



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, April 26, 2021

The Zoning & Planning Committee will hold this meeting as a virtual webinar meeting on Monday, April 26, 2021 at 7:00 PM. To view this meeting using Zoom, use this link: <https://us02web.zoom.us/j/84333161804> or call 1-646-558-8656 and use the following Meeting ID: **843 3316 1804**

Items Scheduled for Discussion:

#132-21 **Appointment of Treff LaFleche as a full member of the Zoning Board of Appeals**
HER HONOR THE MAYOR appointing TREFF LAFLECHE, 1603 Commonwealth Avenue, Newton, as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2022. (60 days 06/19/21)

At approximately 7:15 p.m.

Chair's Note: *For the following item #88-20 our consultant, Utile, will join Planning staff to introduce the upcoming work on Village Centers: planned scope, schedule, and the community engagement process planned for the next several months.*

#88-20 **Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.
Zoning & Planning Held on 01/27/20, 02/10/2020, 02/24/2020, 03/09/2020, 03/23/2020, 04/13/2020, 04/27/2020, 05/19//2020, 06/01/2020, 06/15/2020, 06/29/2020, 07/09/2020, 07/16/2020, 08/13/2020, 09/14/2020, 10/01/2020, 10/15/2020, 11/05/2020, 11/09/2020, 12/14/20, 02/22/21, 03/08/21

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.

At approximately 8:45 p.m.

Chairs Note:

It is the Chair's intent that the discussion for the following item (#145-21) is in committee by Council members only. The discussion will be relative to the draft ordinance. The public is welcome to attend via Zoom or watch on NewTV (who record our Zoom meetings).

This is NOT a public hearing, which requires at least two weeks' prior notice. The Public Hearing has been properly advertised for MAY 10 at 7pm. The Planning and Law department staff will present the DRAFT ordinance, which is not yet complete, pending metrics that will be discussed at this meeting. (See TBD items within the DRAFT re location criteria) A revised DRAFT will be issued ahead of the May 10 public hearing.

#145-21 Request for Chapter 30 Amendment to establish regulations for gun establishments

HER HONOR THE MAYOR AND COUNCILORS ALBRIGHT, KRINTZMAN, LEARY, OLIVER, GREENBERG, NORTON, LUCAS, KELLEY, WRIGHT, MALAKIE, MARKIEWICZ, GENTILE, DOWNS, CROSSLEY, HUMPHREY, DANBERG, NOEL, BOWMAN, LAREDO, GROSSMAN, BAKER, LIPOF, KALIS AND RYAN requesting amendments to the Newton Zoning Ordinance, Chapter 30, including, but not limited to, the addition of definitions of "Firearm" and "Firearm Businesses", and amendments to Section 4.4.1 Allowed Uses and Section 6.10 Restricted Uses to regulate the use of land, structures and buildings for the siting and operation of gun ranges or the retail or wholesale operation involving gunsmithing, the purchase or sale of firearms, the sale of ammunition, or firearms accessories, and to restrict such uses to the Business 4, Mixed Use 1, Manufacturing, and Light Manufacturing Districts only and only upon the granting of a special permit, and to establish minimum standards and criteria for the granting of such special permits.

#133-21 Reappointment of William McLaughlin as a full member of the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing WILLIAM MCLAUGHLIN, 117 Hammond Street, Newton as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2022. (60 days 06/19/21)

#134-21 Reappointment of Brooke Lipsitt as a full member of the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing BROOKE LIPSITT, 54 Kirkstall Road, Newtonville as a full member of the Zoning Board of Appeals. Her term of office shall expire on April 30, 2024. (60 days 06/19/21)

#135-21 Reappointment of Michael Rossi as a full member of the Zoning Board of Appeals
HER HONOR THE MAYOR reappointing MICHAEL ROSSI, 20 Rose Drive, Newton, as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2023. (60 days 06/19/2021)

#136-21 Reappointment of Stuart Snyder as a full member of the Zoning Board of Appeals
HER HONOR THE MAYOR reappointing STUART SNYDER, 30 Erie Avenue, Newton Highlands, as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2023. (60 days 06/19/2021)

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#132-21
Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

April 12, 2021

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

To the Honorable City Councilors:

