



Zoning & Planning Committee Agenda

City of Newton In City Council

Tuesday, October 11, 2022

7:00 pm

Council Chambers (Room 207)/Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Tuesday, October 11, 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/83689746632> or call 1-646-558-8656 and use the following Meeting ID: 836 8974 6632

Items Scheduled for Discussion:

- #463-22 Appointment of Amy Dain to the Planning & Development Board**
HER HONOR THE MAYOR appointing Amy Dain, 4 Woodhaven Road, Waban as a full member of the Planning & Development Board for a term of office to expire on February 1, 2025. (60 Days: 12/02/2022)
- #464-22 Appointment of Scott Friedman to the Newtonville Historical District Commission**
HER HONOR THE MAYOR appointing Scott Friedman, 62 Hinckley Road, Waban as a member of the Newtonville Historical District Commission for a term of office to expire on October 31, 2025. (60 Days: 12/02/2022)

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.

Chair's Note: *Discussion surrounding the following item will be limited to a brief update from the Planning Department on the work to begin at our Oct. 24 meeting, following the current engagement period.*

#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 7-0 on 09/28/22

Chair's Note: *The Sustainability Team will join the Committee for discussion of the following item focusing on climate action items that will require new zoning or zoning amendments, such as developing a Newton BERDO, working groups assessing regulation for EV charging, embodied carbon, requiring electrification of new construction and advances in MA Stretch codes, coming in January. The Climate Actions update provided to Council at the September 19, 2022 Committee of the Whole Meeting ([Newton City Council | Committee of the Whole September 19, 2022 \(newtv.org\)](https://www.newtv.org/news/newton-city-council-committee-of-the-whole-september-19-2022)) involved both extensive municipal programs as well as regulation, leaving little time for questions. Please bring your questions to this meeting!*

Referred to Zoning & Planning and Public Facilities Committees

#48-22 Requesting an update on the status of implementing the Climate Action Plan

PUBLIC FACILITIES and ZONING & PLANNING COMMITTEES requesting an update from the Sustainability Team and appropriate staff on the status of implementing Climate Action Plan measures, expanding municipal energy efficiency and renewable energy programs as follows:

Newton Power Choice participation rates, municipal power purchasing contracts for gas and electricity; Solar Power Purchase Agreement including operational and PV installations under construction, municipal energy consumption (DOER report) Green Communities grant funded efficiency projects to date, Energy Coach/ "4 our Future" program and zoning ordinances both to increase building energy efficiency/renewables in the private sector and foster sustainable development patterns. (formerly #324-21)

Zoning and Planning Held 8-0 on 02/14/22

#227-22 Request for ordinance to regulate embodied carbon in new construction

COUNCILOR CROSSLEY, on behalf of the Climate & Sustainability Team, requesting a discussion with the Sustainability Team and Planning Department, and to amend the zoning ordinance (Section 5.13, notable 5.13.4.D Reserved) to regulate embodied carbon in large new construction, to further the objectives of the city's Climate Action Plan.

Zoning & Planning Held 8-0 on 04/11/22

#458-22 Reappointment of Dante Capasso to the Auburndale Historic District Commission

HER HONOR THE MAYOR reappointing Dante Capasso, 5 Lonja Street, Auburndale as a full member of the Auburndale Historic District Commission for a term of office to expire on September 30, 2025 (60 Days: 12/02/2022)

#459-22 Reappointment of Philip Plottel to the Economic Development Commission

HER HONOR THE MAYOR reappointing Philip Plottel, 50 Roslyn Road, Waban as a member of the Economic Development Commission for a term of office to expire on October 30, 2025 (60 Days: 12/02/2022)

#460-22 Reappointment of Marcela Merino to the Economic Development Commission

HER HONOR THE MAYOR reappointing Marcela Merino, 66 Cloverdale Road, Newton as a member of the Economic Development Commission for a term of office to expire on October 30, 2025 (60 Days: 12/02/2022)

#461-22 Reappointment of Kathryn Kubie to the Newton Historical Commission

HER HONOR THE MAYOR reappointing Kathryn Kubie, 48 Holman Road, Auburndale as a full member of the Newton Historical Commission for a term of office to expire on August 1, 2025 (60 Days: 12/02/2022)

#462-22 Reappointment of Paul Dudek to the Auburndale Historic District Commission

HER HONOR THE MAYOR reappointing Paul Dudek, 30 Williston Road, Auburndale as a member of the Auburndale Historic District Commission for a term of office to expire on September 30, 2025 (60 Days: 12/02/2022)

#474-22 Reappointment of William McLaughlin to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing William McLaughlin, 117 Hammond Street, Newton as a member of the Zoning Board of Appeals for a term of office to expire on April 30, 2025 (60 Days: 12/02/2022)

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#463-22

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

September 26, 2022

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

RECEIVED
2022 SEP 26 PM 5:10
CITY CLERK
NEWTON, MA

To the Honorable City Councilors:

I am pleased to appoint Amy Dain of 9 Frederick Street, Newton 02460 as a full member of the Planning and Development Board. Her term of office shall expire on February 1, 2025 and her appointment is subject to your confirmation. Ms. Amy Dain is currently serving as an Alternate member on the Planning and Development Board. Ms. Dain will be completing Mr. Christopher Steel's term ending February 2025.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Amy

First Name

Middle Initial

Dain

Last Name

[Redacted] Email Address

9 Frederick St Home Address

Suite or Apt

Newton City

MA State

02460 Postal Code

What Ward do you live in?

