



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, March 22, 2021

7:00 PM

The Zoning & Planning Committee will hold this meeting as a virtual meeting on Monday, March 22, 2021 at 7:00 PM. To view this meeting using Zoom, use this link: <https://us02web.zoom.us/j/83566970409> or call 1-646-558-8656 and use the following Meeting ID: **835 6697 0409**

Items Scheduled for Discussion:

#438-20 **Request to create Newton Housing Trust to help support affordable housing development**
COUNCILORS ALBRIGHT, CROSSLEY, HUMPHREY, DANBERG, MALAKIE, KELLEY, BOWMAN, KALIS, GREENBERG, DOWNS, WRIGHT, RYAN, NOEL, LEARY, LIPOF AND NORTON requesting the Planning Department analyze mechanisms already in use in other cities and towns, identify funding sources, and create a Housing Trust in Newton to facilitate and foster the development of affordable housing in Newton.
Zoning & Planning Held 8-0 on 11/09/2020

Chairs note: Law and Planning staff will provide an update on regulations governing compliance with the Housing Choice element of the recently adopted Economic Development legislation.

#96-21 **Requesting to honor The Fair Housing Committee with a resolution**
COUNCILORS ALBRIGHT, BOWMAN, CROSSLEY, DANBERG, HUMPHREY, NOEL, RYAN, DOWNS, KALIS, KRINTZMAN, GREENBERG AND GROSSMAN requesting to honor The Fair Housing Committee with a resolution recognizing their important work in fair access to housing and providing equal opportunity for all.

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.

- #92-21 Reappointment of John Wyman to the Chestnut Hill Historic District Commission**
HER HONOR THE MAYOR reappointing John Wyman, 47 Old Orchard Road, Newton, as a full member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire on November 15, 2023. (60 days: 05/14/21)
- #93-21 Reappointment of Matthew Montgomery to the Chestnut Hill Historic District Commission**
HER HONOR THE MAYOR reappointing Matthew Montgomery, 57 Bowen Street, Newton, as a full member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire on November 15, 2023. (60 days: 05/14/21)
- #94-21 Reappointment of Robert Imperato to the Chestnut Hill Historic District Commission**
HER HONOR THE MAYOR reappointing Robert Imperato, 145 Washington Street, Newton, as a full member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire on November 15, 2022. (60 days: 05/14/21)
- #95-21 Reappointment of Samuel Perry to the Chestnut Hill Historic District Commission**
HER HONOR THE MAYOR reappointing Samuel Perry, 26 Old Orchard Road, Chestnut Hill, as an alternate member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire on November 15, 2021. (60 days: 05/14/21)

Respectfully Submitted,

Deborah J. Crossley, Chair

▲ MHP has added a COVID-19 Response section for municipal volunteers and officials. Click [here](#) for more information.

HOUSING TRUST FUNDS

Housing trust funds were first developed in the 1970s and became more common in the 1980s and 1990s. In Massachusetts, it was after the passage of the **Municipal Affordable Housing Trust (MAHT) statute, M.G.L Chapter 44, Section 55c**, in 2005 that cities and towns began to more actively create housing trust funds. Today over 100 communities in the state have a local affordable housing trust fund.

MHP's count of affordable housing trusts and CPAs as of January 2019.

The popularity of housing trust funds has coincided with the local passage of the Community Preservation Act (CPA). Almost 80% of communities that have created a housing trust fund have also adopted CPA. Ideally, the housing trust fund and community preservation committee (CPC) work collaboratively, along with other boards and departments, to address local affordable housing needs.

Most housing trust funds in Massachusetts are municipal entities focused on creating and preserving affordable housing, generally described as housing for household earning up to 100% of the area median income (AMI). Commonly referred to as "housing trusts", these entities are similar in structure with some variation in powers granted and trustees appointed to manage the fund.

About a dozen housing trust funds were created through special legislation under home rule petition, before the MAHT statute was passed. A few are not connected to the municipality or focus beyond affordable housing.

Board of Trustees

A housing trust fund organized under M.G.L Chapter 44, Section 55c, must have a minimum of 5 trustees, including the community's chief executive officer. In communities where the chief executive officer is a multi-member board (e.g. Select Board) the board shall designate a minimum of one member to serve as a trustee. Terms are set at 2 years and often staggered. Appointments are made by the mayor or manager in a city or town, subject to confirmation by the city council or select board.