I am pleased to appoint Treff LaFleche of 1603 Commonwealth Avenue, Newton as a full member of the Zoning Board of Appeals. His term of office shall expire on April 30, 2022 and his appointment is subject to your confirmation. The Zoning Board of Appeals full members have three year terms staggered over the three year period. Mr. LaFleche will be serving the term expiring April 2022. Mr. LaFleche is currently serving as an Alternate member from November 16, 2020 to October 15, 2021.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

2021 APR 12 PM 3:57
CITY OF NEWTON
CLERK

Application Form

Profile

Treffle _____ E _____ LaFleche _____
First Name Middle Initial Last Name

1603 COMMONWEALTH AVE _____
Home Address Suite or Apt
NEWTON _____ MA _____ 02465
City State Postal Code

What Ward do you live in?

Ward 1

Primary Phone Alternate Phone

Lda Architect & Interiors, LLp _____ Architect _____
Employer Job Title

Which Boards would you like to apply for?

Jackson Homestead: Submitted
Zoning Board of Appeals: Submitted

Interests & Experiences

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

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

I continue to take great pride and honor in serving my local community in way that puts my passions and professional experience to good use for the common good.

TreffLaFleche_Resume.pdf
Upload a Resume

TREFFLE E. LAFLECHE, AIA, LEED AP

Principal

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

COMMUNITY EXPERIENCE

City of Newton FAR Zoning Working Group

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

Chair, Historic Newton Capital Campaign Steering Committee

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

Member, Historic Newton Board of Directors

Durant-Kenrick Homestead & Grounds Transition Committee

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

PROJECT EXPERIENCE

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

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

Appalachian Mountain Club, Crawford Notch, NH

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

First Unitarian Society in Newton, Newton, MA

Master plan, exterior and interior renovations

First Parish Unitarian Universalist, Beverly, MA

Master plan and feasibility study

Marist Brothers Retirement Community, Framingham, MA

Housing, dining and chapel

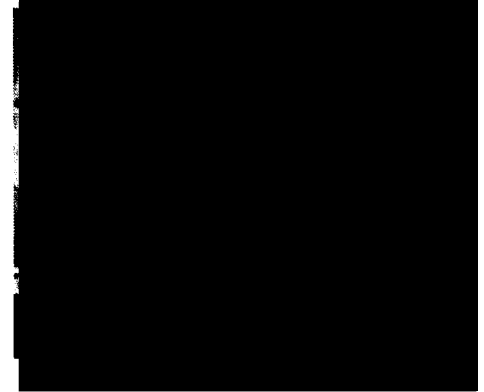
Commonwealth School, Boston, MA

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

Lesley University, Cambridge, MA

Office of Student Affairs, renovation and addition

Private Residences throughout New England



Professional Experience

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

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

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

Education

University of Virginia
Master of Architecture, 1987

Dartmouth College
Bachelor of Arts, 1977

Certification

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

NCARB Certified, 2000

Teaching

Boston Architectural Center
Design Instructor/Thesis Advisor

University of Virginia School of
Architecture Studio Instructor



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#133-21
Telephone (617) 796-1100
Fax (617) 796-1113
TDD/TTY (617) 796-1089
Email rfuller@newtonma.gov

April 5, 2021

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
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, 2022 and his appointment is subject to your confirmation. The Zoning Board of Appeals full members have three year terms staggered over the three year period. Mr. McLaughlin will be serving the term expiring April 2022.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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2021 APR 12 11:12:24
CITY CLERK
NEWTON, MASS.

Application Form

Profile

William _____ Middle Initial _____ McLaughlin _____
First Name Middle Initial Last Name

Email Address

117 Hammond Street _____
Home Address Suite or Apt

Newton _____ MA _____ 02467 _____
City State Postal Code

What Ward do you live in?

Ward 7

Primary Phone Alternate Phone

AvalonBay Communities inc. _____ Executive Vice President of
Employer Job Title Development

Which Boards would you like to apply for?

Zoning Board of Appeals: Submitted

Interests & Experiences

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

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

After 30 years of working on complex real estate development and land use issues, I want to give back some of my practical experience to the community in an area of my expertise. In particular I have had broad experience in housing issues, including ch 40B, and in planning, infrastructure, building code, and development impact issues. I have lived in Newton for the past 25 years.