Ward 2

[Redacted] Primary Phone

Alternate Phone

Dain Research Employer

Consultant Job Title

Which Boards would you like to apply for?

Newton Affordable Housing Trust: 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 grew up in Newton, and now my kids are attending the same schools I went to, and my parents live around the corner. My professional work is in housing policy and I would like to help the city in this area, and to also learn from the experience on the board. I also have experience in issues of municipal public management.

[DainResume2022.doc](#) Upload a Resume

AMY DAIN

#463-22

9 Frederick Street, Newton, MA 02460

- education**
- HARVARD UNIVERSITY, John F. Kennedy School of Government** Cambridge, MA
Master in Public Policy, 2003
Course Assistant for *Quantitative Analysis and Strategic Management of Public Organizations*
Thesis on federal regulation of municipal departments of public works
- WESLEYAN UNIVERSITY** Middletown, CT
Bachelor of Arts in Russian and Eastern European Studies, 1996
- experience**
- 2015 - present **DAIN RESEARCH** Newton, MA
Consultant. Researched, wrote, and presented landmark study on zoning for multi-family housing in Greater Boston, for Massachusetts Smart Growth Alliance.
- Presented findings at 25 events and meetings, with 1,300+ people in attendance
 - Published policy brief on zoning for accessory dwelling units
 - Garnered more than 40 media hits
 - Also wrote reports for Lincoln Institute for Land Policy, MassINC, MAPC, Mass Housing Partnership, and Rappaport Institute
- 2008 - 2016 **COLLINS CENTER FOR PUBLIC MANAGEMENT, UMASS BOSTON** Boston, MA
Associate. Launched and led initiative to convene hundreds of managers and analysts from city/town governments to learn from each other about using data and evidence in decision-making.
- 2004 - 2008 **PIONEER INSTITUTE FOR PUBLIC POLICY RESEARCH** Boston, MA
Project Manager. Designed and implemented first-of-its-kind research project on municipal land use regulation in Massachusetts. Authored two papers and oversaw production of four papers by outside authors.
- Presented findings at 30 events/briefings, with 1,400+ people in attendance
 - Created on-line database with answers to 130 questions about zoning, subdivision, wetlands, and septic regulations in 187 communities
 - Recruited, trained, and supervised 10 researchers, and oversaw consultants for website and database design
 - Garnered more than 70 media hits about the research
- summer 2003 **AMERICAN JEWISH WORLD SERVICE** Kharkiv, Ukraine
Group Leader. Led 26 college students on a community service mission to Ukraine.
- summer 2002 **MA EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS** Boston, MA
Rappaport Public Service Fellow. Received scholarship from the Rappaport Institute for Greater Boston to intern at Boston-based public agency.
- Designed protocol for conducting annual greenhouse gas inventories of the state Executive branch
 - Researched and wrote memos on outdoor lighting policy, performance indicators, and dioxin
- 1998-2001 **JEWISH COMMUNITY RELATIONS COUNCIL** Boston, MA
Program Coordinator. Worked with lay leaders of the Jewish community to advance domestic and international policy agenda.
- Established and organized annual Jewish Community Advocacy Day at the State House which drew over 400 participants by the third year
 - Coordinated mission to Israel for 28 Massachusetts public officials
- 1997-1998 **PROJECT OTZMA** Israel
Fellowship Recipient. Participated in Jewish leadership training program.
- 1996-1997 **MASSACHUSETTS PUBLIC INTEREST RESEARCH GROUP** Berkshires, MA
Campus Organizer and Assistant Canvass Director. Trained students in public interest advocacy. Recruited, trained, and motivated a staff of 25 political canvassers to raise approximately \$100,000.

**special
skills/
personal**

#463-22

Languages: Fluent in Russian, knowledge of Hebrew

Computer skills: Word, Excel, Access, PowerPoint, (learned Stata at grad school)

Travel: Russia, Ukraine, Israel, Malaysia, Singapore, Estonia, Ireland, Germany, Jordan, Czech Republic.
Also 90+ cities and towns in Greater Boston in the last few years

Activities: Member of Rappaport Institute Board of Advisors, Falmouth Marathon Relay 2018, member of Congregation Dorshei Tzedek, opinion writer for Commonwealth Magazine, street photography



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#464-22

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

September 26, 2022

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

RECEIVED
SEP 26 PM 5:10
CITY CLERK
NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Scott Friedman of 62 Hinckley Road, Waban 02468 as a full member of the Newtonville Historic District Commission. His term of office shall expire on October 31, 2025 and his appointment is subject to your confirmation. Mr. Friedman will serve as the representative member from the Historical Commission.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Scott A. Friedman
62 Hinckley Road – Waban, MA 02468

Professional Experience:

Coldwell Banker Realty
William Ravies
Self-employed Realtor

2016 - present

Birthright Israel Foundation
Northeast Regional Director

2012 – 2015

- Developed resources and relationships in the Northeast Region, including identification of donor prospects, cultivation and stewardship of major donors.
- Solicited numerous five and six-figure gifts on an annual basis and staged solicitation and cultivation opportunities for the President and key lay leadership within the region.
- Provided ongoing and vital information to major donors, foundations, prospects and other community leaders.
- Planned and coordinated several high-level major donor events within the region.

