



# Zoning & Planning Committee

## Agenda

### City of Newton In City Council

Thursday, July 8, 2021

7:00 p.m.

The Zoning & Planning Committee will hold this meeting as a virtual meeting on Thursday, July 8, 2021 at 7:00 PM. To view this meeting using Zoom, use this link: <https://us02web.zoom.us/j/82603738209> or call 1-646-558-8656 and use the following Meeting ID: **826 0373 8209**

#### Items Scheduled for Discussion:

**#221-21**      **Appointment of David Weinstein to the Newtonville Historic District Commission**  
HER HONOR THE MAYOR appointing David Weinstein, 132 Cornell Street, Newton, as a full member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on June 30, 2024 (60 days: 08/06/21)

7:15 pm

**#88-20**      **Discussion and review relative to the draft Zoning Ordinance**  
**Chair's Note:** This is to (somewhat briefly) discuss community engagement to date, **including what WE Councilors and Planning Board members are participating in the effort.** Planning staff will provide a brief update on participation to date and organizing underway by many of Newton's community groups. Then Councilors and Planning Board members can share experiences trying out the survey in the Vision Kit - And/or plans to engage with citizens this summer in the village of your choice?

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,**

---

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.

**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, 05/24/21**

**8 pm**

**#240-21 Requesting Ordinance Amendments to Chapter 30**

**Chair's Note:** It is our intention to cover all **21 items**, most of which are very minor, including things not properly transcribed from the 2015 recodification. All items are carefully explained in the Planning memo. But several, including an amended definition, require some discussion.

DIRECTOR OF PLANNING AND DEVELOPMENT requesting ordinance amendments to the Newton Zoning Ordinance, Chapter 30 in order to clarify definitions, edit missing or incorrectly transcribed provisions and revise inconsistencies in the ordinance.

**Respectfully submitted,**

**Deborah J. Crossley, Chair**



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#221-21  
Telephone  
(617) 796-1100  
Fax  
(617) 796-1113  
TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

May 28, 2021

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

To the Honorable City Councilors:

I am pleased to appoint David Weinstein of 132 Cornell Street, Newton as a full member of the Newtonville Historic District Commission. His term of office shall expire on June 30, 2024 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

RECEIVED  
2021 JUN - 1 PM 4:10  
CITY CLERK  
NEWTON, MA. 02459



**David E. Weinstein**

132 Cornell St. Newton, MA 02462

Email 

---

**Profile**

Sales professional with 20 years of experience understanding and satisfying customer needs. Extensive technical and managerial skills, finding and recruiting talent, staying current with digital technology. Passion for architecture and historic preservation.

**Skills**

- Exceptional customer service
- Financial analysis
- Assessing and understanding client needs
- Marketing and ad writing
- Knowledge of financial markets
- Proficient in Microsoft Office
- Recruiting and training
- Team management
- Cold calling phone sales
- Excellent communication skills
- Finish carpentry
- Colonial home restoration

**Work History****Autozone Corp, Waltham, MA 2018 – Present**  
**Retail and Commercial Auto Parts Sales**

- Honed my customer relationship skills building loyalty with both commercial and retail customers.

**Clocktower Tax Credits, LLC, Maynard, MA**  
**Acquisitions Associate****2017 - 2018**

- Developed relationships with commercial real estate developers throughout the country and marketed their state and federal historic and low income housing tax credits to banks, insurance companies, and other investors.
- Built and maintained a network of industry attorneys, accountants, and consultants through whom project leads were developed.
- Contributed to planning and implementation of company marketing.
- Submitted and managed annual budget of planned conference attendance, association membership dues, marketing materials, and visits to developers.
- Primary liaison with developers throughout the negotiation of a tax credit purchase agreement.
- Performed due diligence analysis on project features, economics, and credit-worthiness, as well as drafting and reviewing purchase and partnership agreements and other transaction documents.
- Prepare and obtain signed agency agreements from sponsors of approved projects.

**Centre Realty Group, Newton, MA**  
**Sales Associate****2010 – 2012, 2013 - 2016**

- Listed, sold, and rented residential real estate.

- Maintained long-term client relationships.
- Performed industry-standard credit and background reporting.
- Established market value of sales and rental properties.

**Prism Technology Search, Boston, MA**  
**Recruiter Web Software Developers**

**2012 - 2013**

- Identified talent with targeted LinkedIn searches.
- Interviewed and filtered candidates for relevant skills.
- Cold called start-ups to increase job orders.
- Interacted with Chief Technology Officers to place candidates.

**Preservation Properties, Newton, MA**  
**Sales Associate/Rental Manager.**

**1993 – 2006, 2008 – 2010**

- Managed full leasing cycle for residential properties.
- Assisted owners in maximizing rental value through strategic improvements.
- Managed and trained new sales and rental associates.
- Implemented computerized rental database.
- Established vast network of local business contacts, which included individual homeowners and large residential developers.
- Interacted extensively with property managers and negotiated tenant/landlord disputes.
- Continuously forged and maintained strong client relationships.
- Creative ad writing and marketing of properties.

**Bernardi Honda, Natick, MA**  
**Automobile Sales**

**2006 – 2008**

- Sold new and used Honda automobiles using Honda's people-centered philosophy.
- Financially qualified customers, tracked inventory, and tapped into extensive local contact database to ramp up sales quickly.

**Accomplishments**

- Created strong relationships with 20 new developers in the Midwest and West at Clocktower Tax Credits, LLC
- Top rental producer for six years.
- Grew Preservation Properties into dominant rental firm in the Newton area
- Top producer for 3 months at Bernardi Honda
- Served on a Newton Zoning Committee Task Force

**Education**

**University of Connecticut, Storrs, CT.**  
Bachelor of Science in Finance