Many communities opt to have more than 5 trustees and there is wide variation in who is appointed. Some communities specify in their ordinance or bylaw that trustees should have specific work experience or sit on other local boards. Other communities simply pass the MAHT statute as it is written. Still, others have a mix of wide open seats and more directive guidance for appointments.

Housing Trust Funds Powers

Sixteen powers are given to housing trust funds in the state statute. Occasionally, a community may create a housing trust fund with some restrictions on powers such as requiring a two-thirds vote of the trustees to purchase or sell a real property interest. The statute also allows a community to omit or modify powers, as well as grant additional powers. See a full list of powers [here](#).

Communities have created many ways to capitalize their housing trust funds. While CPA remains the most common resource, in 2017 the town of Medfield bonded \$1 million (without CPA) to fund their newly created housing trust fund. Then in 2018, we saw the first tax override of \$275,000 in Orleans to fund their new municipal affordable housing trust fund. Additionally, several communities direct inclusionary zoning “in lieu” of payments to their housing trust funds and some have transferred “free cash” to the trust fund.

The most active and successful housing trust funds tend to have a variety of funding sources that allow them to have a steady flow of financial resources to work with. For housing trust funds that receive CPA resources, an annual report must be submitted to the local Community Preservation Committee (CPC) to outline how the trust allocated CPA funds during the past year. The CPC then reports this data to the Department of Revenue (DOR) in their annual CP-3 report due September 15.

Use this [form](#) to report to your local CPC. Form [directions](#) will assist you in completing the report.

[← Previous: Community Preservation Act](#)

[Next: Creating a Housing Trust Fund →](#)

Related Resources

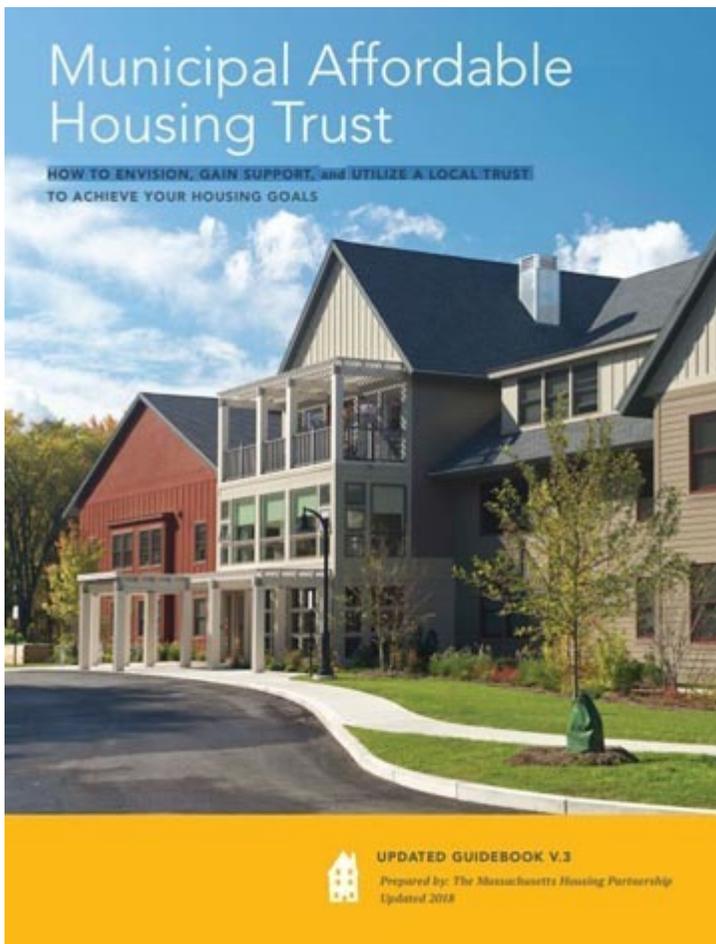
Municipal Affordable Housing Trust (MAHT) guidebook 2018

This is a 2018 update of a 2013 publication on how to envision, shape, get support and succeed with your community's local housing trust. Here's what to look for in this new edition:

Important changes to the statute

More and varied examples of trust activities and resources

Additional information about trust activities and best practices.