Northeastern University, Boston, Massachusetts
Senior Major Gifts Officer

2010 – 2011

- Identified, cultivated, solicited and stewarded a portfolio of 150+ prospects, including alumni, parents and friends who are capable of making six to seven-figure gifts to the university.
- Built and enhanced constituent relationships with the university as part of an overall strategy of engagement.
- Major geographic responsibilities included but were not limited to: Massachusetts; Connecticut; New York City; Florida; California and Colorado.

Acting Director of Development, College of Social Sciences and Humanities.

- Worked directly with the new Dean of the College in a variety of high-level engagement activities.
- Worked closely with the Chair of the Jewish Studies Program to secure five and six-figure gifts.
- Created and executed a development plan to reach the targeted goal of \$2M for the College as part of the annual university fundraising goal of \$42M.
- Supervised and mentored junior-level associates and administrative staff.

Phillips Academy, Andover, Massachusetts
Leadership Gift Officer for Educational Outreach

2008 – 2010

- Identified, cultivated, solicited and stewarded a portfolio of 125+ prospects, including alumni, parents and friends who are capable of making six-figure gifts to the institution and/or the four Educational Outreach Programs.
- Identified, cultivated, solicited and stewarded a portfolio of 50+ corporations and foundations that have the capacity to make substantial gifts (\$50,000 and above) to the institution and/or the Educational Outreach Programs.
- Supervised support staff.

Babson College, Wellesley, Massachusetts

2006 – 2008

Leadership Gifts Officer

- Managed the relationship of 200+ individuals capable of making gifts of \$100,000+ over a three to five-year period.
- Developed, recommended, and implemented appropriate strategies for cultivating, soliciting, and stewarding donors within my portfolio. Consulted with advancement colleagues, administrators, faculty, trustees, and other volunteers as appropriate.
- Responsible for all leadership gift activities in geographic regions including: New England, New York, Texas and Southern California.

Combined Jewish Philanthropies, Boston, Massachusetts

1999 - 2005

Senior Major Gifts Officer

- Developed, managed, and implemented strategies for the cultivation, solicitation and stewardship of 125+ donor families with the capacity to consider a six- or seven-figure gift to CJP's Community and Capital Campaign.
- Communicated face-to-face with dozens of donors and community leaders as part of relationship-building strategy development.
- Developed high level solicitation briefings for key volunteer leadership, professional colleagues and the President.
- Identified, cultivated, and solicited new donors to CJP and its community partners, agencies and day school.
- Worked with donors to develop creative ways to achieve their philanthropic goals.
- Executed high-level stewardship events.

Major Gifts Coordinator

- Created and managed major gifts leadership structure to include fundraising, leadership development and volunteer engagement.
- Ensured that all major donor families were assigned the appropriate campaigner and that all gift discussions were completed in an efficient, effective and thoughtful manner.
- Managed the creation and completion of the annual major gifts solicitation process by overseeing the development and accuracy of approximately 550 high-level strategy briefings.
- Developed, managed, and implemented the logistics for all major gifts annual recognition programs and events.

Trust Consultants, Boston, Massachusetts

1992 - 1997

Senior Plan Consultant

- Managed complex pension plans for over 200 clients worldwide.
- Managed all aspects of client training in relation to employee benefit plans.

CIGNA, Hartford, Connecticut

1986 – 1992

Senior Plan Manager

- Managed the client-benefit activity for 100+ large corporations.
- Served as the team trainer and provided senior staff support through effective written and oral communications.



BERDO UPDATE

September 19, 2022
City Council Meeting

1

Implementation Activities

- Work is geared towards CC adoption of a BERDO in February 2023 as requested by CC.
- BERDO Team: weekly meetings of City Sustainability Office, Planning Dept. and NCE members.
- Identified 400 buildings over 20,000 ft², 205 owners. Represents 27% of all Newton's GHG.
- BERDO Discussion Sessions: 5 with 76 attendees. More planned: Sept. 29th, Oct. 25th.
- BERDO website: Newtonma.gov/NewtonBerdo.
- Developed timeline proposal for implementation. When reporting takes effect, when standards take effect for various building types.

2

Implementation Activities (continued)

Identified and have had individual meetings with owners interested in joining an Advisory Group. Sept. 22nd meeting of AG.

Coordination with EDC and Chamber of Commerce.

