



# Joint Zoning & Planning and Land Use Committees Agenda

## City of Newton In City Council

**Monday, May 14, 2018**

7:00PM

Room 205

### **Items Scheduled for Discussion:**

#### **7:00-7:30PM: Zoning & Planning Committee**

**#261-18      Appointment of Timothy Durken to the Zoning Board of Appeals**

HER HONOR THE MAYOR appointing 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, 2019. (60 days: July 6, 2018)

**#262-18      Appointment of Lei Z. Reilley to the Zoning Board of Appeals**

HER HONOR THE MAYOR appointing LEI Z. REILLEY, 130 Pine Street, Auburndale, as an associate member of the Zoning Board of Appeals for a term to expire April 30, 2019. (60 days: July 6, 2018)

**#259-18      Appointment of Stuart Snyder to the Zoning Board of Appeals**

HER HONOR THE MAYOR appointing STUART SNYDER, 30 Erie Avenue, Newton Highlands, as a full member of the Zoning Board of Appeals for a term to expire April 30, 2021. (60 days: July 6, 2018)

**#260-18      Appointment of Vincent Farina to the Zoning Board of Appeals**

HER HONOR THE MAYOR appointing VINCENT FARINA, 24 Manemet Road, Newton Centre, as an associate member of the Zoning Board of Appeals for a term to expire April 30, 2019. (60 days: July 6, 2018)

**#258-18      Appointment of Michael Rossi to the Zoning Board of Appeals**

HER HONOR THE MAYOR appointing MICHAEL ROSSI, 20 Rose Drive, West Newton, as a full member of the Zoning Board of Appeals for a term to expire April 30, 2021. (60 days: July 6, 2018)

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

- #263-18 Re-appointment of Brooke Lipsitt to the Zoning Board of Appeals**  
HER HONOR THE MAYOR re-appointing BROOKE LIPSITT, 54 Kirkstall Road, Newtonville, as a full member of the Zoning Board of Appeals for a term to expire April 30, 2021. (60 days: July 6, 2018)
- #264-18 Re-appointment of William McLaughlin to the Zoning Board of Appeals**  
HER HONOR THE MAYOR re-appointing WILLIAM McLAUGHLIN, 117 Hammond Street, Chestnut Hill, as a full member of the Zoning Board of Appeals for a term to expire April 30, 2021. (60 days: July 6, 2018)
- #265-18 Re-appointment of Barbara Huggins Carboni to the Zoning Board of Appeals**  
HER HONOR THE MAYOR re-appointing BARBARA HUGGINS CARBONI, 122 Albemarle Road, Newtonville, as a full member of the Zoning Board of Appeals for a term to expire April 30, 2021. (60 days: July 6, 2018)
- #266-18 Re-appointment of Michael Quinn to the Zoning Board of Appeals**  
HER HONOR THE MAYOR re-appointing MICHAEL QUINN, 115 Staniford Street, Auburndale, as an associate member of the Zoning Board of Appeals for a term to expire April 30, 2019. (60 days: July 6, 2018)
- #267-18 Re-appointment of Treff LaFleche to the Zoning Board of Appeals**  
HER HONOR THE MAYOR re-appointing TREFF LaFLECHE, 1603 Commonwealth Avenue, West Newton, as an associate member of the Zoning Board of Appeals for a term to expire April 30, 2019. (60 days: July 6, 2018)

**7:30PM : Zoning & Planning and Land Use Committees**

**Chair's Note: Joint Discussion with Land Use Committee:** For the following item (#76-18) the Planning Department will lead a discussion of the development review process, seeking feedback from the Zoning & Planning and Land Use Committees to inform the drafting of the proposed zoning ordinance:

- #76-18 Discussion relative to the draft policy content outline of Zoning Ordinance**  
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the Zoning Redesign Project on a draft policy content outline of the new Zoning Ordinance.

**Following: Zoning & Planning Committee**

**#186-18      Zoning Amendment for Shared Parking Pilot Program**

DIRECTOR OF PLANNING requesting amendments to Chapter 30, Newton Zoning Ordinance, to allow for a Shared Parking Pilot Program as an accessory use in commercial districts.

