



Zoning & Planning Committee
and
Land Use Committee

Joint Meeting Agenda

City of Newton
In City Council

Monday, September 9, 2019

6:30 PM

Council Chamber

Items Scheduled for Discussion:

#140-19(3) Zoning amendments for Riverside Station

RIVERSIDE STATION/355 GROVE STREET AND 399 GROVE STREET requesting amendments to Chapter 30, Newton Zoning Ordinance, in Sections 4.2.3 and 4.2.4 relative to the Mixed Use 3 District.

#187-19 Zoning amendment from Newton LFIA for Riverside Station

LOWER FALLS IMPROVEMENT ASSOCIATION RIVERSIDE COMMITTEE requesting to amend Chapter 30, City of Newton Zoning Ordinance, Sections 4.2 and 7.3.5 pertaining to the Mixed Use3/Transit-Oriented zoning district.

8:15 PM

Public Hearing

#165-19 Adoption of Washington Street Vision Plan as part of the Comprehensive Plan

DIRECTOR OF PLANNING requesting approval and adoption of the Washington Street Vision Plan as an amendment to the 2007 Newton Comprehensive Plan.

#277-19 Reappointment of Michael Quinn to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing MICHAEL QUINN, 115 Staniford Street, Auburndale, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.

#278-19 Reappointment of Lei Z. Reilley to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing LEI Z. REILLEY, 130 Pine Street, Auburndale, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.

- #279-19 Reappointment of Vincent Farina to the Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing VINCENT FARINA, 24 Manemet Road, Newton Centre, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.
- #280-19 Reappointment of Treff LaFleche to the Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing TREFF LAFLECHE, 1603 Commonwealth Avenue, West Newton, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.
- #281-19 Reappointment of Timothy Durken to the Zoning Board of Appeals**
HER HONOR THE MAYOR reappointing TIMOTHY DURKEN, 15 North Gate Park West Newton, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.
- #282-19 Reappointment of John Downie to the Urban Design Commission**
HER HONOR THE MAYOR appointing JOHN DOWNIE, 285 Auburndale Ave, Auburndale, as a member of the URBAN DESIGN COMMISSION for a term to expire March 31, 2021.

Respectfully Submitted,

Susan S. Albright, Chair

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.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

277-19

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email

rfuller@newtonma.gov

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

July 19, 2020

RECEIVED
CITY CLERK'S OFFICE
2019 JUL 24 PM 3:29
CITY OF NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Michael Quinn of 115 Staniford Street, Newton as an Associate member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Michael J. Quinn
First Name Middle Initial Last Name

[Redacted]
Email Address

115 Staniford Street
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 Real Estate
Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Appointed

Interests & Experiences

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

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

First, I love the City of Newton and enjoy being a resident. I like the fact that there are 13 Villages and a wide range of people with different interests. I have a vast knowledge of Real Estate and Zoning and enjoy using this knowledge to find solutions to the various applicants who apply for relief from the newton Zoning Rules and Regulations.

ZBA-Michael Quinn Resume.pdf
Upload a Resume

Michael J. Quinn

115 Staniford Street, Newton Ma 02466



Objective

To serve my community.

Work Experience

Lodge Construction Corp. 1978 – 1996

President. Constructed approximately 250 single family homes in the Metro-west area.

Village Property Developers. 1982 – 1990

President. Constructed condos, small office buildings, and single family homes in the Metro-west and Worcester areas.

Re-max Realty Associates. 1991 – 2005

Owner. Real estate company employing approximately 50 real estate agents with offices in Framingham, Sudbury, and Ashland.

Nobscot Cafe. 1995-Present

President. Neighborhood style restaurant located in Framingham with seating for one hundred guests.

Realty Associates. 2006-Present

President. Small boutique real estate company selling homes in the greater Metro-west area.

Education

Framingham South High School

Boston State College

Volunteer Experience

Framingham Cable Commission – 1995 – Board Member

Framingham Permanent Building Committee – 1995-2005 - Chairman / Co-chairman. Designed and constructed many municipal buildings, including a new Police Head Quarters, Fire Department Head Quarters, Public works garage, and numerous schools.

Framingham Real Property Commission –2004 – Board Member.

Coalition against Drug and Alcohol Abuse – 2005-2008 – Board of Directors.