Meetings with NWH.

Coordination with City Law Dept.

Consulting with EPA on Portfolio Manager.

Developed RFP for BERDO consulting services: one year contract with 2 one-year renewal options. Oct. 6th due date.

Data analysis by NCCE, Michael Gevelber and his students at BU.

Discussions with ISO-NE and Eversource on system capacity.

3

Next Steps for City Team

Hire consultant: October 2022.

Meetings with Advisory Group: September/October 2022.

Decide on emissions standards and implementation schedule.

Decide whether to include VPPA compliance pathway in the ordinance.

Draft ordinance. Decisions on enforcement and fines and appeals process.

Set up EPA portfolio manager with EPA.

Hold sessions for building owners on topics: accessing utility data, utility incentives, electrification equipment.

BERDO FY 2024 budget.

4

Next Steps
for City
Council

Review draft ordinance when available.

Scheduling of Public Hearings.

5

Newton's Non-Residential (NRB) & Residential Buildings (RB): GHG Emissions by Size

<u>NRB by Size (ksqft.)</u>	<u>Number of bldgs.</u>	<u>% of Newton's total emissions</u>
>100	51	14.1%
50 -100	62	4.4%
20 – 50	166	5.9%

<u>RB by Size (ksqft.)</u>	<u>Number of bldgs.</u>	<u>% of Newton's total emissions</u>
>100	14	1.5%
50 -100	20	1.0%
20 – 50	86	1.6%

Non-Residential Buildings:

- **24.4% of Newton's GHG emissions**
- **~42% of these GHG emissions from electricity** (easy to green)
- 167 unique NRB owners

Residential buildings:

- **4.1% of Newton's GHG emissions**
- includes for-profit apts, dorms, senior (independent & assisted), low income
- 45 unique RB owners

*NRB and RB have overlap of owners in both categories (given as 212 above). Total unique owners for both categories is 205.
**NRB building totals do not include parking garages

6

TIMELINE PROPOSAL															
Tier	Bldg Type	Size (kft ²)	# of Buildings	Total Area (Mft ²)	% of Newton's GHG Emissions	# of Unique Owners for Each Category	Calendar Year								
							2023	2024	2025	2026	2027	2028	2029	2030	
1	NRB (Non-Residential Building)	>50	113	13.9	18.5%	65	Collect energy use data	Submit 1st energy and emissions report - Sept.2024		Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2027				
2	NRB	35-50	55	2.3	2.5%	48	Collect energy use data	Submit 1st energy and emissions report - Sept.2024			Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2028			
	RB (Residential Building)	>50	34	3.5	2.5%	18	Collect energy use data	Submit 1st energy and emissions report - Sept.2024			Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2028			
3	NRB	20-35	111	3.0	3.4%	92	Collect energy use data		Submit 1st energy and emissions report - Sept.2025			Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2029		
4	RB	20-50	86	2.3	1.7%	38	Collect energy use data		Submit 1st energy and emissions report - Sept.2025				Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2030	

7

City Team

City Climate and Sustainability Office: Bill Ferguson, Ann Berwick, Liora Silkes.

City Planning Dept.: Barney Heath, John Sisson, Zachery LeMel.

NCCE: Halina Brown, Michael Gevelber, Phil Hanser.

8



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#458-22

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

September 23, 2022

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

CITY CLERK
NEWTON, MA. 02459

2022 SEP 26 PM 5:10

RECEIVED

To the Honorable City Councilors:

I am pleased to reappoint Dante Capasso of 5 Lonia Street, Auburndale 02466 as a full member of the Auburndale Historic District Commission. His term of office shall expire September 30, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Dante

First Name

W

Middle Initial

Capasso

Last Name

[Redacted]

Email Address

5 Ionia Street

Home Address

Suite or Apt

Auburndale

City

MA

State

02466

Postal Code

What Ward do you live in?

Ward 4

[Redacted]

Primary Phone

[Redacted]

Alternate Phone

Capasso Realty Corp

Employer

Managing Director

Job Title

Which Boards would you like to apply for?

Auburndale 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?

I feel I have served the City well during my first term on the Auburndale Historic District Commission. Early on I was voted the Commission Secretary by my fellow Commissioners. I have taken my appointment seriously and I think shows with my attendance to meetings. I respectfully request to be reappointed. As someone who both lives and works in Auburndale I think it is very important to preserve the historic character of our village. Our family been in business in Auburndale and other villages of Newton for over 50 years and I feel my experience in construction, design, and development would be an asset to the Auburndale Historic Commission. Below is my Bio. Dante Capasso is the Director of Project Management at Capasso Realty Corporation. Capasso Realty, a family business has been owned and operated in Newton for over fifty years. The company develops, owns, and manages commercial and residential buildings throughout the community. He has a multitude of responsibilities including the company's green initiative, acquiring new properties, ground up design, development and construction, community outreach, as well as the day to day management of all residential and commercial properties. Before joining Capasso Realty Dante started his career in finance at John Hancock. He held several roles, spending the bulk of his time in charge of Northeast 529 investment sales. Dante earned his Bachelor's degree from the School of Management at Marist College in Poughkeepsie, New York. He earned his Chartered Retirement Planning Designation from the College of Financial Planning. Additionally, he holds a Massachusetts Construction Supervisor License and is a LEED Accredited Profession in Building Design and Construction which focuses on green building and energy efficient practices. He lives at home in Auburndale with his wife Erin son Henry and Daughter Nella.