**#185-18      Discussion and adoption of Needham Street Vision Plan**

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

**#268-18      Submission of the FY19 Annual Action Plan to HUD**

HER HONOR THE MAYOR requesting City Council authorization to submit the FY19 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG), Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium.

**Respectfully Submitted,**

**Susan S. Albright, Chair**



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#261-18  
Telephone  
(617) 796-1100  
Fax  
(617) 796-1113  
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(617) 796-1089  
Email  
rfuller@newtonma.gov

REC'D / FD  
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2018 APR 30 PM 4:46  
April 27, 2018  
David A. Wilson, CMC  
Newton, MA 02459

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

To the honorable City Councilors:

I am pleased to appoint Timothy Durken of 15 North Gate Park, Newton as an associate member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2019 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**TIMOTHY J. DURKEN**

15 NORTH GATE PARK, NEWTON, MASSACHUSETTS 02465

v

**EXPERIENCED CORPORATE AND LITIGATION ATTORNEY**

I am a corporate attorney with more than 10 years of experience focused on M&A transactions; litigation; commercial contracts; intellectual property and licensing; product liability; real estate and environmental; technology and privacy; corporate governance; employment; finance; regulatory compliance; bankruptcy and corporate restructuring; insurance; securities; and tax.

**WORK EXPERIENCE**LEDVANCE, Wilmington, MA

2017-Present

*LEDVANCE is a startup global leader in innovative LED and smart-connected lighting solutions with a 100-year history under the SYLVANIA-brand in traditional general lighting.*

**Corporate Counsel**

- Lead counsel on all commercial transaction and litigation matters.
- Assists General Counsel on M&A activity.

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.

BOSTON CITY COUNCIL, Boston, MA

2004

**Legal Intern****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

**Bachelor of Business Administration, UNIVERSITY OF MASSACHUSETTS, Amherst, MA (1999)****GPA: 3.91**

Finance and Operations Management

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

**BAR ADMISSIONS, PROFESSIONAL AND COMMUNITY AFFILIATIONS**

- Admitted to practice in Massachusetts and New York state and federal courts
- Super Lawyers, Rising Stars, 2016
- Vanderbilt alumni admissions interviewer

**REPRESENTATIVE LIST OF CASES**

- Represents litigation trust against Rural Metro's former CEO and private equity board members for breach of fiduciary duty claims.
- Represents guarantor and general partner in limited partnership litigation in Eastern District of Missouri for breach of contract and other claims relating to low income housing tax credit project.
- Represented insurance companies on £500 million policy for T&N Limited as special bankruptcy litigation counsel in defense of asbestos claims brought by post-confirmation Federal-Mogul Asbestos Personal Injury Trust in the United States Court of Appeals for the First Circuit and other federal and state jurisdictions.
- Represented Chapter 7 trustee as first chair in mortgage fraud trial on assigned U.S. Small Business Administration claim.
- Represented Official Committee of Creditors in Chapter 11 cases of international shipping company Baytown/Omega Navigation in the Southern District of Texas resulting in substantial dividend for unsecured creditors.
- Represented liquidating trustee of insurance company Majestic Capital, Ltd. and its subsidiaries in post-confirmation litigation in the Southern District of New York.
- Represented post-confirmation litigation trust in shipping litigation in Chapter 11 cases of Lyondell Chemical Company in the Southern District of New York.
- Represented Hologic, Inc.'s security and licensee interests in pharmaceutical intellectual property in Chapter 11 proceedings of K-V Pharmaceutical Company in the Southern District of New York.
- Represented the Northern Mariana Islands Retirement Fund as debtor in a Chapter 11 proceeding in the District of the Northern Mariana Islands.
- Represented The Bank of New York Mellon Trust Company, N.A. as indenture trustee, in an action brought by Liberty Media Corporation in Delaware State Court concerning the scope of an indenture successor obligor clause.
- Represented an ad hoc consortium of claimholders in the Chapter 11 proceedings of Lehman Brothers Holdings Inc.
- Represented an ad hoc committee of asbestos tort victims in Chapter 11 case seeking § 524(g) protection for Pfizer, Inc. and Quigley Company, Inc. resulting in \$800 million settlement after defeating confirmation of plan of reorganization. *See In re Quigley Company, Inc.*, 437 B.R. 102 (Bankr. S.D.N.Y. 2010).