[Bio_Updated.pdf](#) _____
Upload a Resume

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

City of Newton, Massachusetts
Office of the Mayor

#134-21
Telephone (617) 796-1100
Fax (617) 796-1113
TDD/TTY (617) 796-1089
Email rfuller@newtonma.gov

April 5, 2021

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

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, 2024 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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2021 APR 12 PM 12:24
CITY CLERK
CITY OF NEWTON
1000 COMMONWEALTH AVENUE
NEWTON, MA 02459

Application Form

Profile

Brooke _____ Lipsitt _____
 First Name Middle Initial Last Name

 Email Address

54 Kirkstall Road _____
 Home Address Suite or Apt

Newtonville _____ MA _____ 02460 _____
 City State Postal Code

What Ward do you live in?

Ward 2

 Primary Phone Alternate Phone

 Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Submitted

Interests & Experiences

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

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

I am a current member of the ZBA and am interested in continuing my service.

[BROOKE - CV_March,2021.docx](#)

Upload a Resume

BROOKE K. LIPSITT
 54 Kirkstall Road
 Newtonville MA 02460
 [REDACTED]

Personal

60-year Newton resident
 Married to Paul Lipsitt, LL.B., Ph.D., a retired 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
 2017 recipient of Unsung Heroine Award from Massachusetts
 Commission on the Status of Women

Newton Board of Aldermen

Alderman-at-Large, Ward 7, 1992-2003
 President, 1998-2003
 Chairman, Post Audit & Oversight Committee, 1994-95
 Vice Chairman, Land Use Committee, 1992-93; 1996-97

Current Community Involvement

Newton Center for Active Living, Executive Building
 Committee, 2018-
 Newton Zoning Board of Appeals, Associate Member, 2005-08;
 Member, 2008-; Chair, 40B Task Force, 2009-13; Vice
 Chairman, 2009-14; Chairman, 2014-
 Newton Historical Society, Strategic Planning Committee,
 2004; Chair, Durant Kenrick Transition/Construction
 Committee, 2010-2013; Board of Directors, 2005-
 2008, 2009-; Clerk, 2010-; Executive Committee, 2010-;
 Development Committee, 2019-; Marketing Committee,
 2021-
 Jewish Alliance for Law and Social Action, Board of
 Directors, 2007-2008; Advisory Committee, 2008-
 Green Decade Coalition/Newton, Founding Member; Steering
 Committee, 1990-2011; Clerk, 2008-2011; Advisory Board,
 2011-
 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; Treasurer, 2012-18; Chair, Finance
 Committee, 2008-10, 2018-

Prior Community Involvement

High Performance Building Coalition, Founding
 Co-Chairman, 2004-08; member, 2008-19
 Newton Communications Access Center, Inc. (NewTV), Board of
 Directors, 2004-15; Finance Committee, 2006-11; Vice
 President, 2006-15; Executive Committee, 2006-15
 Comprehensive Plan Mixed Use Task Force, 2010
 Sustainable Newton Advisory Committee, 2003-09
 REACH Beyond Domestic Violence, Advisory Committee, 2003-
 2008
 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

Newton Democratic City Committee, Finance Chair, 2012-14
 Ward 2 Committee, member, 2008-; Treasurer, 2011-2020
 Ward 7 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 candidate 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

March, 2021



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

Telephone #135-21
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

April 5, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint 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, 2023 and his appointment is subject to your confirmation. The Zoning Board of Appeals full members have three year terms staggered over the three year period. Mr. Rossi will be serving the term expiring April 2023.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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2021 APR 12 PM 12:25
CITY CLERK
NEWTON, MA 02459

Application Form

Profile

Michael _____ J. _____ Rossi _____
 First Name Middle Initial Last Name

 Email Address

20 Rose Drive _____
 Home Address Suite or Apt

Newton _____ MA _____ 02465 _____
 City State Postal Code

What Ward do you live in?