Upload a Resume

Dante Capasso is the Director of Project Management at Capasso Realty Corporation. Capasso Realty, a family business has been owned and operated in Newton for over fifty years. The company develops, owns, and manages commercial and residential buildings throughout the community.

He has a multitude of responsibilities including the company's green initiative, acquiring new properties, ground up design, development and construction, community outreach, as well as the day to day management of all residential and commercial properties.

Before joining Capasso Realty Dante started his career in finance at John Hancock. He held several roles, spending the bulk of his time in charge of Northeast 529 investment sales.

Dante earned his Bachelor's degree from the School of Management at Marist College in Poughkeepsie, New York. He earned his Chartered Retirement Planning Designation from the College of Financial Planning. Additionally, he holds a Massachusetts Construction Supervisor License.

He lives at home in Auburndale with his wife Erin and son Henry.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#459-22

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

September 23, 2022

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

RECEIVED
2022 SEP 26 PM 5:10
CITY CLERK
NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Philip Plottel of 50 Roslyn Road, Waban 02468 as a member of the Economic Development Commission. His term of office shall expire on October 30, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Philip (Phil) _____ Plottel _____
First Name Middle Initial Last Name

Email Address

50 Roslyn Rd. _____
Home Address Suite or Apt

Waban _____ MA _____ 02468
City State Postal Code

What Ward do you live in?

Ward 5

Primary Phone

Alternate Phone

Telshire LLC _____ Founder _____
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?

As a resident, I believe it is important to contribute my skills to help keep Newton vibrant and diverse. I have been an active member of the EDC and have served as chair of the EDC since 2020, and wish to continue to serve the City, I have a strong interest in diversifying the City's Economic Base and as chair of the EDC have increased the engagement of the EDC and commissioners on many critical issues including providing recommendations for Covid response, supporting developments aligned with the City Economic Development Strategy, working closely with City Staff on zoning, DEI and electrification initiatives. Thank you for your consideration.

[Philip Plottel Resume Sept 2022.pdf](#)

Upload a Resume

PHILIP B. PLOTTEL

SUMMARY

Senior real estate and operations executive with more than twenty years' domestic and international management and consulting experience within the life sciences, facilities, real estate, and professional services industries. Track record of providing and successfully delivering strategic, creative and value enhancing solutions for EH&S, security, engineering, construction, and facility services, while also executing large and small complex projects in the US, Europe, and Asia.

PROFESSIONAL HISTORY

TELSHIRE LLC, Waban, MA

2017– present

Founder, Principal Consultant

Representative Projects

- In multiple engagements, advise vaccine immunotherapy company on capital projects and operations and serve as “Owner’s Project Manager”
- Support international biotech company on headquarters relocation, laboratory design and subleasing
- Advised publicly traded antibody drug conjugate company on facility organization re-organization
- Advised venture funded life science company on leasing and oversight of landlord fit-out
- Advised start-up special effects company on real estate, regulatory, fit-out and operations

ARIAD PHARMACEUTICALS, INC., Cambridge, MA

2012 – 2017

Acquired by Takeda in February 2017

Senior Director, Global Real Estate and Facilities

- Oversaw, set, and implemented strategy, standards, processes, contingency plans and procedures to support ARIAD’s business in areas of real estate, design, construction, space planning, laboratory operations, facility management, furniture, security, and environment, health and safety (EH&S). Reported directly to Executive Vice President and Chief Financial Officer.
- Negotiated new leases, extensions, and subleases for over 600,000 square feet (SF) in Cambridge, MA; Lausanne, Switzerland; and nine European countries. Presented regularly to executive leadership team and board of directors.
- ARIAD project executive for design and construction of new 220,000 SF global headquarters and laboratory in Cambridge, MA; and new 20,000 SF European headquarters in Lausanne, Switzerland. Introduced change management and employee engagement processes.
- Established ten offices across Europe for ARIAD Europe, a new subsidiary founded in 2012. European operations sold to Incyte Corporation in 2016 for \$140 million (M). Partnered with divisional and local leaders to identify locations and space needs.
- Managed \$40M annual operating budget, \$70M capital budget, and staff of 20 people (ARIAD and 3rd party) located in US and Switzerland.
- Oversight of 3rd party vendors for project management; furniture; architecture and engineering; construction management; environmental, health and safety; vending; parking; cleaning; security and facility management.