Mass Association of Realtors – 2003-2005 – Served as an Alternate Director.

Greater Boston Real Estate Board – 2005 – Served on the board of directors as well as various committees.

Greater Boston Association of Realtors – 2005 – Board of Directors.

Framingham Restaurant Association – 2004 – Served as President.



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Newton, MA 02459

RECEIVED
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CITY OF NEWTON
NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Lei Z. Reilly of 130 Pine Street, Newton as an Associate member of the Zoning Board of Appeals. Her term of office shall expire on April 30, 2020 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

LEI Z REILLEY
First Name Middle Initial Last Name

[Redacted]
Email Address

130 PINE STREET
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

Reilley Chang Law Attorney
Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Appointed

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 a Newton resident since 2003 and love this city. Over the years I have been involved in promoting and organizing cultural activities with the Newton Mayor's Office for Cultural Affairs, such as Chinese Cultural Festival, Asian Cultural Festival, Oodles of Noodles, etc. I had been on the Advisory Board of Newton Community Pride and an member of the last Newton Police Chief Search Committee. As an attorney with knowledge of Massachusetts law and experience dealing with homeowners' various issues regarding zoning, I feel that I will bring skills and unique perspectives to the board.

Lei Reilley resume.pdf
Upload a Resume

LEI ZHAO REILLEY**ATTORNEY AT LAW**

21A Highland Circle
Suite200
Needham, MA 02494

**RESUME****EDUCATION**

J.D. Suffolk University Law School (Boston, Massachusetts)
(Attended evenings while working full-time during the first year) 2007
Honor: Dean's List (summer 2005, and 2005 - 2006)

M.S. in Finance Northeastern University (Boston, Massachusetts)
(Attended while working full-time) 1999
Honor: Nominated and elected by the faculty into *Beta Gamma Sigma*, the international honor society of business school students, for outstanding scholastic achievement and leadership potential.

M.S. in Computer Science State University of New York at Stony Brook
(Stony Brook, New York) 1996

Ph.D Candidate Chinese Academy of Sciences, Software Institute
(Beijing, China) 1992-1994

PROFESSIONAL EXPERIENCE

Reilley Chang Law Newton/Needham, Massachusetts
Attorney (General Practice) 1/2013 - date
Main practice areas include civil/business litigation including family law, business law (business formation, contract draft and negotiation, and other business operation related legal issues), and estate planning (wills and trusts).

Volunteer Lawyers Project Boston, Massachusetts
Volunteer Attorney 7/2009 - Present
Providing pro bono legal representation for low income residents of Greater Boston in civil litigations.

Jones Day Beijing, China
Associate Attorney 1/2008 - 12/2008
Summer Associate Shanghai/Beijing, China
6/2006 - 9/2006

- Represented a Hong Kong based company in its initial public offering, with primary responsibilities including due diligence, senior management counseling, drafting the IPO prospectus, and providing legal support for

advertising and sales literature as well as filing of the security issuance according to the regulatory calendars and standards;

- Provided legal advice for a U.S. company's joint-venture investment and merger & acquisition activities;
- Represented an European company in drafting its sponsorship agreement;
- Participated in drafting sponsorship agreements for the 2010 Shanghai World Expo.

Bank of Tokyo-Mitsubishi Capital Corporation Boston, Massachusetts
1998 – 2004

Financial Analyst (2002 – 2004)

Conducted financial analysis on the existing and prospective companies in the BTMCC investment portfolio, monitored the portfolio performance, and presented recommended structured financing transactions to the Board.

Senior Systems Analyst/Technical Consultant (1998 – 2002)

Worked with finance, accounting, and sales departments to build software applications and networking infrastructures, while provided technical support.

Thomson Financial Services Boston, Massachusetts
Software Developer 1996 – 1998

- Designed and programmed software and web applications for external corporate clients to monitor and manage their municipal bond investment portfolios;
- Provided 24/7 internal and external technical support.

BAR

- Massachusetts (2008)
- United State District Court in Massachusetts (2014)

CIVIL ACTIVITIES

- Member of Newton Police Chief Search Committee. 2015.
- Board of Advisors, Newton Community Pride, the umbrella nonprofit organization in City of Newton, Massachusetts. 2013 – 2017.
- Organizer of Chinese Cultural Festival, Oodles of Noodles, Asian Cultural Festival, Asian Film Festival, Newton, Massachusetts. 2012, 2013, and 2014.
- Education Committee Chair, District 31 Toastmasters International Spring Conference. 2015.
- Immediate Past President, President, VP of Education, VP of Public Relations, and VP of Membership at Sales and Marketing Toastmaster Club in Waltham, Massachusetts. 2009 - 2015.



