



# **Zoning & Planning Committee Agenda**

## **City of Newton** **In City Council**

**Monday, September 25, 2017**

**7:45PM**

**Room 205/ Council Chamber**

### **Items Scheduled for Discussion:**

*A Public Hearing will be held on this item:*

**#264-17      Zoning amendments to rezone parcels related to school uses**

HIS HONOR THE MAYOR requesting that the following residential properties be rezoned to Public Use as they have been acquired by the City for use at the Zervas, Cabot and Pre-School sites:

- 1316 Beacon Street, 1330 Beacon Street and 1338 Beacon Street from SR2 to Public Use
- 23 Parkview Avenue and 15 Walnut Park from MR1 to Public Use

[08/29/17 @ 4:01PM]

**#109-15      Zoning amendment for inclusionary housing provisions from 15% to 20%**

HIS HONOR THE MAYOR requesting consideration of changes to the inclusionary housing provisions of the Zoning Ordinance to increase the required percentage of affordable units to 20% with the additional 5% set aside for middle income households. [04/24/15 @ 2:38 PM]

**#295-17      Zoning Amendment for a Shared Parking Pilot Program**

DIRECTOR OF PLANNING AND COMMISSIONER OF PUBLIC WORKS requesting amendments to Chapter 30, Zoning Ordinance, to allow for non-accessory parking in accordance with a Shared Parking Pilot Program. [09/11/17 @ 4:28 PM]

*Public Hearing Continued from June 12th:*

**#136-17      Recommendation to establish a West Newton Historic District**

NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in West Newton. [04/26/17 @ 9:34 AM]

---

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.

*Public Hearing Continued from May 8th:*

**#104-17 Recommendation to establish a Newton Highlands Historic District**

NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in Newton Highlands. [04/10/17 @ 10:45AM]

**#288-17 Mayor's re-appointment of Jane Ives to the Economic Development Comm**

JANE IVES, 34 Lucille Place, Newton Upper Falls, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

**#289-17 Mayor's re-appointment of Stephen Feller to the Economic Development Comm**

STEPHEN FELLER, 104 Harvard Street, Newtonville, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

**#290-17 Mayor's re-appointment of Howard Barnstone to the Econ Development Comm**

HOWARD BARNSTONE, 26 Brackett Road, Newton, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

**#291-17 Mayor's re-appointment of Joyce Plotkin to the Economic Development Comm**

JOYCE PLOTKIN, 250 Hammond Pond Parkway, Chestnut Hill, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

**#292-17 Mayor's re-appointment of Philip Plottel to the Economic Development Comm**

PHILIP PLOTTEL, 50 Roslyn Road, Waban, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

**#293-17 Mayor's re-appointment of Peter Kai Jung Lew to the Econ Development Comm**

PETER KAI JUNG LEW, 61 West Pine Street, Auburndale, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

**Items Not Scheduled for Discussion at this Meeting:**

- #287-17 Mayor's appointment of Jean Wood to the Economic Development Commission**  
JEAN WOOD, 90 Forest Avenue, West Newton appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

**Referred to Programs & Services and Zoning & Planning Committees**

- #276-17 Ordinance amendments to allow food trucks**  
THE ECONOMIC DEVELOPMENT COMMITTEE, COUNCILORS FULLER, HESS-MAHAN, KALIS, LENNON, LIPOF, NORTON, AND SANGIOLO requesting to amend Chapter 17, Sections 17-46 through 17-50 to allow Food Trucks to locate and operate on public streets in Newton subject to licensing by the Health Department and to location permitting requirements, initially restricted to Wells Avenue; to introduce new rules applicable to all Food Trucks operating in the City; and requesting to amend Chapter 30 to allow Food Trucks in the Public Use District subject to the same restrictions and requirements. [08/24/17 @ 4:17 PM]
- #140-14 Zoning amendment for lodging house ordinance**  
ALD. CROSSLEY AND HESS-MAHAN requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to include a "lodging house" ordinance to promulgate rules requiring annual fire, safety and health inspections and licensing of buildings providing single room occupancy and/or congregate living arrangements.

**Referred to Pub Safety & Trans, Zoning & Planning & Finance Comms**

- #140-14 (2) Amend ordinances to add licensing requirements and criteria for lodging houses**  
ZONING & PLANNING COMMITTEE requesting to amend Chapter 17, City of Newton Ordinances, to establish licensing requirements and criteria for lodging houses.
- #294-17 Acceptance of MGL to allow cooking facilities in lodging houses**  
COUNCILORS CROSSLEY, HESS-MAHAN AND NORTON requesting to accept the provisions of MGL c. 140 Section 22A allowing cooking facilities in Lodging Houses on a limited basis
- #238-16 Zoning amendment for exempt lots definition**  
COUNCILOR HESS-MAHAN proposing to amend Chapter 30: Zoning Ordinance, Section 7.8.4.C by amending the definition of "exempt lots" to include lots changed in size or shape as a result of an adverse possession claim. [06/30/16 @ 4:12 PM]
- #95-15 Discussion to consider mix of uses at Wells Avenue Office Park**  
ALD. CROSSLEY, JOHNSON, LEARY, HESS-MAHAN, DANBERG, ALBRIGHT AND BLAZAR requesting a discussion with the Planning Department to consider the mix of uses in the Wells Avenue Office Park, with and without a second egress to the site, pursuant

to the recent MAPC study recommending a strategic introduction of retail and restaurant uses to attract and sustain healthy commercial uses, and some number of residential units sufficient to support an economically viable and vibrant mixed use environment. [04/13/15 @ 2:46 PM]

**#80-13      Updates on the zoning reform project**

THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]

**#184-17      Requesting exit interviews for businesses closing or closed in Newton**

COUNCILOR YATES requesting that the Economic Development Director and the Economic Development Commission develop a system of exit interviews for businesses closing or already closed in Newton to learn what factors led to their closing and what changes could be made in the city to avoid further closings.