- Directed procurement of architecture and engineering services, construction, furniture, facility-related services, large scientific and audio/visual equipment.
- Created and served on ARIAD's Capital Approval Committee with a mandate to control and approve IT, facilities and R&D capital spend (~\$100M).
- Upgraded ARIAD's EH&S compliance and improved documentation and safety culture.
- Led efforts resulting in award of Massachusetts incentives valued at \$1M.
- Represented ARIAD to governmental, regulatory and industry bodies.
- Oversaw disposition of ARIAD facilities including laboratory decontamination and decommissioning at multiple sites, participated in ARIAD -Takeda integration.

TELSHIRE LLC, Waban, MA

2010 – 2012

Founder, Principal Consultant

- Advised MIT's Real Estate Investment office on the creation of LabCentral, a 28,000 SF incubator facility in the heart of Kendall Square, Cambridge, MA. LabCentral incubated companies have raised over \$4 billion and have created thousands of new jobs.
- In multiple engagements, advised real estate development firm on trends in life science lab design and energy usage, and performed due diligence on acquisition of laboratory building which eventually generated approximately a 500% return over six years for investors.
- Developed real estate and facility design and implementation strategy for a personalized medicine start-up and supported operational launch.
- Expert opinion on construction litigation for a global life science firm.

NOVARTIS INSTITUTES FOR BIOMEDICAL RESEARCH, INC., Cambridge, MA

2002 – 2010

Global Head, Design & Engineering, Cambridge and Shanghai, China (2008 – 2010)

Head, Real Estate, Engineering & Construction (2005 – 2008)

Executive Director, Real Estate & Construction (2002 – 2005)

- Organized and led Novartis Campus Shanghai Project, a multi-billion-dollar investment for a new two million SF campus on a green field site in Shanghai, China.
- Led site selection, purchase, and lease negotiations for more than one million SF of laboratories and offices valued at over \$1 billion in Cambridge and Boston.
- Procured architects, engineers, contractors, furniture, equipment, and real estate consultants for more than \$400M in construction projects.
- Designed and authored Lab of the Future requirements for next generation laboratories.
- Global Research Operations Leadership Team member (250 FTE in US, Switzerland, England & China), and Cambridge Research Operations Leadership Team member (70 FTE).
- Supervised 10+ Novartis associates with multi-million-dollar budgets in US and China.
- Developed and implemented Key Performance Indicators (KPIs) and other continuous improvement techniques.
- Created and chaired Cambridge Space Review Committee to proactively manage space.
- Reduced global energy usage by 10% resulting in \$1,000,000+ annual net savings.
- Developed Global Research Operations' internal communication strategy.
- Represented Novartis to governmental, regulatory and industry bodies.
- Established Cambridge site in 2002 as first employee, now has grown to over 2,500+ FTEs.

E D U C A T I O N

Master of Business Administration (MBA), YALE SCHOOL OF MANAGEMENT, New Haven, CT (1998)

Master of Science in Engineering (MSE), UNIVERSITY OF TEXAS AT AUSTIN, Austin, TX (1991)

Bachelor of Science (BS), COLUMBIA UNIVERSITY, SCHOOL OF ENGINEERING AND APPLIED SCIENCES, New York, NY (1988)

P R O F E S S I O N A L R E G I S T R A T I O N S A N D L A N G U A G E S

- Licensed Professional Engineer, New York
- Fluent in French, knowledge of Spanish

S E L E C T E D P R E S E N T A T I O N S

- *The New Face of Modern Pharmaceutical Research: ARIAD's Consolidated Scientific Workspace*, Tradeline Research Facility Conference, 2016
- *Boston's Biotech Boom*, Panelist, Real Shares, 2015
- *ISPE BioTech Trends Panel Discussion*, Panelist, ISPE- Boston Chapter, 2013
- *Space Strategies, a One Day Short Course*, Tradeline Space Conference, San Diego, CA, 2012
- *What is the Future of the Biomedical Research Lab?* OE, Boston, MA, 2011
- *Integrated Project Delivery Symposium*, Harvard Business School, 2009
- *Leading-Edge Research Environments: Lessons Learned from Novartis*, Tradeline Research Facility Conference, 2008
- *Integrated Design Panel*, AIA Build Boston, 2007
- *Fast Architecture*, AIA National Conference, 2004 and 2005
- Harvard University Roundtable on Capital Projects, 2005
- "Psycho Track Building" Massachusetts Building Congress, 2003

C O M M U N I T Y / V O L U N T E E R A C T I V I T I E S

- | | |
|---|----------------|
| ▪ Commissioner, City of Newton, MA, Economic Development Commission | 2004 – Present |
| ○ Chair (2020-) | |
| ▪ Board Member, Windor Club, Newton MA | 2020- Present |
| ▪ Board Member, Yale School of Management Alumni Advisory Board | 2015 – 2018 |
| ▪ Board Member, Boston Yale SOM Alumni Board (Past Chair) | 2009 – Present |
| ▪ Supporter, Lymphoma and Leukemia Society and the Greater Boston Food Bank | 2004 – Present |



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#460-22

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

September 23, 2022

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

RECEIVED
2022 SEP 26 PM 5:10
CITY CLERK
NEWTON, MA, 02459

To the Honorable City Councilors:

I am pleased to reappoint Marcela Merino of 66 Cloverdale Road, Newton 02461 as a member of the Economic Development Commission. Her term of office shall expire on October 30, 2025 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

<u>Marcela</u>		<u>Merino</u>
First Name	Middle Initial	Last Name

[REDACTED]
Email Address

<u>66 Cloverdale Rd</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>[REDACTED]</u>	
Primary Phone	Alternate Phone
<u>Guyana Development Initiative, affiliated to ISC at HBS</u>	<u>Business/Economic Development Researchers and Practitioner</u>
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 have been a Newton resident for 16 years, and I love this town and my neighbors. I would like to give back to the community by supporting economic, social and educational opportunities for all.