Ruthanne Fuller
Mayor

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1000 Commonwealth Avenue
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To the Honorable City Councilors:

I am pleased to reappoint Vincent Farina of 24 Manemet Road, Newton Centre as an Associate member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Vincent (Vinnie)

First Name

Middle Initial

Farina

Last Name

[Redacted]

Email Address

24 Manemet Rd.

Home Address

Suite or Apt

Newton Centre

City

MA

State

02459

Postal Code

What Ward do you live in?

Ward 6

[Redacted]

Primary Phone

Home:

Alternate Phone

retired

Employer

Real Estate Broker

Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Appointed

Interests & Experiences

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

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

ZBA-V_Farina.pdf

Upload a Resume

Vincent Farina
 24 Manomet Road
 Newton, MA 02459

OBJECTIVE: To continue to utilize my experience as a residential real estate broker in the City of Newton and surrounding communities.

EXPERIENCE:

2005-present COLDWELL BANKER RESIDENTIAL REAL ESTATE BROKER

1991-2005 PARSONS BRINCKERHOFF QUADE AND DOUGLAS

1998-2005 Field Engineer

Provide construction oversight and quality control for the Immersed tube tunnel construction portion of Boston's Central Artery Third Harbor Tunnel Project. Monitored construction activities associated with dredging the Fort Point Channel, drilled shaft construction, immersed tube tunnel construction including float out and docking procedures and attached cast in place cut and cover concrete construction.

1991-1998 Property Management Supervisor

Responsible for providing overall activities and services in the area of Facilities Management. Responsibilities include, but are not limited to: management of services for and coordinate use of Right of Way properties with construction, Massachusetts Highway Department, Massachusetts Port Authority, the City of Boston, Massachusetts Bay Transportation Authority and the Massachusetts Turnpike Authority; lease negotiations for and management of Central Artery/Third Harbor Tunnel Project occupied buildings; administration of property management contracts; coordination of major office relocations. Act as General Contractor for office build out for Bechtel/Parsons Brinckerhoff and Massachusetts Highway Department Right of Way and project leased properties.

WANG LABORATORIES, INC. 1984-1991

1988-1991 Regional Facilities Manager, Northeast Region

Actively managed over 22 facilities from Maine to Delaware. Particular responsibilities included consolidations, relocations, lease negotiations and administration, construction and building maintenance contracts.

1987-1988 Facility Manager

Managed the Boston and Lawrence facilities. Responsible for contract negotiations with all vendors utilized in the operation of both facilities. Assumed responsibility for the departmental budget. Managed a staff of 23 electric, HVAC, general maintenance and custodial personnel.

1985-1987 Manager, Corporate Mail Service

Redesigned corporate mail services department. Developed a cost cutting, time sensitive method for the distribution of internal/external mail.

Vincent Farina Page 2

- 1984-1985 Facilities Supervisor**
Responsible for general maintenance of the Lowell Towers Headquarters. Responsibilities included construction, consolidation and relocation of personnel, office systems and furniture.
- 1978-1984 DUNKIN DONUTS FRANCHISE**
Owned and operated a Dunkin Donuts franchise. Responsible for the financial reporting, inventory, production and development of extensive retail business.
- 1964-1978 JAMES FARINA CORPORATION**
Started as a Field Engineer. Responsible for building and road layouts, lines and grades. Developed my construction career to the position of Superintendent. Overall manager of the Harvard Garage construction, Everett Street, Cambridge. Managed the concrete sub-contract for the New England Medical Center Dental Tower, Boston, and St. Joseph's Hospital addition, Lowell.