Municipal Affordable Housing Trust (MAHT) Operations Manual

This publication is a companion to MHP's Municipal Affordable Housing Trust guidebook and is intended to help municipal officials delve into the details of how to operate new or established housing trusts. #438-20

© 2020 Massachusetts Housing Partnership, 160 Federal St., Boston, MA. 02110
toolbox@mhp.net or 857-317-8523

[Home](#) [Search](#) [Resources](#) [About](#)

Testimonial Commendation (*draft*)

Honoring

The Fair Housing Committee

Recognizing their important work in fair access to housing and providing equal opportunity for all

Whereas, diverse, inclusive communities with access to good jobs, schools, health care, transportation, and housing are crucial to our region and nation's prosperity in the 21st century and

Whereas, persistent racial segregation in housing is the legacy of explicit federal, state, and local policies that defined where black and white Americans could live prior to the Fair Housing Act ¹ and

Whereas, discrimination in housing continues to be a critical issue for many people not only because of the color of their skin, but also if they have children, how they worship, where they were born, if they have a disability, their gender, who they love or their gender identity and expression and

Whereas, housing discrimination has a long-term effect on the wealth, health and education opportunities for these people and their families and

Whereas, In the early 1960s, a committee was organized by a group of Newton citizens to combat housing discrimination based on race. This effort was a response to the taking of homes of African-Americans in West Newton for the Massachusetts Turnpike, who were denied alternative housing in Newton because of racial discrimination and

Commented [KL1]: Start here?

Whereas, while Congressional efforts to address fair housing had failed in two congressional terms, the dramatic aftermath of Rev. Dr. Martin Luther King Jr.'s assassination on April 4, 1968 pushed Legislators into taking healing and swift action and President Lyndon B. Johnson signed the Fair Housing Act into law just a week later on April 11th, 1968 and

Commented [KL2]: Whereas, after many failed efforts to address fair housing, Congress passed and President Lyndon Johnson signed into law the Fair Housing Act on April 11th, 1968 and

Whereas, the Fair Housing Act prohibits discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, disability, and family status and

Whereas, on January 20th of this year President Biden signed an executive order further extending protections by prohibiting discrimination in housing because of gender identity or sexual orientation and

Whereas, in 2005, the Newton Housing Partnership created the Fair Housing Task Force, in order to investigate and address housing discrimination in Newton. The task force found disparate treatment within the city and undertook fair housing education and outreach programs for realtors, housing owners and managers, housing agencies, city staff, and the general public and

Whereas, in 2008, Mayor David Cohen formally established the Newton Fair Housing Committee (NFHC), a citizen advisory board, to promote and support the city's efforts to be a diverse and welcoming community with fair housing choices and opportunities for all, free from discrimination. This agenda has been carried forward actively by NFHC since its inception and

Commented [KL3]: Maybe substitute - Whereas, a recent study from Suffolk Law School showed that housing discrimination continues in Newton and

Whereas, in 2015, Newton entered into a settlement to resolve a complaint filed with HUD by the Engine 6 advocacy group, alleging that the city violated fair housing laws by obstructing a proposal to create supportive housing for the chronically homeless and

Whereas, Newton asserts the obligation to Affirmatively Further Fair Housing and (omit paragraph4 above Whereas Congress also)

Whereas, a recent study from Suffolk Law School and the Boston Foundation as detailed in the report “Qualified Renters Need Not Apply”² showed that housing discrimination in rental units continues to be an issue in Boston communities including Newton and

Whereas, Newton, given it is a community that receives funds from HUD, is required to create a five-year action plan to Affirmatively Further Fair Housing - the WestMetro HOME Consortium Analysis of Impediments to Fair Housing Choice 2021-2025³ lists several key strategies and actions and

Commented [KL4]: ? omit – see suggestions below

Whereas, the Newton Fair Housing Committee is already undertaking some of the recommended actions including:

education programs on Fair Housing for realtors, housing owners and managers, housing agencies, city staff, and the general public and

review of major residential development proposals to determine whether they meet or exceed regulatory fair housing requirements, and shares its findings with the relevant permit granting authority and

evaluation of the use of local preference option in affordable housing lotteries to determine its impact on Affirmatively Furthering Fair Housing and