[Resume-MarcelaMerino2019.pdf](#)
Upload a Resume

Marcela Merino Domínguez

66 Cloverdale Road, Newton, MA | [REDACTED] [REDACTED] [REDACTED]

SUMMARY: Bilingual professional with 10+ years experience in economic development, research and strategy consulting. Fields of expertise: regional competitiveness, cluster analysis, workforce development and SME growth.

PROFESSIONAL EXPERIENCE

Greater Boston Chamber of Commerce (GBCC) Senior Manager, Economic Growth Team	Boston, MA 2018 to present
<ul style="list-style-type: none"> ▪ Manage the implementation of the Pacesetters initiative, a collective effort of large corporations and anchor institutions aimed at increasing market access for underserved SMEs. Conduct business assessments, help shape program strategies and measure economic impact 	
Harvard Business School – HBS Online Associate Product Manager	Boston, MA 2016-2017
<ul style="list-style-type: none"> ▪ Led the launch of new online courses and managed ongoing product lifecycle and delivery across multiple teams. Conducted research to identify new markets and channels to support product growth 	
Harvard Business School - Institute for Strategy and Competitiveness (ISC) Research Associate (RA)	Boston, MA 2013-2016
<ul style="list-style-type: none"> ▪ Worked with Professor Michael Porter as the primary Research Associate in the areas of strategy, competitiveness and social development (Creating Shared Value); acting as team lead for junior RAs ▪ Managed content and relationships with host organizations and partners. Conducted research and developed presentations for private, academic and public policy engagements ▪ Co-author HBS entrepreneurship case “Naranya: Created in Mexico” and Shared Value case “Intercorp: Innova Schools” 	
McKinsey & Company Research Analyst	Waltham, MA 2010-2012
<ul style="list-style-type: none"> ▪ Provided research and analytical insights for multiple economic development and social sector engagements, including competitive assessment of urban areas and jobs mismatch ▪ Contributed to leading economic policy papers: “MGI Urban America: US Cities in the Global Economy” and “Innovation and Investment: Building Tomorrow’s Economy in the Bay Area” 	
Initiative for a Competitive Inner City (ICIC) Researcher, ICCO Company Report, Investing in America’s Inner Cities	Boston, MA Summer 2008
<ul style="list-style-type: none"> ▪ Evaluated the progress of inner city companies on raising capital; identified emerging issues around capital access and growth in the inner city. Enhanced report by benchmarking the characteristics and sources of funding for inner city business with the rest of the economy 	
Urban & Associates Market Analyst	Boston, MA 2005-2007
<ul style="list-style-type: none"> ▪ Performed detailed quantitative market analysis, population sampling and projection for media and consumption research studies. Designed survey questionnaire, supervised local field work, prepared final reports and presented key market recommendations to clients 	
Economic Competitiveness Group	Berkeley, CA 2003-2004
<ul style="list-style-type: none"> ▪ Business Consultant, Nicaraguan Competitiveness Program (World Bank): Facilitated dialogue and strategy meetings between government and industry groups. Identified market opportunities for local coffee producers and furniture makers in the US, and managed project resources 	

EDUCATION

Brandeis University Master of Arts, International Economics and Finance. Concentration: Economic Policy Recipient Global Leader Fellow Scholarship. GPA: 3.59/4	Waltham, MA 2009
UC Berkeley Project Management Certificate	Berkeley, CA 2002
Antonio de Nebrija University MBA, International Business	Madrid, Spain 2001-2002
Central American Technological University Bachelor of Science, Industrial and Business Management	Honduras 1994-1999

ADDITIONAL

Computer Skills: SPSS, Excel, Word, Power Point	Languages: English and Spanish
Other:	•Member MSPCA •Content Chief Officer, ALPFA •Student mentor, Brandeis University •Active tennis player, member Tennis northeast



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#461-22

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

September 23, 2022

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

RECEIVED
23 SEP 26 PM 5:10
CITY CLERK
NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Kathryn Kubie of 48 Holman Road, Auburndale 02466 as a full member of the Newton Historical Commission. Her term of office shall expire on August 1, 2025 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Kathryn (Katie)

First Name

Kubie

Middle Initial

Last Name

Email Address

48 Holman Rd.

Home Address

Suite or Apt

Auburndale

City

MA

State

02466

Postal Code

What Ward do you live in?

