



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, November 28, 2022

7:00 pm

Council Chambers (Room 207)/Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, November 28, 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/81829359500> or call 1-646-558-8656 and use the following Meeting ID: 818 2935 9500

Items Scheduled for Discussion:

Chair's Note: There will be a presentation and discussion on the preliminary text of the proposed village center zoning.

#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 11/14/22

#507-22 Reappointment of Denise Chicoine to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing Denise Chicoine, 275 Islington Road, Newton as an associate member of the Zoning Board of Appeals for a term of office to expire on January 10, 2024. (60 Days: 01/20/2023)

#508-22 Reappointment of Lei Reilley to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing Lei Reilley, 130 Pine Street, Newton as an associate member of the Zoning Board of Appeals for a term of office to expire on January 10, 2024. (60 Days: 01/20/2023)

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.

#509-22 Reappointment of Daphne Romanoff to the Newton Upper Falls Historic District Commission

HER HONOR THE MAYOR reappointing Daphne Romanoff, 36 Canterbury Road, Newton as a full member of the Newton Upper Falls Historic District Commission for a term of office to expire on December 24, 2025. (60 Days: 01/20/2023)

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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#507-22

Telephone
(617) 796-1100

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(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

CITY CLERK
NEWTON, MA. 02459

November 14, 2022

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

To the Honorable City Councilors:

I am pleased to reappoint Denise Chicoine of 275 Islington Road, Newton 02466 as an associate member of the Zoning Board of Appeals. Her term of office shall expire on January 10, 2024 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Denise A. Chicoine
First Name Middle Initial Last Name

[Redacted]
Email Address

275 Islington Road
Home Address Suite or Apt

Newton MA 02466
City State Postal Code

What Ward do you live in?

[X] Ward 4

[Redacted] [Redacted]
Primary Phone Alternate Phone

Englander & Chicoine P.C. Managing Partner
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 an attorney that has specialized in land use law for over 26 years. I have followed the City's re-zoning and development plans since I moved to Newton in 2004. Now that our children are older, I am ready to commit my time to the ZBA if the Board has a need.

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Upload a Resume

Denise A. Chicoine

Englander & Chicoine, P.C.
225 Franklin Street, 26th Floor, Boston, MA 02110

EXPERIENCE

Managing Partner
Englander & Chicoine P.C., Boston, Massachusetts 2016-present
(formerly *Englander, Leggett & Chicoine, PC* 2008-2016, *Englander & Chicoine, PC* 1999-2008, *Englander & Associates P.C.* 1993 – 1999, *Englander & Sooho* 1991-1993)

Expertise in land use issues, including rights in the intertidal zone, zoning and permitting, Chapter 91, and affordable housing issues. Experience litigating in Land Court, easements, adverse possession claims, and construction disputes. Represents banks and individuals in all aspects of conveyancing, including title examinations and certifications, review and resolution of title issues, and preparation of condominium documents and conveyancing documents. Authorized title agent for CATIC.

Boston College Graduate School of Social Work 2000-2017
Adjunct legal professor

SIGNIFICANT CASES

Marchese v. Boston Redevelopment Authority (2019) prevailed at the Supreme Judicial Court on behalf of the Boston Redevelopment Authority regarding the agency's statutory power to engage in a demonstration plan granting rights to the Red Sox in Yawkey Way in Boston.

Nantasket Beachfront Condominiums LLC v. Hull Redevelopment Authority (2015) prevailed in the Court of Appeals on behalf of Hull Redevelopment Authority in a contractual dispute with a re-developer under a Land Disposition Agreement.

Mahajan v. Boston Redevelopment Authority et al. (2013) successfully argued to the Supreme Judicial Court that Long Wharf in Boston may be developed in accordance with the Boston Redevelopment Authority's urban renewal plan, and is not a park subject to a two-thirds legislative vote under Article 97 for changes to lands taken for conservation purposes.

