



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, April 25, 2022

7:00 PM

Council Chambers, Room 207

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, April 25, 2022 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/84523103932> or call 1-646-558-8656 and use the following Meeting ID: 845 2310 3932.

Items Scheduled for Discussion:

7:00pm Public Hearing

#127-22 Request for amendment to the Zoning Code to regulate “last mile” delivery services

COUNCILORS LAREDO, DOWNS, CROSSLEY, RYAN, KALIS, DANBERG, KRINTZMAN ALBRIGHT, MARKIEWICZ AND WRIGHT requesting amendments to the Newton Zoning Ordinance, Chapter 30, including, but not limited to, the addition of a definition for Microfulfillment Center, and amendments to Section 4.1.1 Allowed Uses, Section 5.1.4 Number of Stalls, Section 5.1.12 Off-Street Loading Requirements, and Section 6.4 Commercial Uses to regulate the use of land, structures and buildings for the siting and operation of a facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers, by allowing such uses in the Business Use 4, Mixed Use 1, Mixed Use 2, Manufacturing, and Limited Manufacturing Districts by right and subject to listed standards, and to prohibit such uses in the Business Use 1 and Business Use 2 Districts, or allow the uses in the Business Use 1 and Business Use 2 Districts either by right and subject to listed standards, or only upon the granting of a special permit.

Zoning & Planning Held 8-0 on 03/28/22

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.

- #196-22 Appointment of Laxmi Rao to the Planning and Development Board**
HER HONOR THE MAYOR appointing Laxmi Rao, 124 Walnut Hill Road, Newton as an Alternate member of the Planning and Development Board for a term to expire on April 19, 2026. (60 days: 05/20/22)
- #232-22 Appointment of Zach Knowlton to the Economic Development Commission**
HER HONOR THE MAYOR appointing Zach Knowlton, 61 Walker Street #1, Newtonville as a member of the Economic Development Commission for a term of office to expire on October 30, 2023. (60 days: 06/03/22)
- #38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)
Zoning & Planning Held 8-0 on 04/11/22
- #234-22 Reappointment of Jack Leader to the Economic Development Commission**
HER HONOR THE MAYOR reappointing Jack Leader, 613 California Street, Newtonville as a member of the Economic Development Commission for a term of office to expire on May 1, 2025. (60 days: 06/03/22)

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#196-22
Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

March 14, 2022

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

To the Honorable City Councilors:

I am pleased to appoint Laxmi Rao of 124 Walnut Hill Road, Newton as an Alternate member of the Planning and Development Board. Her term of office shall expire on April 19, 2026 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

<u>Laxmi</u>	<u>J</u>	<u>Rao</u>
First Name	Middle Initial	Last Name

[REDACTED]
 Email Address

<u>124 Walnut Hill Road</u>	<u></u>
Home Address	Suite or Apt

<u>Newton</u>	<u>MA</u>	<u>02461</u>
City	State	Postal Code

What Ward do you live in?

Ward 6

<u></u>	<u></u>
Primary Phone	Alternate Phone

<u>Retired</u>	<u>Retired</u>
Employer	Job Title

Which Boards would you like to apply for?

Planning and Development Board: 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 interested in being on the City's Planning Commission (alternate seat). I hope to leverage my work experience in a variety of planning related areas and getting things done as well as my passion and interest in urban planning to serve Newton where we have lived since 1985. We sent both our kids to the public schools and have seen the city grow and evolve. I would like to lend a hand in shaping the evolution. I have spoken to Barney Heath and Hattie and hope to attend some meetings virtually.

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Upload a Resume

Laxmi J. Rao124 Walnut Hill Road, Newton MA 02461
[REDACTED]

Laxmi retired as Senior Director from the International District Energy Association in 2021 where she served for sixteen years in a technical role to support District Energy initiatives, projects, education, development of tools and outreach efforts.

She served as a key resource and project lead for several innovative energy and water infrastructure education and outreach efforts to campuses, cities, communities and municipalities. She has presented at New York Energy Week, Tufts Energy Conference and to cities and towns, sustainability focused organizations and supported IEA, UN and World Bank efforts on climate adaptation efforts targeting cities and district energy. She supports the development of IDEA's grant applications and serves as Project Manager for IDEA's grant awards. She has conducted several training Workshops, a Symposium on Geothermal Energy with the Department of Energy and Webinars. She has worked with the International Energy Agency on Energy Master Planning Towards Net Zero Energy Public Communities. She has worked as an advisor to projects in India and Colombia.

Laxmi brings almost 40 years of experience at the Massachusetts Institute of Technology, serving in Senior Technical and Project Management roles aimed at technology adoption and deployment, and community initiatives focused in the energy sector and spanning the areas of District Energy, utilities distribution controls & metering, energy and water conservation, renewable energy applications and sustainability projects including water conservation and Green IT projects. Laxmi conducted Earth Day workshops and initiated a Green Ambassador Program. She was appointed the first IT Energy Coordinator to work across the campus departments to reduce the energy footprint and also served as a member of MIT Energy Initiative's Campus Energy Task Force. She led the MIT-wide Printing and Digital Archiving Team and other Green IT projects including the concept design for the Massachusetts Green High Performance Computing Center in Holyoke MA.