Whereas, the Fair Housing Committee’s expertise and focus will important in addressing other action items from the AI including the review of restrictive zoning policies that limit the amount of multi-family and affordable housing as well as compliance with recently passed state legislation that requires the creation of at least one by-right multi-family zone close to transit and

Whereas, and in summary we embrace the definition of Fair Housing put forward in the Analysis of Impediments to Fair Housing Choice: *Fair housing exists when people can find safe, suitable housing within their economic means wherever they choose to live, and they do not face discrimination based on their membership in a protected class.*

Now Therefore be it Known,

That the Honorable City Council representing the entire City of Newton in celebration of Fair Housing Month, recognizes the important work of the Newton Fair Housing Committee and the committee’s critical role in helping Newton become a more diverse, inclusive and just community. We especially support the many resident members of the committee who volunteer their time and expertise to such a worthwhile goal. The committee’s work to end housing discrimination and to Affirmatively Furthering Fair Housing (AFFH), embodies our strongly-held American values of fair access and equal opportunity.

Commendation offered on **this ___ Day of April, 2021** by Council President Susan Albright, Councilors Bowman, Crossley, Danberg, Downs, Greenberg, Grossman, Humphrey, Kalis, Krintzman, Noel and Ryan, on behalf of the entire City Council

(1) April is Fair Housing Month, Ted Hess-Mahan <https://newton.wickedlocal.com/news/20200417/newton-column-april-is-fair-housing-month>

(2) Qualified Renters Need Not Apply <https://www.tbf.org/-/media/tbf/reports-and-covers/2020/housing-voucher-report-20200701.pdf?la=en>

(3) WestMetro HOME Consortium Analysis of Impediments to Fair Housing Choice <https://www.newtonma.gov/home/showpublisheddocument?id=47557>



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#92-21
Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint John Wyman of 47 Old Orchard Road, Newton as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
2021 MAR - 8 PM 1:01
CITY CLERK
NEWTON, MASSACHUSETTS

**John C. Wyman
47 Old Orchard Road
Newton, Massachusetts 02467-1213**

RESUME

Born: July 10, 1941 in Westfield, Massachusetts.

Education: Amherst Regional High School, June 1959.
Amherst College, BA, June 1963.
University of Chicago Law School, June 1966.

Bar Admissions: District of Columbia U.S District Court, June 1966.
Massachusetts Supreme Judicial Court, January 1969.
Supreme Court of the United States.

Professional Employment:

U.S. Department of Justice, Criminal Division, under the Attorneys General's Program for Honors Law Graduates, February to August 1966.

Law Clerk to W. Arthur Garrity, Jr., US District Court for the District of Massachusetts, September 1968 to August 1969.

Herrick, Smith, Donald & Ketchum, Associate Litigation Attorney, September 1969 to March 1975.

Solo Practice, Center Plaza, Boston, March 1975 to December 1975.

Roche, Carens & DeGiacomo, Partner, Boston, January 1976 (firm name changed to Murtha Cullina LLP in June 2000 after merger with that Connecticut firm). In 2015 I became Of Counsel and continue to hold that position.

Military Service:

Lieutenant, US Army Reserve, assigned to the Office of the Deputy Chief of Staff for Personnel, Headquarters US Army, Europe in Heidelberg, Germany, September 1966 to September 1968.

Lieutenant, US Army Reserve, assigned to Ready Reserve Adjutant General Unit at Boston Army Base as Deputy Commander, January 1969 to August 1972.

Newton Massachusetts City Activities: Chairman, Chestnut Hill Historic District Commission, from its establishment in 1992 until July 2020 when I decided not to run for reelection.

Informal assistant to the City Council subcommittee to review and codify the
Newton City Ordinances, 2018.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#92-21
Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint John Wyman of 47 Old Orchard Road, Newton as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
2021 MAR - 8 PM 1:01
CITY CLERK
NEWTON, MA 02459

John C. Wyman
47 Old Orchard Road
Newton, Massachusetts 02467-1213

RESUME

Born: July 10, 1941 in Westfield, Massachusetts.

Education: Amherst Regional High School, June 1959.
Amherst College, BA, June 1963.
University of Chicago Law School, June 1966.