## 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 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 buy-out 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-disclosure 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 drafting leases and real estate financing and sale transaction documents; analyzing environmental issues; and related litigation.
- REGULATORY COMPLIANCE: Experience advising clients across an array of regulated industries and quickly learning nuances of applicable law and regulations.
- INSURANCE COVERAGE: Counseling clients concerning their rights under insurance policies including property, liability, directors & officers, errors & omissions, 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.

**PUBLIC SPEAKING, PUBLICATIONS AND MEDIA**

- “Court Appoints A Defense Class Of 15,000 ‘Net Winners’ In TelexFree Ponzi Scheme Bankruptcy,” Massachusetts Bar Association, Complex Commercial Litigation, Fall 2016 Newsletter
- “What Happens When A ‘Legal’ Marijuana Business Goes Up In Smoke?” Massachusetts Bar Association, Complex Commercial Litigation, Spring 2016 Newsletter
- “Bitcoins Are Not U.S. Dollars: What Does The Ruling In The HashFast Bankruptcy Mean?” 2016.
- “\$1.5 Billion Mistake: Inadvertent Filing of UCC-3 Termination Statement Leaves Lenders Unsecured In General Motors Bankruptcy,” Massachusetts Bar Association, Complex Commercial Litigation, Spring 2015 Newsletter
- “IP Licensee Rights Eclipse Foreign Insolvency Law in U.S. Chapter 15 Bankruptcy Proceeding,” Massachusetts Bar Association, Complex Commercial Litigation, Winter 2015 Newsletter
- “TelexFree – How We Got Here And Where We Are Going,” Boston Bar Association, Panel Presentation, 2014
- “Trouble At TelexFree: What Comes Next?” Wall Street Journal, Web Panel Spreecast, <http://blogs.wsj.com/bankruptcy/2014/05/20/trouble-at-telexfree-unraveling-the-litigation/>, 2014
- Co-Author, “Clock Runs Out on *Federal-Mogul* Asbestos PI Trust’s Wrongful Death Action,” *American Bankruptcy Institute (ABI) Journal*, 2014
- “Ten Things You Need to Know About Intellectual Property Licenses in Bankruptcy,” 2014
- “Gone Baby Gone – Recovery of Stolen Bitcoins in Mt. Gox Bankruptcy,” *JD Supra Perspectives*, 2014
- “Credit Bid Capped in Charged Fisker Bankruptcy Auction,” 2014
- “Lawsuit Against Lyondell Shareholders for Repayment of LBO Proceeds Survives Motion to Dismiss,” *Absolute Priority*, Boston Bar Association, 2014
- “Private Equity Funds May Be Liable for Pension Obligations of Their Portfolio Companies under the Groundbreaking First Circuit Court of Appeals’ *Sun Capital Partners* Decision,” *Absolute Priority*, Boston Bar Association, 2013
- “False Alarm? Convertible Bonds Unlikely To Be Reduced by the Value of Their Conversion Rights in Bankruptcy,” 2013
- “Second Circuit Rules that Foreign Debtors Must Have Place of Business or Property in the United States for Recognition of a Foreign Proceeding under Chapter 15 of the Bankruptcy Code,” 2013
- “Bankruptcy Claims Trading Gets Dirtier as Third Circuit in *KB Toys* Rules that § 502(d) Disallowance Cannot Be ‘Washed’ from Claims,” 2013
- “ResCap Bankruptcy Judge Holds that Unamortized Original Issue Discount in Fair Value Debt for Debt Exchange Not Disallowed Under § 502(b)(2),” 2013
- Co-Author, “How Distressed Claims Trading May Impact Your Reorganization Strategy,” *Navigating Today’s Environment: The Directors’ and Officers’ Guide to Restructuring*, 2010





Ruthanne Fuller  
Mayor

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Office of the Mayor

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Newton City Clerk  
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April 27, 2018  
David A. Wilson, CMIC  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint 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, 2019 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**LEI ZHAO REILLEY**  
**ATTORNEY AT LAW**