Ward 3

 Primary Phone Alternate Phone

Conn Kavanaugh Rosenthal Peisch & Ford, LLP _____ Attorney _____
 Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Submitted

Interests & Experiences

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

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

I am writing to express my interest in being reappointed as a Member of the Zoning Board of Appeals (ZBA). I was appointed as an Associate Member of the ZBA in 2013 and was appointed as a full Member in 2018. Over the past eight years, I have sat as a hearing panel member on many matters, including many comprehensive permit applications under Mass. Gen. Laws c. 40B. I have enjoyed this experience thoroughly, and would very much welcome the opportunity to continue to serve, for the following reasons. First, I have come to see that the ability to evaluate zoning petitions fairly, thoughtfully, and critically is greatly improved with experience. With each hearing I have attended, I have become more adept at interpreting the zoning laws, identifying the key issues in a particular petition, and finding areas of compromise, where appropriate. Having gained this valuable experience over the past eight years, I am eager to put it to use in a way that furthers the values and interests of the City. Second, the ZBA currently is comprised of individuals with varied professional backgrounds, which, in my view, contributes to the Board's effectiveness. My background as a litigation attorney enables me to bring a unique perspective to the ZBA. Not only is there some substantive overlap in the work that I do professionally, but the skills I rely on daily as a litigator — i.e. the ability to apply the law to a particular set of facts, or to understand the strengths and weaknesses of a particular legal position — have proven to be quite valuable in my work on the ZBA. Finally, it goes without saying that zoning and housing issues are of critical importance in the City presently. While the role of the ZBA is to evaluate petitions dispassionately, and with only the law in mind, it is meaningful to me to play a small role in shaping the future of the community in which I grew up (NNHS Class of '97), and in which my wife and I are raising our two daughters (they are 12 and 9, and proudly attend Day Middle School and Franklin Elementary School). I am grateful for the opportunity to serve on the ZBA over the past eight years, and would be honored to continue to serve in this capacity in the future. If there is any further information I can provide that would be helpful to you, please let me know. Thank you for your consideration.

RESUME - Michael Rossi 3-
24-21 .doc

[Upload a Resume](#)

MICHAEL ROSSI

20 Rose Drive • Newton, MA 02465



LEGAL EXPERIENCE

CONN KAVANAUGH ROSENTHAL PEISCH & FORD, LLP

Boston, MA

Litigation 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 2011-2020.

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

PROFESSIONAL AND COMMUNITY AFFILIATIONS

- City of Newton Zoning Board of Appeals; Associate Member since 2013; Member since 2018
- 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

SUFFOLK UNIVERSITY LAW SCHOOL

MA

Boston,

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

Telephone #136-21
(617) 796-1100
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(617) 796-1089
Email
rfuller@newtonma.gov

April 5, 2021

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

To the Honorable City Councilors:

I am pleased to reappoint 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, 2023 and his appointment is subject to your confirmation. The Zoning Board of Appeals full members have three year terms staggered over the three year period. Mr. Snyder will be serving the term expiring April 2023.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

CITY CLERK
APR 12 2021
12:25

Application Form

Profile

Stuart Snyder
 First Name Middle Initial Last Name

[REDACTED]
 Email Address

30 Erie Avenue
 Home Address Suite or Apt

Newton Highlands MA 02461
 City State Postal Code

What Ward do you live in?

Ward 6

[REDACTED]
 Primary Phone Alternate Phone

Stuart L. Snyder, P.C. Attorney
 Employer Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Submitted

Interests & Experiences

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

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

I have lived in the City of Newton for over 30 years - in Newtonville, Newton Centre, and Newton Highlands. My wife, Abby Cohen, and I have stayed in Newton and raised our two girls here because we believe Newton represents the best of the greater Boston area. Newton is progressive and practical, forward thinking about the future yet sensitive to its history. However, no city or town is successful without the active participation of those who care about it most - its residents. That is why, as you can see from my resume, I have volunteered to be a part of various aspects of city life. I have enjoyed them all and have enjoyed the people I have worked alongside. I was previously an alternate member of the Zoning Board of Appeals ("ZBA") and I have enjoyed my tenure as a full member. I enjoy the work the ZBA does, and I believe my experience as a real estate attorney allows me to bring an informed, practical perspective to the hearings on which I sit. I would be pleased to be considered for reappointment.

Stuart_Snyder_resume.pdf
 Upload a Resume

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, Tigor 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