Bar Admissions: District of Columbia U.S District Court, June 1966.
Massachusetts Supreme Judicial Court, January 1969.
Supreme Court of the United States.

Professional Employment:

U.S. Department of Justice, Criminal Division, under the Attorneys General's Program for Honors Law Graduates, February to August 1966.

Law Clerk to W. Arthur Garrity, Jr., US District Court for the District of Massachusetts, September 1968 to August 1969.

Herrick, Smith, Donald & Ketchum, Associate Litigation Attorney, September 1969 to March 1975.

Solo Practice, Center Plaza, Boston, March 1975 to December 1975.

Roche, Carens & DeGiacomo, Partner, Boston, January 1976 (firm name changed to Murtha Cullina LLP in June 2000 after merger with that Connecticut firm). In 2015 I became Of Counsel and continue to hold that position.

Military Service:

Lieutenant, US Army Reserve, assigned to the Office of the Deputy Chief of Staff for Personnel, Headquarters US Army, Europe in Heidelberg, Germany, September 1966 to September 1968.

Lieutenant, US Army Reserve, assigned to Ready Reserve Adjutant General Unit at Boston Army Base as Deputy Commander, January 1969 to August 1972.

Newton Massachusetts City Activities: Chairman, Chestnut Hill Historic District Commission, from its establishment in 1992 until July 2020 when I decided not to run for reelection.

Informal assistant to the City Council subcommittee to review and codify the
Newton City Ordinances, 2018.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#93-21

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

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Matthew Montgomery of 57 Bowen Street, Newton as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
2021 MAR -8 PM 1:01
CITY CLERK
NEWTON, MA 02459

Matthew J. Montgomery

57 Bowen Street, Newton, Massachusetts 02459
matt@mjmrealestate.com 617-645-4280 cell

Current:

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

President

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

2017

Compass, Chestnut Hill, MA

Managing Partner:

Matt Montgomery Group

Senior Sales Associate

2001 - 2016

Hammond Residential Real Estate, Chestnut Hill, MA

Managing Partner:

Matt Montgomery Group/Formerly - Matt and Merle Associates

Senior Sales Associate

Recent Highlights:

2008 - 2016 Top Newton Sales Team

2016 Top 5 Massachusetts Sales Team

2016 Top Newton/Brookline Sales Team

2016 Top 150 Agent in United States

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

Member NAR (National Association of Realtors) 2001 - Present

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

MA Real Estate Sales Person License Number 9037751

Previous:

1997 - 2000

Collins Management, Inc., Boston, MA

Executive Assistant to the President (Tim Collins)

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

1996 - 1997

Allegro Coffee Company, Boulder, CO

East Coast Sales Account Executive

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

1994 - 1996

Espresso Specialists, Inc., Seattle, WA

Sales and Marketing Specialist

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

1987 - 1994

The Coffee Connection, Boston, MA/Newton, MA

Quality Assurance Manager 1991 - 1994

Retail Management 1987 - 1991



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#93-21

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

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Matthew Montgomery of 57 Bowen Street, Newton as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
2021 MAR -8 PM 1:01
CITY CLERK
NEWTON, MA 02459

Application Form

Profile

Matthew

First Name

Middle Initial

Montgomery

Last Name

Email Address

57 Bowen Street

Home Address

Suite or Apt

Newton

City

MA

State

02459

Postal Code

What Ward do you live in?

Ward 6

Primary Phone

Alternate Phone

Summer Sky, Inc

Employer

President / Realtor

Job Title

Which Boards would you like to apply for?

None Selected

Interests & Experiences

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

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

Reapplication

Chestnut Hill Historic District-
2017 M Montgomery Resume.pdf

Upload a Resume

Matthew J. Montgomery57 Bowen Street, Newton, Massachusetts 02459
**Current:**

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

President

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

2017

Compass, Chestnut Hill, MA

*Managing Partner:**Matt Montgomery Group*

Senior Sales Associate

2001 - 2016

Hammond Residential Real Estate, Chestnut Hill, MA

*Managing Partner:**Matt Montgomery Group/Formerly - Matt and Merle Associates*

Senior Sales Associate

Recent Highlights:

2008 - 2016 Top Newton Sales Team

2016 Top 5 Massachusetts Sales Team

2016 Top Newton/Brookline Sales Team

2016 Top 150 Agent in United States

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

Member NAR (National Association of Realtors) 2001 - Present

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

MA Real Estate Sales Person License Number 9037751

Previous:

1997 - 2000

Collins Management, Inc., Boston, MA

Executive Assistant to the President (Tim Collins)

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

1996 - 1997

Allegro Coffee Company, Boulder, CO

East Coast Sales Account Executive

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

1994 - 1996

Espresso Specialists, Inc., Seattle, WA

Sales and Marketing Specialist

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

1987 - 1994

The Coffee Connection, Boston, MA/Newton, MA

Quality Assurance Manager 1991 - 1994

Retail Management 1987 - 1991



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#94-21

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Robert Imperato of 145 Washington Street, Newton as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2022 and his appointment is subject to your confirmation. Mr. Robert Imperato's term has been changed to stagger the terms in accordance with Newton Historic District Commission ordinance.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

2021 FEB - 8 PM 1:01
CITY OF NEWTON
MASSACHUSETTS

Application Form

Profile

robert _____ e _____ imperato _____
First Name Middle Initial Last Name

bob@bostonrealtyassociates.com _____
Email Address

145 Washington Street _____
Home Address Suite or Apt

Newton _____ MA _____ 02458 _____
City State Postal Code

What Ward do you live in?

Ward 2

Mobile: (617) 593-6475 _____ Business: (617) 277-5100 _____
Primary Phone Alternate Phone

Boston Realty Associates _____ President _____
Employer Job Title

Which Boards would you like to apply for?

Chestnut Hill Historic District Commission: Submitted

Interests & Experiences

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

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

Have served on the commission for over 20 years as the realtor member. Live and sell in the community. Can provide a detail resume if needed

Upload a Resume

Robert Imperato

President/ Founder of Boston Realty Associates (Est in 1979)

Position on Professional Committees

2009-2013 Bord of Directors National CRS Residential Council

2010-Present Nominating Committee CRS

2012-Present Stratgetic Planning Committee CRS

2009-Present Membership Committte CRB

2007-8 President Allston Board of Trade

1996-2013 Mass Chapter CRS Board of Directors

2006 President Greater Boston Association of Realtors

2006 Mass Association Board of Directors

2006-Prsent CRS Finance Committee

2005-2007 CRB National Board of Directors

2006 President Greater Boston Association of Realtors

2005 *President Elect*, Greater Boston Association of Realtors

2005-2011 Massachusetts Association of Realtors, Board of Directors

2004 Council of RE Brokerage Managers (CRB), Finance Committee

2004 - Treasurer, Greater Boston Association of Realtors

2003-2008 Present - Council of Residential Specialists, Membership Development Committee

2003/2005- Board of Directors, Greater Boston Association of Realtors (GBAR)

2002 - Present Advisory Board, Mickey Mantle School, NYC

2002 Board of Directors, Greater Boston Association of Realtors (GBAR)

2001 - Present, National Association of Realtors (NAR) Professional Standards Committee

2001 -Present Caritas Board of Directors (providing affordable housing for low income individuals)

2001 to 2002, Board of Directors, CentaStage, South End Theatre Group

2000 - Present, Nat'l Association of Realtors, Equal Opportunity Cultural Diversity Committee

1999-2004- Alternate Director, Massachusetts Association of Realtors

1998 Elected to RELO "Hall of Fame"

1996-1998 CRS Chapter President, State of Massachusetts

1996-2007 Allston Board of Trade- Board of Directors

1996 Boston Metro RELO President

1996- 2001 Alternate Board of Directors Massachusetts Association of Realtors

1995-Present Share Our Strength (SOS) Advisory Board Member/ Operation Frontline

1995-2002 Realtor Representative Chestnut Hill Historic District Commission, City of Newton

1995 Assistant Treasurer, GBREB

1995 Vice President CRS (Certified Residential Specialist) State of Massachusetts

1995 National Board of Directors, RELO (The International Relocation Network)

1995-1998 State Chairman RELO for Massachusetts



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#94-21

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Robert Imperato of 145 Washington Street, Newton as a full member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2022 and his appointment is subject to your confirmation. Mr. Robert Imperato's term has been changed to stagger the terms in accordance with Newton Historic District Commission ordinance.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

2021 FEB - 8 PM 1:01
CITY OF NEWTON
MASSACHUSETTS

Application Form

Profile

robert _____ e _____ imperato _____
First Name Middle Initial Last Name

145 Washington Street _____
Home Address Suite or Apt
 Newton _____ MA _____ 02458
City State Postal Code

What Ward do you live in?