EDUCATION

Boston College Law School, Newton, Massachusetts *Juris Doctor*, May 1993
Boston College International and Comparative Law Review, executive editor 1992-93
Trinity College, Hartford, Connecticut May 1990
Bachelor of Arts in Economics, magna cum laude, Phi Beta Kappa

BAR ADMISSIONS Massachusetts Bar 1993; Connecticut Bar 1994

PROFESSIONAL ASSOCIATIONS

Commercial Real Estate Women, Provisors
Massachusetts Bar Association, Boston Bar Association, Real Estate Bar Association
Lecturer for MCLE and Massachusetts Association of Land Surveyors and Civil Engineers

INTERESTS

Appalachia Service Project, running, skiing, hiking



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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CITY CLERK
NEWTON, MA. 02459

November 14, 2022

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

To the Honorable City Councilors:

I am pleased to reappoint Lei Reilley of 130 Pine Street, Newton 02466 as an associate member of the Zoning Board of Appeals. Her term of office shall expire on January 10, 2024 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

LEI First Name, Z Middle Initial, REILLEY Last Name

[Redacted] Email Address

130 PINE STREET Home Address, Suite or Apt

NEWTON City, MA State, 02466 Postal Code

What Ward do you live in?

[X] Ward 4

[Redacted] Primary Phone, [Redacted] Alternate Phone

Reilley Chang Law, PLLC Employer, Attorney 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 been a Newton resident since 2003 and love this city. Over the years I have been involved in promoting and organizing cultural activities with the Newton Mayor's Office for Cultural Affairs, such as Chinese Cultural Festival, Asian Cultural Festival, Oodles of Noodles, etc. I had been on the Advisory Board of Newton Community Pride and an member of the last Newton Police Chief Search Committee. As an attorney with knowledge of Massachusetts law and experience dealing with homeowners' various issues regarding zoning, I feel that I will bring skills and unique perspectives to the board.

Lei Reilley resume.pdf Upload a Resume

LEI ZHAO REILLEY

ATTORNEY AT LAW

21A Highland Circle
Suite 200
Needham, MA 02494



RESUME

EDUCATION

- J.D.** Suffolk University Law School (Boston, Massachusetts)
(Attended evenings while working full-time during the first year) 2007
Honor: Dean's List (summer 2005, and 2005 - 2006)
- M.S. in Finance** Northeastern University (Boston, Massachusetts)
(Attended while working full-time) 1999
Honor: Nominated and elected by the faculty into *Beta Gamma Sigma*, the international honor society of business school students, for outstanding scholastic achievement and leadership potential.
- M.S. in Computer Science** State University of New York at Stony Brook
(Stony Brook, New York) 1996
- Ph.D Candidate** Chinese Academy of Sciences, Software Institute
(Beijing, China) 1992-1994

PROFESSIONAL EXPERIENCE

- Reilley Chang Law** Newton/Needham, Massachusetts
Attorney (General Practice) 1/2013 - date
Main practice areas include civil/business litigation including family law, business law (business formation, contract draft and negotiation, and other business operation related legal issues), and estate planning (wills and trusts).
- Volunteer Lawyers Project** Boston, Massachusetts
Volunteer Attorney 7/2009 - Present
Providing pro bono legal representation for low income residents of Greater Boston in civil litigations.
- Jones Day** Beijing, China
Associate Attorney 1/2008 - 12/2008
Summer Associate Shanghai/Beijing, China
6/2006 - 9/2006
- Represented a Hong Kong based company in its initial public offering, with primary responsibilities including due diligence, senior management counseling, drafting the IPO prospectus, and providing legal support for

advertising and sales literature as well as filing of the security issuance according to the regulatory calendars and standards;

- Provided legal advice for a U.S. company's joint-venture investment and merger & acquisition activities;
- Represented an European company in drafting its sponsorship agreement;
- Participated in drafting sponsorship agreements for the 2010 Shanghai World Expo.

Bank of Tokyo-Mitsubishi Capital Corporation Boston, Massachusetts
1998 – 2004

Financial Analyst (2002 – 2004)

Conducted financial analysis on the existing and prospective companies in the BTMCC investment portfolio, monitored the portfolio performance, and presented recommended structured financing transactions to the Board.

Senior Systems Analyst/Technical Consultant (1998 – 2002)

Worked with finance, accounting, and sales departments to build software applications and networking infrastructures, while provided technical support.