She has served on the Boards of the Boston University Program in City Planning and Urban Affairs and District Energy Magazine. She has worked with staff from MAPC, MASSCEC and Cambridge Somerville Newton and Pittsburg to support their energy objectives.

Prior to joining MIT Laxmi worked at the Harvard Business School, the National Bureau of Economic Research, the World Bank and the Tata Economic Consultancy Services as a Research Analyst.

Laxmi has a B.S. in Electrical Engineering and an M.B.A.

Select List of Publications

United Nations Environment Program (UNEP): District energy in cities: unlocking the potential of energy efficiency and renewable energy.

https://www.greengrowthknowledge.org/sites/default/files/downloads/resource/District_Energy_in_Cities_UNEP.pdf

International Energy Agency (IEA): Energy Master Planning toward Net Zero Energy Resilient Public Communities Guide.

https://annex73.iea-ebc.org/Data/publications/EMP_GUIDE_20211026.pdf

https://annex73.iea-ebc.org/Data/publications/EBC_Annex_73_Factsheet.pdf

Urban Sustainability Directors Network (USDN): Microgrids & District Energy: Pathways to Sustainable Urban Development <https://peccpubs.pace.edu/topic/Microgrids>

Other Highlights

2002: Launched MIT Community Solar Power Initiative with Grant From Massachusetts Renewable Energy Trust (now MASSCEC) grant. <https://news.mit.edu/2002/solar>

2007: Collaborated with students on innovative way to charge laptops, to enhance student energy education and learning by using MIT campus operations as a living laboratory for discovery and innovation. <https://energy.mit.edu/news/pedal-powered-laptop/>

2009: Reviewed applications for DOE Office of Electricity Smart Grid Investment Grant (SGIG) Program in support of The American Recovery and Reinvestment Act (ARRA) of 2009 provided DOE with \$3.4 billion to invest in 99 SGIG projects to modernize the electric grid, strengthen cybersecurity, improve interoperability, and collect smart grid impact data



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#232-22

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Email
rfuller@newtonma.gov

March 28, 2022

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

To the Honorable City Councilors:

I am pleased to appoint Zach Knowlton of 61 Walker Street, Unit #1, Newtonville 02460 as a member of the Economic Development Commission. His term of office shall expire on October 30, 2023 and his appointment is subject to your confirmation. Mr. Knowlton will complete Ms. Eryn-Ashlei Bailey's term which ends on October 30, 2023.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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NEWTON, MA, 02459

Zach Knowlton**EDUCATION:**

Bentley University, Waltham, MA August 2012-May 2016
Bachelor of Science, Economics-Finance; Minor, Public Policy, Cum Laude GPA: 3.54/4.0

Extracurriculars: Resident Assistant, Bentley Investment Group, Bentley Entrepreneurship Society

EXPERIENCE:

HarbourVest Partners, Boston, MA July 2018-Present
Senior Associate – Primary Investment Team (promoted from associate to senior associate in July 2020)

- Conduct quantitative and qualitative due diligence, culminating in 30-60+ page investment recommendations that have received approvals representing over \$2.0 billion in private equity fund commitments
- Analyze company valuations and growth prospects, conduct reference calls with management teams, CEOs and entrepreneurs, and participate in on-site due diligence meetings to evaluate investment ideas alongside deal teams
- Develop and execute the implementation of a proprietary sourcing framework to originate new investment ideas for the 20-person U.S. Primary Investment Team
- Serve as an advisory board member on three U.S. private equity funds to represent HarbourVest and one of HarbourVest's largest clients (a \$70B+ U.S. public pension with over 530,000 plan participants)
- Lead discussions for weekly U.S. buyout team meeting, comprised of ~30 cross-departmental members, including Head of Investments, Primary Investment Committee Chair, and senior members of the secondary and co-investment teams

Mercer Investment Management, Boston, MA July 2016-July 2018
Investment Associate (promoted from senior analyst to associate in April 2018)

- Managed an eight-person cross-functional team to restructure the Mercer Opportunistic Fixed Income Fund (an approximately \$600M fund comprising U.S., Europe, and Emerging Market investments)
- Led the research and execution of all fund investment, portfolio construction and allocation ideas during the restructuring process and following the departure of the fund's portfolio manager
- Presented thesis alongside Chief Investment Officer of the Americas to Mercer's Global Investment Committee and Board of Directors, and received unanimous approval
- First undergraduate full-time hire within the Portfolio Management Group of the world's largest investment consultant in the world (\$15 trillion assets under advisement and \$300 billion of assets under management as of June 2019)

Mercer Investment Management, Boston, MA June 2015-August 2015
Summer Investment Analyst

- Spearheaded the creation of a quantitative heat map to analyze underperforming investments and prioritize diligence
 - First intern in the Portfolio Management Group supporting senior investment team members in the evaluation of equity and fixed income investment products, and in the management of eight Mercer investment funds

Loomis, Sayles & Company, Boston, MA June 2014-August 2014
Credit Research Summer Intern