21A Highland Circle  
Suite 200  
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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DAVID A. OLSON, CMC  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Stuart Snyder of 30 Erie Avenue, Newton Highlands as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2021 and his appointment is subject to your confirmation. Mr. Snyder previously served as an Associate member of the ZBA from December 2011 to December 2013.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**STUART L. SNYDER**

Home:  
30 Erie Avenue  
Newton, Massachusetts 02461

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

Professional Experience

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

1996 to present

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

Law Office of Goldman & Goldman, Swampscott, MA

1991 to 1996

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

Law Office of Englander & Sooho, Newton, MA

1990 to 1991

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

Trained Mediator

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

Bar Membership

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

Education

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

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

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

Honors: Dean's List

Activities: Social Integrity Board, Appointed Chairperson  
Academic Integrity Board, Elected Member

Volunteer Work

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



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
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#260-18

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Honorable City Council  
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To the Honorable City Councilors:

I am pleased to appoint 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, 2019 and his appointment is subject to your confirmation. Mr. Farina has most recently served as a Full member of the ZBA.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

Vincent Farina  
24 Manemet 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 Medial 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

City of Newton, Massachusetts  
Office of the Mayor

#258-18  
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rfuller@newtonma.gov

REC'D / DD  
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David A. Olson, MC  
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April 27, 2018

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

To the Honorable City Councilors:

I am pleased to appoint Michael Rossi of 20 Rose Drive, Newton as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2021 and his appointment is subject to your confirmation. Mr. Rossi served as an Associate member of the ZBA from May 2014 to April 2018.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**MICHAEL ROSSI**  
20 Rose Drive • Newton, MA 02465

## SUMMARY

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Versatile civil litigation attorney with practical experience handling professional liability, employment, commercial and real estate disputes. Substantial courtroom and Alternative Dispute Resolution (ADR) experience. Licensed to practice in state and federal courts of Massachusetts and New Hampshire since 2006.

## LEGAL EXPERIENCE

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### CONN KAVANAUGH ROSENTHAL PEISCH & FORD, LLP

Boston, MA

#### Litigation Attorney (Partner)

July, 2013 to Present

- Conduct all aspects of discovery, motion practice, ADR and trial preparation in diverse civil litigation practice.
- Counsel claims professionals, in-house counsel and individual clients regarding litigation management and strategy.
- Selected as "Rising Star" in General Litigation by *Law & Politics* and *Boston Magazine* in 2011-2017.
- Elected Partner of the firm effective January 1, 2017.

### CLARK, HUNT, AHERN & EMBRY

Cambridge, MA

#### Litigation Attorney

April, 2008 to July, 2013

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

### MORRISON MAHONEY, LLP

Boston, MA

#### Litigation Attorney

August, 2006 to April, 2008

- Second chair at three-week trial of traumatic brain injury case; conducted examinations of lay and expert witnesses.

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

---

- City of Newton Zoning Board of Appeals; Associate Member since 2013.
- Stone Rehabilitation & Senior Living (Newton, MA); Member of Board of Directors since 2017
- Johns Hopkins University Alumni Association; Law Affinity Group Leader and former Chapter President.
- Massachusetts Bar Association; member and volunteer since 2006.
- Massachusetts Bar Association Leadership Academy Fellow, 2016.
- New Hampshire Bar Association; member since 2006.
- Boston American Inn of Court; member since 2011.
- Newton Girls Basketball; Newton Girls Soccer; Newton Girls Softball; coach.

## EDUCATION

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### SUFFOLK UNIVERSITY LAW SCHOOL

Boston, MA

Juris Doctor, May 2006, *Cum Laude*

Honors: Dean's List

*Suffolk University Law Review*, Note Editor

National Mock Trial Competition Team, 2005-06

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

### THE JOHNS HOPKINS UNIVERSITY

Baltimore, MD

Bachelor of Arts, International Relations, May 2001

Honors: Dean's List



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#263-18  
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(617) 796-1100  
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rfuller@newtonma.gov

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

April 27 2018  
2018 APR 30 PM 4:46  
David A. Olson, OMC  
Newton, MA 02459  
REC'D / ED  
Newton City Clerk

To the honorable City Councilors:

I am pleased to reappoint Brooke Lipsitt of 54 Kirkstall Road, Newtonville as a full member of the Zoning Board of Appeals. Her term of office shall expire on April 30, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

BROOKE K. LIPSITT  
54 Kirkstall Road  
Newtonville MA 02460

Personal

50-year Newton resident  
Married to Paul Lipsitt, LL.B., Ph.D., a forensic  
psychologist  
Mother of Sarah Lipsitt, M.A., teacher, Newton Public  
Schools  
Graduate of Newton High School, 1959  
A.B. from Pembroke College, Brown University (major in  
International Relations), 1963  
2006 recipient (with husband, Paul D. Lipsitt) of the  
Community Service and Training Award, presented by the  
Massachusetts School of Professional Psychology

Newton Board of Aldermen

Alderman-at-Large, Ward 7, 1992-2003  
President, 1998-2003  
Chairman, Post Audit & Oversight Committee, 1994-5  
Vice Chairman, Land Use Committee, 1992-3; 1996-7

Current Community Involvement

Newton Zoning Board of Appeals, Associate Member, 2005-08;  
Member, 2008-; Vice Chair, 2009-; Chair, 40B Task  
Force, 2009-  
Green Decade Coalition/Newton, Founding Member; Steering  
Committee, 1990-; Clerk, 2008-  
High Performance Building Coalition, Founding Co-Chairman,  
2004-08; member, 2008-  
Newton Communications Access Center, Inc., Board of  
Directors, 2004-; Finance Committee, 2006-; Vice  
President, 2006-; Executive Committee, 2006-  
Newton Historical Society, Strategic Planning Committee,  
2004; Board of Directors, 2005-2008, 2009-; Clerk,  
2010-; Executive Committee, 2010-; Chair, Durant  
Kenrick Transition Committee, 2010-  
Jewish Alliance for Law and Social Action, Board of  
Directors, 2007-2008; Advisory Committee, 2008-;  
REACH (Refuge, Education, Advocacy, and Change) Beyond  
Domestic Violence, Advisory Committee, 2003-  
UCHAN (Uniting Citizens for Housing Affordability in  
Newton), Member, 2002-; Treasurer, 2004-05  
Strategic Planning Committee, 2011-  
Social Science Club of Newton, 1993-; Auditor, 1995-96;  
Chairman, Scholarship Committee, 1996-97;  
Vice President, 2002-04; President, 2004-06;

Director, 2006-08; Chairman, Finance Committee, 2008-10

Prior Community Involvement

Comprehensive Plan Mixed Use Task Force, 2010  
 Sustainable Newton Advisory Committee, 2003-09  
 Newton Symphony Orchestra, Board of Trustees, 1996-2006  
 Newton Free Library, Policy & Planning Committee, 2004  
 Massachusetts Municipal Association, member, Environmental  
 Policy Committee, 2003  
 Brown University, National Alumni Schools Program volunteer,  
 1982-98; Alumnae President, Class of 1963, 1973-78;  
 Vice President, 1998-2003  
 Traveling Meals, volunteer, 1993-99  
 Cooperative Living of Newton, Advisory Board, 1995-98  
 Bicycle-Pedestrian Task Force, Founding Chairman, 1994-96  
 Day Junior High School PTA Board, 1992-3  
 Underwood Elementary School PTA, Board Member, 1985-91;  
 Treasurer, 1987-91  
 Chairman, Mayor's Steering Committee on the Peace Dividend,  
 1990  
 Watertown Cooperative Nursery School, Board of Directors,  
 1983-85; President, 1984-85  
 People's Theatre, Cambridge, Board of Directors, 1982-84;  
 Clerk, 1983-84