Thomson Financial Services Boston, Massachusetts
Software Developer 1996 – 1998

- Designed and programmed software and web applications for external corporate clients to monitor and manage their municipal bond investment portfolios;
- Provided 24/7 internal and external technical support.

BAR

- Massachusetts (2008)
- United State District Court in Massachusetts (2014)

CIVIL ACTIVITIES

- Member of Newton Police Chief Search Committee. 2015.
- Board of Advisors, Newton Community Pride, the umbrella nonprofit organization in City of Newton, Massachusetts. 2013 – 2017.
- Organizer of Chinese Cultural Festival, Oodles of Noodles, Asian Cultural Festival, Asian Film Festival, Newton, Massachusetts. 2012, 2013, and 2014.
- Education Committee Chair, District 31 Toastmasters International Spring Conference. 2015.
- Immediate Past President, President, VP of Education, VP of Public Relations, and VP of Membership at Sales and Marketing Toastmaster Club in Waltham, Massachusetts. 2009 - 2015.



Ruthanne Fuller
Mayor

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Office of the Mayor

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CITY CLERK
NEWTON, MA. 02459
November 14, 2022

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

To the Honorable City Councilors:

I am pleased to reappoint Daphne Romanoff of 36 Canterbury Road, Newton 02461 as a full member of the Newton Upper Falls Historic District Commission. Her term of office shall expire on December 24, 2025 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Daphne _____ Romanoff _____
 First Name Middle Initial Last Name

 Email Address

36 Canterbury Road _____
 Home Address Suite or Apt

Newton _____ MA _____ 02461 _____
 City State Postal Code

What Ward do you live in?

Ward 5

 Primary Phone Alternate Phone

Southgate LLC _____ owner, president _____
 Employer Job Title

Which Boards would you like to apply for?

Newton Upper Falls 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'm a long time resident of Newton. I have a Masters in City Planning from Tufts and worked in both the non profit and for profit world for years. In 2000, I started my own business where I own, manage, renovate, and flip, smaller old, distressed houses in the area. You can check out my web site: www.southgatellc.net. I have been renovating "handyman specials", not demolishing them, for close to 20 years. I also renovate houses for others as a part of my property management business. I love and respect old houses. I care deeply about historic preservation and would like to add my perspectives to the Commission.

[Daphne_Romanoff_RESUME2019.pdf](#)

Upload a Resume

Daphne Romanoff
36 Canterbury Road
Newton, MA 02461



Employment:

- 2000-Present **President**
Southgate LLC, Newton, MA
Invests, renovates, manages, sells and rents distressed older homes in the Boston area for company-owned properties. Manages, renovates, buys and sells properties for absentee landlords. Functions as a general contractor by hiring and managing trades in all aspects of renovation.
- 2009-Present **Licensed Realtor**
New England Home Realty, Worcester MA
Purchases and sells a variety of residential real estate for Southgate LLC and clientele.
- 1997-1999 **Senior Project Manager**
Allston Village Main Streets, Allston, MA
Conducted parking inventory and turnover study; managed business groups; planned promotional events and activities (e.g. Taste of Allston, valet parking program).
- 1993-1997 **Executive Director**
WEIR Corporation, Taunton, MA
Managed storefront improvement program; conducted demographic, market, and inventory of blighted industrial properties; prepared developers' kits; managed Board of Directors and task forces; planned all special events.
- 1992-1993 **Research and Marketing Consultant**
Built Form, Inc., Boston, MA
Researched zoning for prospective projects; wrote proposals for developers' kits; managed public relations; sold company-owned real estate.
- 1989-1991 **Site Development Coordinator**
New Boston Chicken, Inc., Boston, MA
Evaluated and selected corporate-owned store locations; analyzed zoning and demographic requirements; presented proposals at public hearings.
- 1985-1988 **Project Manager**
Office of Planning & Community Development, City of Somerville
Managed storefront and street improvement projects; conducted feasibility and reuse studies; negotiated property disposition agreements of city-owned properties.

Education:

- 1985 **M.A. cum laude, Urban & Environmental Policy**
Tufts University, Medford, MA
- 1982 **B.A. cum laude, Urban Geography**
The Hebrew University of Jerusalem, Israel