- Developed three-statement financial models utilizing 10Ks, 10Qs, and Bloomberg to create comparable analyses and develop views around relative value within the U.S. corporate credit market
- Participated in trainings to develop skills to assess credit risk, macroeconomic implications, and financial markets

Additional Information:

Medway Economic Development Committee, Medway, MA September 2017-February 2022
Chair (Nominated and appointed from member to Vice-Chair in September 2019, then to Chair in July 2020)

- Led a 7-person committee to promote, encourage, and facilitate the development and properly planned business and industrial growth within the community in order to expand and strengthen the local economy and tax base
- Facilitated a dialogue with the MetroWest Economic Research Center to provide consistent and up-to-date local economic data to support the development of short-term and long-term goals for the next decade
- Led the creation of a local business/investor outreach program to enhance town-constituent relationships with the goal of decreasing commercial and business vacancies within the town



Ruthanne Fuller
Mayor

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Office of the Mayor

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Email
rfuller@newtonma.gov

March 28, 2022

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

To the Honorable City Councilors:

I am pleased to reappoint Jack Leader of 613 California Street, Newtonville 02460 as a member of the Economic Development Commission. His term of office shall expire on May 1, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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CITY CLERK
NEWTON, MA. 02459

Application Form

Profile

Jack Leader
First Name Middle Initial Last Name

[Redacted]
Email Address

613 California St.
Home Address Suite or Apt

Newtonville MA 02460
City State Postal Code

What Ward do you live in?

[X] Ward 2

[Redacted] [Redacted]
Primary Phone Alternate Phone

Bay Financial Associates Insurance Broker
Employer Job Title

Which Boards would you like to apply for?

Economic Development 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?

I've served on the EDC since the last century, and we have advised both Mayors and the City Council in how to effectively keep Newton economically vibrant and maintain the quality of life that makes Newton so desirable. I grew up in Newton, graduating from Newton High 1973, and have lived on California street since 1983. My roots are deep here.

Jack M. Leader-EDC.pdf
Upload a Resume

613 California Street
Newton, MA 02460



JACK M. LEADER

OBJECTIVE To be re-appointed to the Economic Development Commission - City of Newton.
To continue to service my clients' financial and insurance needs, providing expert advice, counsel and cost-efficient programs and services.

**PROFESSIONAL
ACHIEVEMENTS**

MEMBER, NEWTON NEEDHAM CHAMBER OF COMMERCE 2010 to Present

ECONOMIC DEVELOPMENT COMMISSION 2004-PRESENT

Chair of Commission in 2007 and Vice Chair in 2006.

Initiated, in concert with the MBTA, a review of Riverside with the ultimate goal of redevelopment.

In 2006, the Austin Street Project was started with the backing of all Ward 2 Aldermen. In 2011, chaired the Austin Street JAPG project and co-wrote the final report with Phil Herr with enormous input from 12 citizens of Newton.

UNIVERSITY OF MASSACHUSETTS, AMHERST ALUMNI ASSOCIATION GOVERNING BOARD 1987-2001

Elected President of the UMASS Amherst Alumni Association 1992-1996

Established a dues-paying membership; negotiated the University's first Alumni Credit Card program, bringing \$3.5M to the Association

Maintained a seat on the Governing Board until 2001

TREASURER, ALBERMARLE PLAYGROUND PROJECT – PHASE II 2003-2006

Fund-raised to expand existing handicapped accessible playground to enhance the original structure.

ASSISTANT SOCCER COACH – BAYS 1998-2003

SKILLS

Over a 35 year period, of all the awards I have earned, the greatest is the 95% retention rate with my clients. I strive to find out what they need, and then find the right market for the products.

Proficient in Microsoft Office Tools

WORK HISTORY

INSURANCE BROKER, PHOENIX MUTUAL
Jan 3 1978- Jan 1988

INSURANCE BROKER, WS GRIFFITH
Jan 1988 to Jan 2001

INSURANCE BROKER, BAY FINANCIAL ASSOCIATES, LLC
Jan 2001 to Present

EDUCATION

CABOT SCHOOL 1960-1967
I had the honor of being the first class taught by Penny Smith, who went on to be the McDonald's Teacher of the Year

FRANK ASHLEY DAY JUNIOR HIGH 1967-1970
Ernest Van B. Seasholes, Principal

Newton High School 1970-1973
I was part of the Student Committee that started the SFA – Student Faculty Administration – still in existence today. Graduate Commencement Speaker – June, 1973. First recipient of the Jim Shea Memorial Award (Political Action).

University of Massachusetts, Amherst 1973-1978
Bachelor of Arts, Political Science

PERSONAL

FAMILY
Married Judith C. Haber – June 24, 1978
Two children – Nicholas H. Leader – June 7, 1987; Emma Victoria Leader – January 2, 1993.

DOMICILE

Newton, MA 1959 – 1973
107 Atwood Avenue

Amherst, MA 1973-1978
24 Merrick Circle

Newton, MA 1978-1980
55 Gay Street

Dedham, MA 1980-1983
130 Washington Street

Newton, MA 1983-Present
613 California Street