



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, March 11, 2024

7:00 pm
Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, March 11, 2024 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/8624288874> or call 1-646-558-8656 and use the following Meeting ID: 862 4288 8874.

Item Scheduled for Discussion:

- #138-24 Reappointment of Jennifer Pucci to the Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing Jennifer Pucci, 22 Florence Court, Newtonville as an associate member of the Zoning Board of Appeals for a term of office set to expire on April 19, 2025. (60 Days: 05/03/2024)
- #49-24 Discussion and possible adoption of an ordinance requiring electrification of all new construction and substantial renovations**
HER HONOR THE MAYOR AND COUNCILORS ALBRIGHT, DANBERG, LEARY, HUMPHREY, KALIS, DOWNS, LIPOF, WRIGHT, MICLEY, BIXBY, AND GETZ requesting discussion and possible adoption of an Electrification Ordinance that would require all new construction and substantial renovations in Newton to be all-electric. This is in conjunction with the City's recent conditional approval by the State Department of Energy Resources (DOER) for participation in the Ten Communities Program.
Zoning & Planning Held 7-1 (Councilor Kalis Opposed) on 02/26/24

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

Chair's Note: *The Chair will entertain a motion to split the below item to allow the Committee to hold a public hearing on the special permit threshold while allowing the Planning Department to work on other solutions.*

#76-24 Discussion and possible ordinance amendment to deal with grade changes created during construction causing stormwater runoff on neighboring properties

COUNCILORS ALBRIGHT, LIPOF, WRIGHT, AND LEARY requesting a discussion with the Planning Department to address concerns relative to the trend of significantly raising grade elevations on lots, using retaining walls, terracing and other means to add soil to conceal a raised basement, which can lead to new buildings that are significantly taller than nearby existing houses in the area and cause denuding of wooded areas and increase stormwater runoff. This discussion may result in an ordinance change to Chapter 30 section 5.4.2 which would require a special permit or other means of city review of all retaining walls over 4 feet on a site.

Zoning & Planning Held 7-0 on 02/15/24

Chair's Note: *Assuming the discussion in Committee indicates that the two items below confirm existing policies and practices, the Chair will entertain a motion to set a public hearing for Monday, April 8th for them.*

#132-24 Requesting discussion and amendments to Newton Zoning Ordinance, Chapter 30

HER HONOR THE MAYOR requesting discussion and amendments to the Newton Zoning Ordinance, Chapter 30, in order to clarify definitions, edit missing or incorrectly transcribed provisions, and revise inconsistencies in the ordinance.

#133-24 Requesting discussion and amendments to Newton Zoning Ordinance, Chapter 30 to incentivize small businesses

HER HONOR THE MAYOR requesting discussion and amendments to the Newton Zoning Ordinance, Chapter 30, in order to incentivize and promote small businesses.

Chair's Note: *The two items below will involve a progress report from the Planning Department toward possible ordinance revision recommendations.*

#85-24 Request for discussion and possible amendments to enhance the preservation of existing homes.

COUNCILORS BAKER, OLIVER, MALAKIE, KALIS, GETZ, LUCAS, LOBOVITS, AND WRIGHT requesting a discussion and possible amendments to Chapter 30 Zoning or other City Ordinances to enhance the preservation of existing homes over their replacement by larger and more expensive structures.

Zoning & Planning Held 7-0 on 02/15/24

- #41-24 Amend the setbacks in the MR zones to encourage preservation of existing buildings**
COUNCILORS ALBRIGHT, DANBERG, KRINTZMAN, AND LEARY seeking a discussion with the Planning Department to consider ordinance amendments that would revise the metrics in the multi-residence (MR1, MR2 and MR3) zones, to regulate the size of new buildings better, enable a wider range of housing options close to public transit, and better incentivize preservation and renovation of existing housing stock.
Zoning & Planning Held 7-0 on 02/15/24
- #136-24 Reappointment of Judy Weber to the Newton Affordable Housing Trust**
HER HONOR THE MAYOR reappointing Judy Weber, 21 Belmont Street, Newton as a member of the Newton Affordable Housing Trust for a term of office set to expire on March 21, 2026. (60 Days: 05/03/2024)
- #137-24 Reappointment of John Downie to the Urban Design Commission**
HER HONOR THE MAYOR reappointing John Downie, 285 Auburndale Avenue, Newton as a member of the Urban Design Commission for a term of office set to expire on March 31, 2027. (60 Days: 05/03/2024)