Ward 4

Primary Phone

Alternate Phone

Newton Public Schools

Employer

Retired Literacy Specialist

Job Title

Which Boards would you like to apply for?

Newton Historical 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 have been a Newton resident for 32 years and taught in the Newton schools for 25 years. Prior to teaching, I obtained a masters degree in Historic Preservation from Boston University and worked for the Mass Historical Commission for a number of years. My interest in local history goes back to my first post college job as an interpreter at Plimoth Plantation and continues to this day in the work that I do seasonally on Nantucket as an interpreter for the Nantucket Historical Association. I work in the whaling museum and I lead walking tours explaining Nantucket's storied past. I am also a member of the Nantucket Preservation Trust whose mission is to preserve Nantucket's historic architecture. I know Newton's history has many aspects of significance and there are many structures worthy of preservation.

[Historical Commission Kathryn Kubie.pdf](#)

Upload a Resume

Kathryn Kubie
48 Holman Rd.
Auburndale, MA 02466

Work Experience

2013- Present
Nantucket Historical Association. Seasonal Interpreter guiding visitors through historic properties, presenting historic whaling events to visitors at the Whaling Museum, and leading walking tours through Nantucket's historic downtown.

1988-2013
Newton Public Schools. Grade 5 & 6 classroom teacher for 13 years. Literacy Specialist in elementary and middles schools for 12 years.

1983-1987
Historic Preservation Planner. Worked in the public sector at Massachusetts Historical Commission, then in the private sector at the Boston office of Skidmore, Owings, and Merrill.

1980-1981
Docent in the Education Department, Museum of the City of New York.

1979-1980
Docent, James Gallier House Museum, New Orleans.

1974-1978
Classroom Teacher, grades 3 & 4. Metairie Park Country Day School, New Orleans,

Volunteer Experience

2014- Present
Sportsmen's Tennis and Enrichment Center. Tutor in the after school program for grades k-7.

2013- Present
Nantucket Book Festival. Greeter at numerous events.

2012- Present
Nantucket Preservation Trust. Docent at annual August Fete.

Education

Tufts University BA Early Childhood Studies
Boston University MA Preservation Studies
Simmons University MA Language and Literacy

[REDACTED]
[REDACTED] [REDACTED]



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#462-22

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

September 23, 2022

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

To the Honorable City Councilors:

I am pleased to reappoint Paul Dudek of 30 Williston Road, Auburndale 02466 as a full member of the Auburndale Historic District Commission. His term of office shall expire September 30, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
2022 SEP 26 PM 5:10
CITY CLERK
A. MA. 2022

Application Form

Profile

Paul H Dudek
First Name Middle Initial Last Name

[Redacted]
Email Address

30 Williston Road
Home Address Suite or Apt

Auburndale MA 02466
City State Postal Code

What Ward do you live in?

[X] Ward 4

[Redacted] [Redacted]
Primary Phone Alternate Phone

Retired Retired Architect
Employer Job Title

Which Boards would you like to apply for?

Auburndale 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?

I worked for the architectural firm of Goody, Clancy and Associates in downtown Boston for 33 years. We did numerous projects in neighborhoods where the historic context was of prime importance. Tent City Housing for 271 units located on Dartmouth Street in Back Bay is a prime example of our work. Now as a retired architect living in an historic district and having gotten approvals from the Auburndale Historic Commission for projects on my house, I feel that I can serve my community in the best possible way.

Paul_Dudek_Resume.docx
Upload a Resume

PAUL H. DUDEK

30 Williston Road
Auburndale, MA 01466



Retired architect (2007 Boston Society of Architects Emeritas) with 42 years of production, design and project management experience for institutional, educational, commercial, transportation and mixed income housing projects.

PROFESSIONAL EXPERIENCE

Goody Clancy & Associates – Architects

Boston, MA

*Senior Associate - Project Architect/Project Manager
33 years*

- Tent City – 271 units of mixed income housing Back Bay,
Boston, MA
- Langham Court – 84 units of mixed income housing
South End, Boston, MA
- Dewolfe Street Housing – Harvard University
Cambridge, MA
- Salem District Court in the Federal Street District
(a residential and civic historic district)
Salem, MA
- Dorchester District Courthouse
Boston, MA
- Whitehead Institute for Biomedical Research
Cambridge, MA
- Simmons College – Academic building One Palace
Road, Boston, MA
- Simmons College – Dining Commons 300 The
Fenway, Boston, MA
- 99 Summer Street – 20 story office building
Boston, MA
- 265 Franklin Street – 20 story office building
Boston, MA

- The Transportation Building
Boston, MA

OTHER INTERESTS

- Painting - Signature member of the New England Watercolor Society

EDUCATION

- Master of Architecture - M.I.T
- Bachelor of Architecture - University of Arizona
- Bachelor of Fine Arts - University of Arizona



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Office of the Mayor

RECEIVED
2022 SEP 27 AM 9:08

#474-22

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

CITY CLERK
NEWTON, MA, 02459

September 26, 2022

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, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

William _____ 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

retired _____ none _____
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?

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.