Ward 2

Boston Realty Associates _____ President _____
Employer Job Title

Which Boards would you like to apply for?

Chestnut Hill Historic District Commission: Submitted

Interests & Experiences

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

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

Have served on the commission for over 20 years as the realtor member. Live and sell in the community. Can provide a detail resume if needed

Upload a Resume

Robert Imperato

President/ Founder of Boston Realty Associates (Est in 1979)

Position on Professional Committees

2009-2013 Bord of Directors National CRS Residential Council

2010-Present Nominating Committee CRS

2012-Present Stratgetic Planning Committee CRS

2009-Present Membership Committte CRB

2007-8 President Allston Board of Trade

1996-2013 Mass Chapter CRS Board of Directors

2006 President Greater Boston Association of Realtors

2006 Mass Association Board of Directors

2006-Prsent CRS Finance Committee

2005-2007 CRB National Board of Directors

2006 President Greater Boston Association of Realtors

2005 *President Elect*, Greater Boston Association of Realtors

2005-2011 Massachusetts Association of Realtors, Board of Directors

2004 Council of RE Brokerage Managers (CRB), Finance Committee

2004 - Treasurer, Greater Boston Association of Realtors

2003-2008 Present - Council of Residential Specialists, Membership Development Committee

2003/2005- Board of Directors, Greater Boston Association of Realtors (GBAR)

2002 - Present Advisory Board, Mickey Mantle School, NYC

2002 Board of Directors, Greater Boston Association of Realtors (GBAR)

2001 - Present, National Association of Realtors (NAR) Professional Standards Committee

2001 -Present Caritas Board of Directors (providing affordable housing for low income individuals)

2001 to 2002, Board of Directors, CentaStage, South End Theatre Group

2000 - Present, Nat'l Association of Realtors, Equal Opportunity Cultural Diversity Committee

1999-2004- Alternate Director, Massachusetts Association of Realtors

1998 Elected to RELO "Hall of Fame"

1996-1998 CRS Chapter President, State of Massachusetts

1996-2007 Allston Board of Trade- Board of Directors

1996 Boston Metro RELO President

1996- 2001 Alternate Board of Directors Massachusetts Association of Realtors

1995-Present Share Our Strength (SOS) Advisory Board Member/ Operation Frontline

1995-2002 Realtor Representative Chestnut Hill Historic District Commission, City of Newton

1995 Assistant Treasurer, GBREB

1995 Vice President CRS (Certified Residential Specialist) State of Massachusetts

1995 National Board of Directors, RELO (The International Relocation Network)

1995-1998 State Chairman RELO for Massachusetts



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#95-21

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

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Samuel Perry of 26 Old Orchard Road, Chestnut Hill as an Alternate member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2021 and his appointment is subject to your confirmation. Mr. Samuel Perry's term has been changed to stagger the terms in accordance with Newton Historic District Commission ordinance.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

2021 MAR -8 PM 1:01
CITY OF NEWTON
RECEIVED

Application Form

Profile

<u>Samuel</u>	<u>D</u>	<u>Perry</u>
First Name	Middle Initial	Last Name

samperry26@aol.com
 Email Address

<u>26 Old Orchard Rd.</u>	<u></u>
Home Address	Suite or Apt

<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
City	State	Postal Code

What Ward do you live in?

Ward 7

<u>Home: (617) 566-3454</u>	<u>Business: (617) 672-8755</u>
Primary Phone	Alternate Phone

<u>Eaton Vance</u>	<u>Vice President</u>
Employer	Job Title

Which Boards would you like to apply for?

Chestnut Hill Historic District Commission: Submitted

Interests & Experiences

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

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

Have served on the CHHDC since its inception. Have lived in Chestnut Hill since 1950.