**Respectfully Submitted,
R. Lisle Baker, Chair**



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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#138-24
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(617) 796-1100
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(617) 796-1113
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(617) 796-1089
Email
rfuller@newtonma.gov

February 12, 2024

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 as an associate member of the Zoning Board of Appeals. Jennifer Pucci's term of office shall expire on April 19, 2025 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Jennifer (Jenn)

First Name

C

Middle Initial

Pucci

Last Name

[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

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 name is Jenn Pucci, and I have been a resident of Newtonville since 2010. My husband and I have three children (ages 7, 9, and 11), who attend Horace Mann and Day MS. 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. Since 2021, I have worked as an Associate General Counsel in the Office of the General Counsel at Boston University. My practice at BU is focused on litigation, labor relations, 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 my two years 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. Thank you for considering my application.

[Pucci Resume 1.16.2022.pdf](#)

Upload a Resume

Jennifer C. Pucci

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.

Draft Newton Electrification Ordinance and Amendments to the Specialized Energy Code

Purpose

The City of Newton adopts this Ordinance in order to enable the City to participate in the State’s Fossil Fuel-Free Demonstration Project, 225 CMR 24.00. The purpose of the Fossil Fuel-Free Demonstration Project is to restrict and prohibit new building construction and Major Renovation Projects that are not fossil fuel-free in ten communities in Massachusetts. The Ordinance will protect the health and welfare of the City’s inhabitants and the environment by reducing greenhouse gases, which cause climate change, and by reducing other air pollutants.

The Ordinance requires new construction and Major Renovation Projects to use electricity instead of fossil fuels for heating and cooling systems and cooking and clothes drying appliances; and, for hot water, to use either electricity or thermal solar.

Definitions

“Department” means The Massachusetts Department of Energy Resources, as established by MGL chapter 25A.

“Commissioner” means the Commissioner of Inspectional Services of the City of Newton, as established by Section 5-16 of the Ordinances of the City.

“Fossil Fuel-Free Demonstration Project” means the project codified by the entirety of 225 CMR 24.00, enabling ten communities designated by the Department to require new construction and Major Renovation Projects to be fossil-fuel free, notwithstanding MGL chapter 40A; MGL chapter 142, section 13; MGL chapter 164; or any other general or special law to the contrary.

“Hospitals or Medical Offices” means a facility licensed or approved by the Department of Public Health to provide health care, including clinics licensed as health care facilities and facilities that provide substance use disorder treatment

services, including outpatient withdrawal management, opioid treatment programs, office-based opioid treatment programs, acute treatment services (inpatient detoxification), and clinical stabilization services.

“Major Renovation Project” means (a) low-rise residential additions over 1,000 square feet and additions exceeding 100% of the conditioned floor area of the existing dwelling unit; (b) additions over 20,000 square feet and additions that exceed 100% of the conditioned floor areas of the existing building for all building use types except low-rise residential; (c) Level 3 Alterations as defined in the International Existing Building Code (IEBC 2021) (which exceed 50% of the existing conditioned floor area) exceeding 1,000 square feet for low-rise residential, or exceeding 20,000 square feet for all other building uses; or (d) Change of use of over 1,000 square feet per International Energy Conservation Code (IECC 2021) Sections R505; or (e) change of use of over 20,000 square feet or change of use of 100% of the conditioned floor areas of the existing building for all building use types except low-rise residential, International Energy Conservation Code (IECC 2021) Sections C505.

“Research Laboratories for Scientific or Medical Research” means a building in which a laboratory procedure or research activity occurs, and where the building has an average ventilation at full occupancy greater than 0.5 cfm/sf. Such buildings shall provide the ventilation design documentation described in 225 CMR 23.00, Section C103.2, at the time of building permitting.

“Specialized Energy Code” means the building code in 225 CMR 22.00 and 23.00; including Appendices RC and CC, which add residential and commercial appendices to the Massachusetts Stretch Energy Code.

Applicability

The fossil fuel restriction applies to residential and commercial buildings located in the City that qualify as new construction or Major Renovation Projects, except as listed in the Section herein entitled “Exceptions.”