EDUCATION: Wentworth Institute - 1961
Construction Management

ADDITIONAL COURSES: Harvard University Graduate School of Design - 1990
Fundamentals of Real Estate Investment Analysis - 1990
Managing at Wang - 1987
Managing Effective Communications, Wang Laboratories - 1986
Conflict Management, Wang Laboratories - 1985
Several classes through Bechtel/Parsons Brinckerhoff
Several management courses with Parsons Brinckerhoff

LICENSE: Mass. Construction Supervisor, License No. 024113
Mass. Real Estate Brokers License

Activities Current associate member Newton Zoning Board of Appeals



Ruthanne Fuller
Mayor

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CITY OF NEWTON
CITY CLERK'S OFFICE

To the Honorable City Councilors:

I am pleased to reappoint Treff LaFleche of 1603 Commonwealth Avenue, West Newton as an Associate member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Treffle		LaFleche
First Name	Middle Initial	Last Name

[Redacted] _____
 Email Address

1603 Commonwealth Avenue	
Home Address	Suite or Apt

West Newton	MA	02465
City	State	Postal Code

What Ward do you live in?

Ward 1

[Redacted]	[Redacted]
Primary Phone	Alternate Phone

Lda Architect & Interiors, LLp	Architect
Employer	Job Title

Which Boards would you like to apply for?

Jackson Homestead: Appointed
 Zoning Board of Appeals: Appointed

Interests & Experiences

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

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

[TreffLaFleche_Resume.pdf](#)
 Upload a Resume

TREFFLE E. LAFLECHE, AIA, LEED AP

Principal

Treff's professional experience has focused on providing client focused and context sensitive design and project management services. Treff has achieved local and national recognition for his expertise in the merging of historic and contemporary aspects of New England residential and institutional architecture. He is a creative leader in a collaborative search for appropriate design solutions. His dedication to excellence is evident from the smallest detail to the broadest planning gesture.

COMMUNITY EXPERIENCE
City of Newton FAR Zoning Working Group

This 7-person team of Newton professionals and citizens has been working closely with the Newton Planning and Inspectional Services departments as well as Newton ZAP to examine, evaluate and make recommendations regarding current FAR regulations in response to the elimination of Footnote 7 in the Newton Zoning Ordinances.

Chair, Historic Newton Capital Campaign Steering Committee

This sub-committee of the Joint Board of Historic Newton is responsible for raising the \$5.5M Historic Newton Capital Campaign goal.

Member, Historic Newton Board of Directors
Durant-Kenrick Homestead & Grounds Transition Committee

This sub-committee of the Joint Board of Historic Newton is responsible for the design, public approval, acquisition and construction of the restoration and renovation of the historic 1732 Durant-Kenrick Homestead & Grounds in the City of Newton.

PROJECT EXPERIENCE
Jesuit Community of the Weston School of Theology, Boston, MA

Residences for 65 members of the Jesuit Community on Boston College's Brighton Campus

Appalachian Mountain Club, Crawford Notch, NH

Highland Center Lodge and Education Center, in collaboration with Carlone & Associates

First Unitarian Society in Newton, Newton, MA

Master plan, exterior and interior renovations

First Parish Unitarian Universalist, Beverly, MA

Master plan and feasibility study

Marist Brothers Retirement Community, Framingham, MA

Housing, dining and chapel

Commonwealth School, Boston, MA

Multiple Renovations including; dining room, kitchen, library, and science labs

Lesley University, Cambridge, MA

Office of Student Affairs, renovation and addition

Private Residences throughout New England

Professional Experience

LDA Architecture & Interiors, LLP,
Cambridge, MA, 1992-Present

Perry Dean Rogers | Partners, Boston,
MA, Associate, 1985 - 1992

Skidmore Owings & Merrill, Boston, MA,
1984 - 1985

Education

University of Virginia
Master of Architecture, 1987

Dartmouth College
Bachelor of Arts, 1977

Certification

Registered Architect
Massachusetts, New Hampshire, Maine,
Connecticut, New York,
South Carolina

NCARB Certified, 2000

Teaching

Boston Architectural Center
Design Instructor/Thesis Advisor

University of Virginia School of
Architecture Studio Instructor



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

281-19

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rfuller@newtonma.gov

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Newton, MA 02459

July 19, 2019
2019 JUL 24 PM 3:29
Ruthanne Fuller
Mayor
City of Newton
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Timothy Durken of 15 North Gate Park, West Newton as an Associate member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Timothy (Tim)

First Name

John

Middle Initial

Durken

Last Name

Email Address

15 North Gate Park

Home Address

Suite or Apt

West newton

City

MA

State

02465

Postal Code

What Ward do you live in?