CHHDC Letter Resume2.doc
 Upload a Resume

August 7, 2017

Amalia Timbers
Coordinator of Boards and Commissions
Newton City Hall
Office of Human Resources
1000 Commonwealth Avenue
Newton, Massachusetts 02459

Dear Amalia:

RE: Chestnut Hill Historic District Commission

Following up on your email from this past Friday, I am writing to confirm my interest in being reappointed as an alternate member of the Chestnut Hill Historic District Commission.

Initially, I served as a full member when the Commission was created but then stepped down to become an alternate member roughly thirteen years ago with the hope that others might come forward to volunteer their time. With respect to my qualifications, I have lived at 26 Old Orchard Road since 1950, well before the Historic District Commission became into being and while such estates as the Webster or Houghton were still "intact". As such, I bring to the Commission the perspective of a long "institutional memory" of how the area appeared and what is "historic" and what is of more recent vintage.

Until 1986 I ran, following my father's death, a family painting company. In its day, it was arguably the "go to" firm for assistance with historical paint colors and the application thereof. Specifically, the company was actively involved with the restoration of Historic Williamsburg, Old Sturbridge Village, and Strawberry Banke. Because of my relationship with the company and knowledge in the field, I have appeared before numerous historic district commissions across Massachusetts and a few other states over the years, lectured at various preservation programs, served as Trinity Church's expert on painting during its landmark 1983 suite against John Hancock, and have been featured on a number of television shows such as the "This Old House" program. As such, combining the technical knowledge I possess with respect to historic preservation as well as an imminent knowledge of Chestnut Hill that extends back to when Boston College was still playing football on a field where McElroy Hall now stands and which was surrounded by wooden bleachers.

I trust this provides you with a sense of my qualifications for serving on the Chestnut Hill Historic District Commission as I have and why I was first approached by Alderman Baker to serve when the Commission originally came into being.

Please let me know if you require additional information.

Sincerely,

Samuel D. Perry

Samuel D. Perry

SDP/bm
Enclosures





Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#95-21

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

February 10, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint Samuel Perry of 26 Old Orchard Road, Chestnut Hill as an Alternate member of the Chestnut Hill Historic District Commission. His term of office shall expire on November 15, 2021 and his appointment is subject to your confirmation. Mr. Samuel Perry's term has been changed to stagger the terms in accordance with Newton Historic District Commission ordinance.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

2021 MAR -8 PM 1:01
CITY OF NEWTON
RECEIVED

August 7, 2017

Amalia Timbers
Coordinator of Boards and Commissions
Newton City Hall
Office of Human Resources
1000 Commonwealth Avenue
Newton, Massachusetts 02459

Dear Amalia:

RE: Chestnut Hill Historic District Commission

Following up on your email from this past Friday, I am writing to confirm my interest in being reappointed as an alternate member of the Chestnut Hill Historic District Commission.

Initially, I served as a full member when the Commission was created but then stepped down to become an alternate member roughly thirteen years ago with the hope that others might come forward to volunteer their time. With respect to my qualifications, I have lived at 26 Old Orchard Road since 1950, well before the Historic District Commission became into being and while such estates as the Webster or Houghton were still "intact". As such, I bring to the Commission the perspective of a long "institutional memory" of how the area appeared and what is "historic" and what is of more recent vintage.

Until 1986 I ran, following my father's death, a family painting company. In its day, it was arguably the "go to" firm for assistance with historical paint colors and the application thereof. Specifically, the company was actively involved with the restoration of Historic Williamsburg, Old Sturbridge Village, and Strawberry Banke. Because of my relationship with the company and knowledge in the field, I have appeared before numerous historic district commissions across Massachusetts and a few other states over the years, lectured at various preservation programs, served as Trinity Church's expert on painting during its landmark 1983 suite against John Hancock, and have been featured on a number of television shows such as the "This Old House" program. As such, combining the technical knowledge I possess with respect to historic preservation as well as an imminent knowledge of Chestnut Hill that extends back to when Boston College was still playing football on a field where McElroy Hall now stands and which was surrounded by wooden bleachers.

I trust this provides you with a sense of my qualifications for serving on the Chestnut Hill Historic District Commission as I have and why I was first approached by Alderman Baker to serve when the Commission originally came into being.

Please let me know if you require additional information.

Sincerely,

Samuel D. Perry

Samuel D. Perry

SDP/bm
Enclosures