Exceptions

The requirements of this Ordinance do not apply to any of the following:

- A. Research Laboratories for Scientific or Medical Research;

- B. Hospitals or Medical Offices;
- C. Freestanding outdoor cooking appliances that are not connected to the building's natural gas or propane infrastructure;
- D. Freestanding outdoor heating appliances that are not connected to the building's natural gas or propane infrastructure;
- E. Emergency generators;
- F. Appliances to produce potable or domestic hot water from centralized hot water systems in ~~commercial~~ buildings with a gross floor area of at least 10,000 square feet, provided that the architect, engineer, or general contractor on the project certifies by affidavit that no commercially available electric hot water heater exists that could meet the required hot water demand for less than 150% of installation costs, compared to the costs of complying only with the requirements of the applicable (i.e., residential or commercial) specialized building code.
- G. Fossil fuels for process loads for manufacturing, industrial, and commercial purposes.

Waivers

The City will entertain waiver requests for Major Renovation Projects with respect to which an architect, engineer, or general contractor on the project certifies by affidavit that compliance with the requirements of the Ordinance will increase the costs of the project by 50% or more, compared to the costs of complying only with the requirements of the applicable (i.e., residential or commercial) specialized building code.

Additionally, the City will entertain waiver requests for new construction and Major Renovation Projects with respect to which Eversource notifies the City in writing that the project is unable to comply with the Electrification Ordinance because of insufficient electric grid, transmission, distribution, or related electric infrastructure capacity in the particular location.

Application Requirements

When applying for a building permit for new building construction or a Major Renovation Project the applicant must submit documents with the application

that identify the heating and cooling and hot water systems and cooking and clothes drying appliances that will be installed and used in the building.

Compliance

The Commissioner shall not issue any building permit for the construction of a new building or Major Renovation Project unless the applicant submits the documentation set forth in the Section herein entitled “Application Requirements.” The Commissioner shall not issue a certificate of occupancy for any building subject to this Ordinance prior to inspection and confirmation that the heating and cooling and hot water systems and cooking and clothes drying appliances installed in the building comply with the applicant’s documents submitted pursuant to the Section herein entitled “Application Requirements.”

Effective Date

This Ordinance shall apply to all building permits, special permits, and comprehensive permits issued **XXX** days after the approval by the Department of participation by the City in the Fossil Fuel Demonstration Project.

Amendments to the Specialized Energy Code

With adoption of the Fossil Fuel-Free Demonstration Project by the City, and upon approval by the Department, the following amendments to the Specialized Energy Code are adopted. These changes are enforceable by the Commissioner and will go into effect for any project seeking a permit after the effective date of this Ordinance.

a. Low-rise Residential Code (225 CMR 22 Appendix RC)

1. Sections RC102 and RC101 “Zero Energy Pathway” and “Mixed Fuel Pathway” shall not be permitted for use for new construction or Major Renovations.

b. Commercial and All Other (225 CMR 23 Appendix CC)

- i. Sections CC103 and CC105 “Zero Energy Pathway” and “Mixed-Fuel Pathway” shall not be permitted for new construction or Major Renovations, with the following exceptions:

1. Research Laboratories for Scientific or Medical Research;
2. Hospitals or Medical Offices;
3. Buildings heated with Clean Biomass Heating Systems as defined in 225 CMR 23, as the only combustion equipment;
4. Multi-family buildings over 12,000 square feet with permit application filed prior to January 1, 2027 may utilize gas or propane for domestic water heating as the only combustion equipment.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#132-24 & #133-24

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rfuller@newtonma.gov

February 26, 2024

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

Dear Councilors:

I respectfully submit a docket item to your Honorable Council requesting discussion and “housekeeping” amendments to the Newton Zoning Ordinance, Chapter 30, in order to clarify definitions, edit missing or incorrectly transcribed provisions, and revise inconsistencies in the ordinance.