Ward 3

Primary Phone

Home:

Alternate Phone

LEDVANCE LLC

Employer

Senior Corporate Counsel

Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Submitted

Interests & Experiences

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

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

To whom it may concern, I am in my first-year as an Associate Member of the Zoning Board of Appeals. It has been an honor to serve and a rewarding experience. I enjoy the variety of matters that come before the ZBA on appeal, reviewing the facts, and applying the legal standards. I have had the opportunity to sit and rule on interesting cases, including relating to Airbnb short-term rentals and the meaning of an "Association of Persons" who are "unrelated by blood". I am a West Newton resident since 2007 and I stay active in the community, including coaching girls youth soccer. I am a practicing attorney since 2006 and I work on a wide array of transactional and litigation matters as Senior Corporate Counsel at LEDVANCE, including managing our real estate portfolio, sale and leasing activity, and environmental remediation in the US and Canada. I hope I will be appointed again to continue to serve on the ZBA. Thank you for taking the time to review my application. Best regards, Tim

[Tim_Durken_Resume_Jan_2019.docx.pdf](#)

Upload a Resume

TIM DURKEN15 NORTH GATE PARK, NEWTON, MASSACHUSETTS 02465
[REDACTED] | [REDACTED] | [REDACTED]**EXPERIENCED CORPORATE ATTORNEY**

Experienced senior-level attorney advises on wide range of corporate and litigation issues. Proven ability to anticipate risks and quickly grasp complex business and legal issues; craft creative, value-driven solutions; and counsel decision-makers with clear, concise advice. Areas of focus include: M&A and transactions; technology and privacy; intellectual property and licensing; commercial contracts; litigation; regulatory compliance; product liability; real estate and environmental; corporate governance; antitrust; employment; finance; bankruptcy; insurance; securities filings, and tax.

WORK EXPERIENCELEDVANCE, Wilmington, MA

January 2017-Present

LEDVANCE is a global leader in innovative LED and smart-connected lighting. LEDVANCE split-off from OSRAM SYLVANIA, Inc. in 2016 with a 100-year history under the SYLVANIA-brand in lighting.

Senior Corporate Counsel

- Lead counsel on commercial and litigation matters in US & Canada. Partner with global legal team in Germany and US legal team with General Counsel/Patents and Senior Employment Counsel.
- Assist with M&A activity and transactions for technology, patents, and real estate.
- Advise on smart home connected solutions regarding technology, software, data, third party hubs, and cloud services. Draft privacy policies and terms of use for mobile applications.
- Review and advise on global data privacy and protection issues.
- Draft and review contracts for sales, software and technology, marketing, manufacturing, procurement, employment, real estate, and non-disclosure.
- Direct pre-litigation strategy and oversee outside counsel on commercial disputes, regulatory matters, and product liability.
- Advise on marketing, packaging, warranty, social media, e-commerce, trademarks, and copyrights.
- Advise on post split-off matters and negotiate with former parent relating to rights and obligations, indemnification, licensing of SYLVANIA trademark, and ongoing business partnerships.
- Lead sale process for closed manufacturing sites and manage remediation of environmental liability.
- Negotiate and manage product recalls with Consumer Product Safety Commission.
- Manage and update US and Canadian corporate governance documents.
- Direct training sessions on contracts, signing authority, document management, and intellectual property.

JAGER SMITH P.C., Boston, MA

2012-2016

A boutique law firm in Boston & New York.

Associate

- Counseled large corporate enterprises, financial institutions, small businesses, individuals, and trustees in litigation, corporate restructuring, finance, corporate, and other matters.
- Wrote extensively and presented publicly on developing legal and business innovation trends.

BROWN RUDNICK LLP, Boston, MA

2006-2012

An international law firm with 9 offices and more than 200 attorneys worldwide.

Associate (2006 – 2012); Summer Associate (2005)

- Counseled large array of sophisticated businesses and investment funds in litigation, corporate restructuring, finance, corporate and other matters.
- Chair of Associate Liaison Committee; Summer Associate Committee.