Political Involvement

Ward 2, Democratic City Committee, member, 2008-; Treasurer,  
 2011-  
 Ward 7, Democratic City Committee, member, 1988-2008;  
 Secretary, 1991-96; Vice President, 1996-2006  
 Mass Equality, Board of Directors, 2005-08; Chair,  
 Nominating Committee, 2006-07  
 Newton Action for Nuclear Disarmament, 1981-92; Political  
 Action Coordinator, 1982-84; Treasurer,  
 1985-88; President, 1986-91  
 Massachusetts Sane Freeze, Board of Directors, 1986-1990  
 Massachusetts Freeze Voter Education Fund, President,  
 1986-89  
 Massachusetts Freeze Voter, Co-Founder; Executive  
 Committee, 1983-88  
 Disarmament Action Network, Steering Committee, 1985-88  
 Arms Control Advisory Committee to Senator John F. Kerry,  
 1985-87  
 Peace Boutique, Newton, Steering Committee, 1974-75  
 Campaign "junkie": volunteer or staff member on numerous  
 local and national political and issues campaigns

Professional Experience

The First Years, Avon, MA

Marketing Manager, 1978-80  
Product Manager, 1977-78

Committee to Elect U.S. Congressman Robert F. Drinan  
Assistant Campaign Manager, Administration, 1976  
Office Manager, 1974

Eve of Roma, Division of the Gillette Company, Boston  
Sales Promotion Coordinator, 1970-71  
Assistant Product Manager, 1968-70

Selame Associates, Newton  
Program Coordinator, 1967-68

Buyers Laboratory, Inc., New York, NY  
Assistant Director, 1966-67  
Director of Research, 1966-67  
Assistant Director of Research, 1964-66

Policy interests

Affordable housing, environment, civil liberties, education,  
transportation

August, 2011

11 NOV 12 A 11:46  
CITY CLERK  
NEWTON, MA 02459



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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Newton City Clerk  
2018 APR 27  
2018 APR 30 PM 4:46  
BRID A. OLSON, CMC  
Newton, MA 02459

To the honorable City Councilors:

I am pleased to reappoint William McLaughlin of 117 Hammond Street, Newton as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2021 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor



**WILLIAM M. MCLAUGHLIN**  
Executive Vice President of Development  
AvalonBay Communities, Inc.

Bill McLaughlin is Executive Vice President of Development and has been with AvalonBay or its predecessor, Avalon Properties, Inc., since 1994. He is responsible for all of AvalonBay's development activity in the Northeast including New England, New York and New Jersey. He is also a member of the Company's Management Investment Committee.

Before joining AvalonBay, Mr. McLaughlin was with Lincoln Property Company for seven years, where he was responsible for multifamily development and acquisitions in eastern New England. He was the 2008 Chairman of the Greater Boston Real Estate Board (GBREB), was also the Chairman of GBREB's Political Action Committee (PAC) and is a two-time past President of its Rental Housing Association (RHA) division. Mr. McLaughlin also serves on the Board of Directors at Caritas Communities, is on the Board of Managers of the industrial real estate holdings company JWF, LLC, the Board of Overseers at Newton Wellesley Hospital, the National Association of Home Builders' (NAHB) Multifamily Leadership Board, and is a Director of National Association of Industrial and Office Properties (NAIOP) in Massachusetts.

Mr. McLaughlin received his BA in Economics from Harvard College. He is married with six children.

AvalonBay Communities, Inc. is an equity REIT in the business of developing, redeveloping, acquiring and managing multifamily communities primarily in New England, the New York/New Jersey metro area, the Mid-Atlantic, the Pacific Northwest, and Northern and Southern California. As of September 30 2017, the Company owned or held a direct or indirect ownership interest in 286 apartment communities containing 82,964 apartment homes in 11 states and the District of Columbia, of which 23 communities were under development and ten communities were under redevelopment.

These 286 apartment communities are located in 18 leading metropolitan areas characterized by a low supply of zoned apartment land and lengthy and contentious entitlement processes. Our strategy is to focus on our chosen core markets and to become the market leader in each of these markets.