Attached is a more detailed memo from the Planning Department (with assistance from the Law Department) regarding the intended Zoning Ordinance clean up items. Since the Zoning Ordinance recodification in 2015, the Planning Department and City Council have taken up these types of smaller amendment clarifications on an annual or every other year basis.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor



Ruthanne Fuller
Mayor

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

#132-24 & #133-24

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www.newtonma.gov

Barney Heath
Director

MEMORANDUM

TO: Mayor Ruthanne Fuller
Jonathan Yeo, Chief Operating Officer

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Olivia James, Community Engagement Specialist

DATE: February 22, 2024

RE: Docket Request to Amend Sections of Newton's Zoning Ordinance—Chapter 30 to Clarify and Resolve Formatting Issues

CC: Alissa O. Giuliani, City Solicitor

The Planning and Law Departments respectfully request that you docket this item to amend sections of the Newton Zoning Ordinance found in Chapter 30. The requested amendments would seek to make the ordinance clearer, as well as better ensure that the intentions of the ordinance align with its application. Individual amendments being brought forward fall into the following categories:

1. Formatting / Clarity
2. Incentivizing Small Business

More substantive information on each category is included in attachment A. This is an undertaking that the Planning Department has taken on annually, or every other year, since the Zoning Ordinance recodification in 2015.

Clean Up Items 2024

Newton Zoning Ordinance

The following is a working list of targeted zoning amendments being brought forward by the Planning Department. All items have been identified by City Staff (Current Planning, ISD, Law, etc.). These amendments fall into the following categories:

1. Formatting / Clarifying
2. Incentivizing Small Businesses

Formatting / Clarifying

- A. Clarifying Residential Uses for VC2 and VC3 Developments on Priority Streets (Sec. 9.2.8.C)**
 - **Issue:** The use table in Sec. 9.2.8.C currently only states that residential uses are allowed by-right for all VC2 and VC3 properties. The table does not clearly address VC2 and VC3 properties on Priority Streets, which requires active uses along the façade.
 - **Working Proposal:** Add an “L” to the use table for residential uses in VC2 and VC3. Add reference to appropriate section within the VCOD where regulations can be found.

- B. Clarify when a Special Permit is required in the MRT Zone (Sec. 9.2.4.B. and Sec. 9.2.6.B.8.)**
 - **Issue:** The current language only refers to “multiple buildings on a lot” triggering a Special Permit. This is not the intent, as accessory buildings should be allowed by-right. Instead, it should be clarified that “multiple principal buildings on a lot” requires a Special Permit.
 - **Working Proposal:** Add the word “principal” where needed.

- C. Clarify that Accessory Buildings (ex. Detached garages) in the MRT are regulated by existing rules of Sec. 3.4.3. And Sec. 3.4.4. (Sec. 9.2.5.B.)**
 - **Issue:** Although the MRT zone is defined as a residence district, it is not clear that the accessory building regulations found in Article 3 apply, which is the intent.
 - **Working Proposal:** Add an asterisk note under the MRT dimensional table with a reference to the accessory building regulations.

- D. Further break down the Building Dimensional Standards (Sec. 9.2.5.B.)**
 - **Issue:** All three VCOD zones (MRT, VC2, and VC3) are cited under Sec. 9.2.5.B. currently. This is confusing for referencing since each one stands on its own.
 - **Working Proposal:** Building dimensional standards should be further cited (i.e. VC3 should be 9.2.5.B.1, VC2 should be 9.2.5.B.2, and MRT should be 9.2.5.B.3.

- E. VCOD Site Plan Review fee reference is incorrect (Sec. 9.2.9.B.7.a.)**
 - **Issue:** The language currently reference the Zoning Ordinance, which is not where fees are listed.
 - **Working Proposal:** Match language with that found in Special Permit section the references Revised Ordinances Chapter 17, Article II, Section 17-3.

- F. Zoning Ord. is no longer aligned with the recently approved Stormwater Ordinance (Sec. 5.3.)**

Clean Up Items 2024

Newton Zoning Ordinance

- **Issue:** The Stormwater Ordinance approved by the City Council has made this section unnecessary and superfluous.
- **Working Proposal:** Update this section to only reference the Stormwater Ordinance.

Incentivizing Small Business

A. Aligning Home Business regulations with Practice and City Intent (Sec. 6.7.3.B.)

- **Issue:**
 - A home business requires a Special Permit within MR zones, which is not being enforced by ISD in practice.
 - Current regulations are out of date with modern day work practice.
- **Working Proposal:** Generally, permit home businesses as an accessory use within all residence districts.