EDUCATION

Juris Doctor, Law & Business Program, VANDERBILT UNIVERSITY LAW SCHOOL, Nashville, TN (2006)

GPA: 3.595

Vanderbilt Journal of Transnational Law; Vanderbilt Scholastic Excellence Award - Corporate Restructuring; Dean's List; Legal Intern - Boston City Council (2004)

Bachelor of Business Administration, UNIVERSITY OF MASSACHUSETTS, Amherst, MA (1999)

GPA: 3.91

Finance and Operations Management

Honors: Dean's List (all semesters); Golden Key, Beta Gamma Sigma, Phi Kappa Phi

BAR ADMISSIONS, PROFESSIONAL AND COMMUNITY AFFILIATIONS

- Admitted to practice in Massachusetts and New York state and federal courts
- City of Newton, Zoning Board of Appeals, Associate Member
- Super Lawyers, Rising Stars, 2016
- Vanderbilt alumni admissions interviewer

PUBLIC SPEAKING, PUBLICATIONS AND MEDIA

- Wall Street Journal webcast and Boston Bar Association panel speaker
- Articles published by ABI Journal, JDSupra, and Boston and Massachusetts Bar Associations
- Quoted in Wall Street Journal and Turnarounds & Workouts publications

LIST OF AREAS OF LEGAL EXPERTISE

- COMMERCIAL & APPELLATE LITIGATION: Proposing and managing litigation strategy; drafting pleadings, joint defense agreements, confidentiality agreements, and settlement agreements; collaborating with financial advisors and experts; managing litigation holds and discovery; deposing and examining witnesses; first-chair trial experience; and courtroom advocacy in state, federal and appellate courts.
- COMMERCIAL CONTRACTS: Extensive expertise in Articles 2 and 9 of the Uniform Commercial Code; reviewing and litigating wide-array of commercial transaction and vendor/service contracts; and litigating breach of contract and breach of warranty claims.
- ASSET ACQUISITION AND DISPOSITION: Drafting and negotiating term sheets and asset purchase agreements; counseling clients in distressed auctions, credit bidding, and foreclosures; and litigating related issues.
- FINANCE TRANSACTIONS: Negotiating and closing financing transactions; analyzing and litigating complex financing structures including first-lien and second lien financing, multi-lender syndicated loans, term and revolver facilities, security agreements, intercreditor agreements, leveraged buyout transactions, public bond indentures, credit default swaps, debtor-in-possession financing, and securitization transactions.
- CORPORATE GOVERNANCE: Drafting corporate governance documents and shareholder agreements; counseling boards of directors and executives on their fiduciary duties and the benefits and risks of pursuing various strategies, as well as coordinating minutes, resolutions, and other corporate documentation; and litigating breach of fiduciary duty, mismanagement, and fraud claims.
- CORPORATE RESTRUCTURING: Representing broad constituencies in all types of bankruptcy and corporate restructuring transactions and litigation, including asset sales, plans of reorganization, debtor-in-possession financing, preferences and fraudulent transfers.
- EMPLOYMENT MATTERS: Drafting and negotiating employment contracts, stock option and restricted stock agreements, non-competition agreements, and severance agreements; and analyzing and litigating wage and WARN Act issues, discrimination claims, union contracts, and pension issues.
- REAL ESTATE & ENVIRONMENTAL: Negotiating and managing sale, sale-leaseback, and leasing of commercial and industrial properties; drafting sale, lease and financing documents; and managing environmental remediation activity.
- REGULATORY COMPLIANCE: Advising on US and Canada regulations and negotiating resolutions with regulatory agencies.
- INSURANCE COVERAGE: Counseling clients concerning their rights under insurance policies including general liability, directors & officers, errors & omissions, property, and other types of insurance, and related litigation.
- INTELLECTUAL PROPERTY: Negotiating and drafting intellectual property license agreements and financing documents, and litigating intellectual property license and copyright issues.
- TAX: Experience analyzing tax issues including payroll and ERISA taxes, like-kind exchanges, and preservation of net-operating losses.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

282-19

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Email
rfuller@newtonma.gov

July 8, 2019

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. His term of office shall expire on March 31, 2021 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2019 JUL 12 PM 12: 21
Lynette A. Starn, Clerk
Newton, MA 02459

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]
Primary Phone Alternate Phone

Self Architect
Employer Job Title

Which Boards would you like to apply for?

Urban Design Commission: Appointed

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
Upload a Resume

JOHN V. DOWNIE | ARCHITECT

285 Auburndale Avenue | Newton | Massachusetts | 02466

www.downiearchitect.com

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**, Beyerlyan 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