Ruthanne Fuller  
Mayor

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Newton, MA 02459

April 27, 2018  
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Newton City Clerk  
2018 APR 30 PM 4:46  
David A. Gibson, CMC  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Barbara Huggins Carboni of 122 Albemarle Road, Newton as a full member of the Zoning Board of Appeals. Her term of office shall expire on April 30, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**Academic**

**Master of Arts**  
*Tufts University*  
 Graduate  
 Department of  
 Urban and  
 Environmental  
 Policy and Planning

**Juris Doctor**  
*Boston University*  
 School of Law

**Bachelor of Arts**  
*University of  
 Pennsylvania*

**Professional**

*Admitted to the bar  
 in Massachusetts  
 and Mississippi*

**INTRODUCTION**

Barbara Huggins Carboni is a partner in the law firm of Huggins and Witten, LLC, where her practice includes municipal and land use law. Prior to joining the firm, then Daley and Witten, Ms. Huggins Carboni served as Law Clerk to the Hon. Mark V. Green, then-Associate Justice of the Massachusetts Land Court; as Law Clerk to Hon. Joseph Trainor and Janice Berry, Associate Justices of the Massachusetts Appeals Court; and as Editor of Landplanner Magazine and the Land Court Reporter. She has a masters degree in planning from the Tufts Department of Urban and Environmental Policy and Planning, where she wrote her thesis on Chapter 40R and Chapter 40B. She is currently a member of the Newton Zoning Board of Appeals; formerly an alternate on the Newton Conservation Commission; and currently a member of the Newton Cemetery Corporation Board of Trustees, the Friends of Blue Hills Board of Trustees, and the Advisory Council of the Neponset River Watershed Association.

**REPRESENTATIVE PROJECTS**

Town Counsel: Town of Stow, Massachusetts 2005-Present:  
 Represents the Town of Stow in municipal legal matters, including zoning, land use, subdivision control, permitting (including wetlands), and telecommunications.

Town Counsel: Town of Marion, Massachusetts 2005-Present: Represents the Town of Marion in municipal legal matters, including zoning, land use, subdivision control, permitting (including wetlands), and labor.

Special Town Counsel: Town of Stoneham, Massachusetts 2014-Present: Represents the Town of Stoneham Board of Appeals and Conservation Commission in legal matters relating to comprehensive permit applications and appeals.

Special Town Counsel: Town of Arlington, Massachusetts 2015 -Present: Represents the Town of Arlington Board of Appeals in legal matters relating to comprehensive permit applications and appeals.

Special Town Counsel: Town of Hanover, Massachusetts 2014-2016: Represented Board of Appeals in appeal from comprehensive permit decision by the Housing Appeals

Committee (recently decided in Board's favor by Appeals Court, overturning Superior Court and Housing Appeals Committee)

Special Town Counsel: Town of Middleborough, Massachusetts 2005- Present: Represents Board of Appeals in legal matters relating to comprehensive permit applications and appeals.

Special City Solicitor: City of Amesbury, Massachusetts 2005-Present: Represents the City in legal matters relating to comprehensive permit applications and appeals.

Special Town Counsel: Towns of Wareham and Bourne, Massachusetts 2005-Present: Represents Towns' Boards of Appeals for legal matters relating to comprehensive permit applications.

Special City Solicitor: City of Gloucester, Massachusetts 2009-2011: Represented City of Gloucester in an appeal from a comprehensive permit decision by the Housing Appeals Committee.

#### **PRIOR EMPLOYMENT**

Law Clerk: Massachusetts Appeals Court 2001-2003: Law clerk to the Hon. Joseph Trainor and the Hon. Janis Berry.

Editor, Department of Environmental Protection Reporter and Land Court Reporter; Editor-in-Chief, Landplanner Magazine 1999-2000: Prepared case summaries and digest entries for decisions issued by the Land Court and the DEP, including cases under the state Wetlands Protection Act. Prepared and edited articles on issues arising from zoning, development, and the permitting process for Landplanner Magazine.

Law Clerk: Land Court Department, Trial Court of Massachusetts 1997-1999. Law clerk to Hon. Mark Green. Court's jurisdiction includes zoning and subdivision control law.

Senior Staff Attorney, Mississippi Supreme Court, Jackson, MS. 1995-1996. Prepared memoranda on cases and motions before the Court. Drafted and edited opinions and orders for publication.



Ruthanne Fuller  
Mayor

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April 27, 2018  
David A. Olson, OMC  
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, 2019 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**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.**



Ruthanne Fuller  
Mayor

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Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

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April 27, 2018  
David A. Jison, CMC  
Newton, MA 02459

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, 2019 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor



**TREFFLE E. LAFLECHE, AIA, LEED AP**  
Principal

**LDa**  
ARCHITECTURE & INTERIORS

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