B. Separate small private educational/tutoring/class services (i.e. coding academy, dance studio, etc.) from more general educational uses (Sec. 6.3.14. And Sec. 6.4.26.)

- **Issue:** Prior to the 2015 zoning recodification these small private “schools” were categorized under the Personal Service use. After 2015, they were categorized as a School use. This was not intentional.
- **Working Proposal:** Modify definition of For Profit School and Personal Service so that these limited uses are defined as Personal Service.

C. Small boutique fitness uses (i.e. yoga studio) are being defined as a Health Club use (Sec. 6.4.17. And Sec. 6.4.26.)

- **Issue:** A health club or gym has additional restrictions that are not applicable to a small boutique fitness studio. However, those regulations are being applied to these smaller uses.
- **Working Proposal:** Modify the definition of Health Club and Personal Service so that these smaller uses are categorized as Personal Service.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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#136-24

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rfuller@newtonma.gov

CITY CLERK
NEWTON, MA 02458

February 12, 2024

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

To the Honorable City Councilors:

I am pleased to reappoint Judy Weber of 21 Belmont Street, Newton as a member of the Newton Affordable Housing Trust Fund. Judy Weber's term of office shall expire on March 21, 2026, and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Judy _____ Weber _____
 First Name Middle Initial Last Name

 Email Address

21 Belmont Street _____
 Home Address Suite or Apt

Newton _____ MA _____ 02458
 City State Postal Code

What Ward do you live in?

Ward 1

 Primary Phone

 Alternate Phone

VIVA Consulting _____
 Employer Job Title

Principal _____
 Job Title

Which Boards would you like to apply for?

Community Preservation Committee: Submitted
 Newton Housing Authority: Submitted
 Newton Affordable Housing Trust: 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?

I would like to renew my commissioner role at the Newton Affordable Housing Trust Commission

Upload a Resume

Judy Weber
[REDACTED]

PROFESSIONAL EXPERIENCE

VIVA CONSULTING / Private Consultant, Newton, MA

Principal, 2002 – present

Individually and as part of the joint venture VIVA Consulting (since 2002), provide affordable property management, organizational design, capacity building and operational improvement services to nonprofit, public and for profit organizations. Services include property and asset management training, policy development, strategic and business planning/facilitation, technical assistance and field research in affordable housing operating costs, organizational design and best practices. Roles have included interim leadership as a court-appointed public housing receiver and a senior vice president of property management for a large regional housing nonprofit. Representative clients include Cambridge Housing Authority, Commonwealth of Massachusetts Department of Housing and Community Development, Gulf Coast Housing Partnership, Eden Housing, Preservation of Affordable Housing, The Community Builders, Inc. Curriculum developer and instructor with NeighborWorks® America and the Consortium for Housing and Asset Management (CHAM®) program co-sponsored by NeighborWorks, LISC and Enterprise Community Partners.

The Community Builders, Inc., Boston, MA

Senior Vice President: 1999 – 2000

Deputy Director: 1996 – 1999

Director of Property Management: 1988 – 1996

Led the property management division of this nationally recognized non-profit real estate corporation that has raised over \$1 billion in project financing and completed over 14,000 units of affordable, mixed-income housing in cities throughout the Northeast and MidAtlantic states.

- Directed growth of TCB's managed properties from 26 sites and 1,629 units to 63 sites and nearly 6,000 units and 150,000 sq. ft. of commercial space with an administrative and site staff of 250 in Massachusetts, Connecticut, Pennsylvania, New Jersey and Kentucky.
- Reorganized division's staffing and practices to align with corporate strategic growth plan.
- Led the initiation of innovative process and programmatic changes including computerizing site operating and monitoring tools, establishing a cost effective master property insurance program, standardizing procedures through staff training and written manuals.

THE SHORELINE CORPORATION, Cambridge, MA

Chief Operating Officer, 1980 – 1988

Directed the property management subsidiary of Bruner, Cott & Associates, an architectural and development firm specializing in rehabilitating industrial properties into residential and other uses.

- Directed growth of Bruner/Cott's managed properties from 174 to 1,100 rental units and 40,000 commercial square feet in Massachusetts, Rhode Island, Connecticut, Vermont and Michigan. Properties had both subsidized and conventionally financed market rate units.

