Responsible for establishing, building and maintaining relationships with national distribution and service network and maintaining our relationship with Starbucks as their preferred vendor. Responsibilities included coordinating and staffing trade shows around the country for the promotion and distribution of two top lines of commercial espresso equipment and related products, designing and supervising marketing and advertising efforts and building brand awareness.

1987 - 1994
The Coffee Connection, Boston, MA/Newton, MA
Quality Assurance Manager 1991 - 1994
Retail Management 1987 - 1991