MASSACHUSETTS HOUSING FINANCE AGENCY, Boston, MA

Management Officer: 1978 – 1980

Management Analyst, then Senior Management Analyst: 1977 – 1978

Judy Weber



CBI CORPORATION, Boston, MA

Assistant Marketing Manager: 1971 – 1974; Administrative Assistant: 1970 – 1971

UNITED STATES PEACE CORPS, Sierra Leone, West Africa

Elementary School Teacher, 1969 – 1970

OFFICE OF STATE SENATOR JOHN JOSEPH MOAKLEY, Boston, MA

Research and Administrative Assistant, 1968 – 1969

PROFESSIONAL DESIGNATION

CERTIFIED PROPERTY MANAGER from the Institute of Real Estate Management (IREM), 1984

ACTIVITIES

Community Service

- Community Work Services, Inc.: Director and Past President (1978 – 1995), Board Advisor(1995 - 2005)
- YWCA Boston: Director, various offices (1996 – 2007)
- Newton Community Development Foundation: Director and Vice President (Since 1996)
- Newton Housing Authority, Commissioner (2020 -
- Various advisory committees on asset and property management, and operating costs

Teaching, Training and Lectures

- Guest lecturer on affordable property management at Harvard, MIT, Tufts.
- Instructor, trainer or seminar/workshop leader at multi-day professional asset and property management courses/conferences sponsored by George Warren Brown School of Social Work at Washington University, UPenn Fellows, Tufts Management and Community Development Institute, MIT Center for Real Estate Management, Ohio Capital Corporation, LISC, NeighborWorks® America, Institute of Real Estate Management (IREM), Consortium for Housing and Asset Management (CHAM) and Department of Housing and Urban Development (HUD).

Publications and Awards

- Seven Strategies for Successfully Marketing and Stabilizing the Occupancy of Mixed-Income/Mixed Race Properties, June 2006
- Against All Odds: The Business Of Managing Affordable Housing, 2006
- Supportive Housing Property Management: Business Practices and Resident Employment, 2009
- The Kenneth Jones/Tony Austin Excellence in Training Award – NeighborWorks America - 2011

EDUCATION

Boston College, Chestnut Hill, MA

MBA, Concentration: Marketing

New York University, University College, Bronx, NY

BA, Dean's List



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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CITY CLERK
NEWTON, MA, 02459

February 24, 2024

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

To the Honorable City Councilors:

I am pleased to reappoint John Downie of 285 Auburndale Avenue, Newton as a member of the Urban Design Commission. John Downie's term of office shall expire on March 31, 2027 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

John V. Downie
First Name Middle Initial Last Name

[Redacted]
Email Address

285 Auburndale Avenue
Home Address Suite or Apt

Newton MA 02466
City State Postal Code

What Ward do you live in?

[X] Ward 4

[Redacted] [Redacted]
Primary Phone Alternate Phone

Self Architect
Employer Job Title

Which Boards would you like to apply for?

Urban Design Commission: Submitted

Ethnicity

[X] Caucasian/Non-Hispanic

Gender

[X] 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?

I am interested in continuing my service on the UDC.

Downie Resume 2015.pdf
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JOHN V. DOWNIE | ARCHITECT



Profile: Senior project director with extensive professional experience in architecture, interior design and planning. Creative, organized leader of complex, award-winning projects and strong teams of architects, designers, engineers, consultants and contractors. Excellent communicator who builds rapport with a full range of constituencies and collaborators, including owners, neighborhood groups, local governments and federal funding agencies. Consultant to owners, REITs and construction management firms for construction documents reviews and construction oversight.

Professional Experience:

- 2009-present **Principal**, John V. Downie, Architect, Newton, Massachusetts
 Architect and project manager for single and multi-family residential, commercial and civic projects. Design and construction consultant to construction managers and other architects for municipal, institutional and interiors work. Recent projects include:
- Senior Housing Commons Expansion in Milton, MA;
 - Fire stations in New York, Boston, and Chelsea;
 - Owner's project oversight for an apartment building in Denver, Colorado;
 - Renovations to warehouse building conversion to offices;
 - Owner's project manager for garage expansion in Connecticut;
 - Private homes, vacation homes, home additions and renovations, including projects in Boston, Weston, Newton, Chatham, and Provincetown.
- 1996-2009 **Senior Associate**, DiMella Shaffer Associates, Boston, Massachusetts
 Managed the complete architectural process of major new construction and historic renovation projects in senior living, multi-family housing and interiors. Primary firm liaison with all project stakeholders, cultivating and maintaining ongoing relationships with contractors, owners, building officials and end-users. Supervised large design teams, including engineers and consultants. Developed firm processes for integration of sustainable building techniques. Promoted firm via speaking engagements at national conferences, proposal writing and RFP/Q responses.
- 1997-2001 **Associate**, DiMella Shaffer Associates, Boston, Massachusetts
- 1996-1997 **Project Manager**, DiMella Shaffer Associates, Boston, Massachusetts
- 1995-1996 **Architect**, DiNisco Design Partnership, Ltd., Boston, Massachusetts
 Project architect for two public elementary schools.
- 1992-1995 **Principal**, John V. Downie, Architect, San Diego, California
 Built successful solo practice designing and managing commercial, residential, and planning projects from concept to completion. Design and construction consultant to other architects and designers.
- 1988-1992 **Architect**, M.W. Steele Group, Inc., La Jolla, California
 Project architect for residential, commercial, and large-scale planning projects.
- 1985-1988 **Technical Coordinator**, Skidmore, Owings & Merrill, Houston, Texas
 Coordinated technical and design aspects of major commercial projects throughout the US.
- 1984-1985 **Draftsman**, John Calvin Womack, Architect, Fayetteville, Arkansas
 Drafted custom residences.
- Summer 1982 **Production Assistant**, National Endowment for the Arts / H. Gordon Brooks, Producer

Assistant to producer for documentary film, "Arkansas: Its Architectural Heritage, 1865-1918." Location filming and title design.

Education and Service:

- 1980-1985 **Bachelor of Architecture**, University of Arkansas, Fayetteville, Arkansas
Valedictorian. Earned numerous academic honors, including AIA Certificate of Merit, Henry Adams Medal, and Oxford Scholar award. Field study in architecture, Siena, Italy, 1984
- 1976-1980 **Sergeant**, United States Air Force, Honorably discharged.

Teaching:

- 1991-1994 **Teaching Assistant**, New School of Architecture, San Diego, California
Teach and evaluate students in second- and third-year design studios.

Presentations/Publications:

- 7/2011 **Real Estate Bar Association**, Boston, Massachusetts
Co-presented with construction manager about evolution of building energy codes.
- 6/2009 **Innovations in Aging Conference**, Boston, Massachusetts
Presented design strategies for aging populations to national conference.
- 9/2004 **Innovations in Aging Conference**, Boston, Massachusetts
Presented unique design elements to national conference.
- 10/2003 **American Association of Housing and Services for the Aged**, Denver, Colorado
Presented case study of HUD-grant-winning project to national conference.
- 1990 ***Mondo Materialis: Materials and Ideas for the Future***, Beyerleian and Osborne, Harry N. Abrams Publishers, New York. Member of one of 125 contributing design teams. Published in conjunction with a traveling exhibition originating at the Cooper-Hewitt Museum, New York.

Awards:

- Preservation Award**, Massachusetts Historical Commission (The Foley, Mattapan, MA)
- Order of Excellence**, Contemporary Long-Term Care Magazine (The Summit, Rochester, NY)
- Silver Award**, NCOSH/NAHB Best of Senior Housing (Country Club Heights, Woburn, MA)
- Gold Achievement Award**, NCOSH/NAHB Best of Senior Housing (Fuller Village, Milton, MA)
- Merit Achievement Award**, AIA/AAHSA Design for Aging (The Summit, Rochester, NY)
- Grand Award**, Builder's Choice Design & Planning Awards (The Summit, Rochester, NY)
- Design for Aging Review Award**, 10th Edition (Fox Hill, Bethesda, MD)
- Newton Preservation Award**, Newton Historical Society (283-285 Auburndale Ave., Newton)

Licenses:

- Commonwealth of Massachusetts**, 30074
- State of California**, C-22352
- NCARB** 96281

Professional Affiliations:

- American Institute of Architects, Boston Society of Architects
U.S. Green Building Council, LEED-AP
Green Decade, Newton