**#234-17      Zoning amendment to increase inclusionary zoning units from 15% to 25%**

COUNCILOR SANGIOLO proposing an amendment to the inclusionary housing provisions of the Zoning Ordinance, Chapter 30, to increase the required percentage of affordable units from 15% to 25%. [08/07/17 @ 10:57 AM]  
[06/12/17 @ 2:48 PM]

**#147-17      Request to include Main Street approach in economic development strategy**

COUNCILOR YATES requesting that the City's economic development strategy include an element devoted to revitalizing village centers in partnership with village based organizations and using the Main Street approach of the National Main Street Center that has been successful in neighborhoods in Boston, other communities in Massachusetts, and in dozens of other communities across the country. [05/30/17 @ 1:21 PM]

**#220-16      Discussion relative to regulating Airbnb-type companies**

COUNCILORS FULLER, HESS-MAHAN, LAPPIN, COTE AND NORTON requesting a discussion with the Planning, Inspectional Services and Fire Departments regarding appropriate regulations, permits, licensing and/or taxes for residential owners who host short-term guests through house-sharing companies such as Airbnb. [06/06/16 @ 2:19 PM]

**#3-17      Proposed ordinance to create a Newton Housing Partnership**

COUNCILORS CROSSLY, ALBRIGHT, AND HESS-MAHAN proposing an Ordinance to create a Newton Housing Partnership with members jointly appointed by the City Council and Mayor, to continue the mission of the Newton Housing Partnership that was advisory to the Mayor, and which the Mayor has disbanded. [12/23/16 @ 8:37 AM]

- #35-16      Creation of policy to require posting of materials of boards/commissions**  
COUNCILOR SANGIOLO requesting a discussion with the Planning Department relative to creating a policy to require audio recordings of all meetings of boards and commissions and posting of same to the City's website, as well as posting of all documentation that is reviewed by boards and commissions and/or by their designated City staff member. [01/19/16 @ 2:35 PM]
- #170-15      Discussion of HUD settlement relative to creating 9-12 affordable units**  
ALD. HESS-MAHAN, JOHNSON, CROSSLEY AND ALBRIGHT requesting a discussion relative to the HUD Settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center in conjunction with the Law and Planning Departments, to explain the settlement and possible implications for the Zoning Board of Appeals and the Board of Aldermen in terms of the City's obligation to identify sites and facilitate the creation of, and issue permits for, affordable housing for 9-12 chronically homeless persons in Newton. [07/06/15 @ 4:18 PM]
- #110-15      Discussion of the Smart Growth Zoning Overlay District Act in Newton**  
HIS HONOR THE MAYOR requesting discussion of The Smart Growth Zoning Overlay District Act M.G.L. Chapter 40R and its potential application in Newton [04/24/15 @ 2:38 PM]
- #447-14      Proposing an ordinance to require building plans with demolition applications**  
ALD. SANGIOLO proposing an ordinance requiring the submission of building plans with applications for full or partial demolitions. [11/13/14 @ 2:03 PM]
- #265-14      Request to increase several time periods for demolition delays**  
ALD. BLAZAR, YATES AND DANBERG requesting:
1. to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days;
  2. to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days;
  3. to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months;
  4. and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months. [7/07/14 @ 12:35 PM]

- #238-14 Request for development of Housing Production Plan**  
ALD. SANGIOLO requesting the Executive Department and Planning Department work with the Board of Aldermen to develop a Housing Production Plan in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department of Housing and Community Development as soon as possible. [06/09/14 @ 11:55 AM]
- #107-15 Discussion of middle income housing supportive of City employees**  
HIS HONOR THE MAYOR requesting discussion of approaches to create middle income housing as a means of allowing City of Newton employees the opportunity to live in the community in which they work. [04/24/15 @ 2:38 PM]
- #81-13 Request for naturally affordable compact housing opportunities**  
DIRECTOR OF PLANNING & DEVELOPMENT on behalf of the Newton Housing Partnership requesting consideration of naturally affordable compact housing opportunities in MR1 zones. [02/22/13 @ 1:13 PM]
- #86-15 Discussion and review of CDBG fund expenditures and citywide goals**  
ALD. CROSSLEY, ALBRIGHT, HESS-MAHAN, & JOHNSON requesting a review and discussion of Community Development Block Grant expenditures and past years' accounting to assess progress in meeting citywide program goals as adopted in the consolidated plan, including creating and sustaining affordable housing, as well as facilities improvements in approved neighborhood districts. [03/30/15 @ 6:02 PM]
- #427-13 Discussion of CDBG, HOME and ESG funds and fair housing**  
ALD. HESS-MAHAN requesting discussion and periodic updates of steps the City of Newton is taking to ensure that its implementation of the Consolidated Plan, Annual Action Plan and Citizen Participation Plan and use of CDBG, HOME and ESG funds comply with federal and state fair housing and anti-discrimination laws and regulations, and its duty to affirmatively further fair housing. [12/06/13 @ 9:51 AM]
- #308-12 Discussion of policies relative to CDBG fund expenditures**  
ALD. HESS-MAHAN & ALBRIGHT requesting a discussion with the Mayor's office and the Planning & Development Department of policies, procedures, and criteria relating to determinations concerning expenditures of Community Development Block Grant (CDBG) funds. [10/09/12 @ 3:59 PM]
- #142-09(7) Resolution to reconvene Floor Area Ratio working group**  
ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of "*Floor area, gross*" for residential structures as it is used in the definition and calculation of "*Floor area ratio*" in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in

the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City's Comprehensive Plan.

**Referred to Zoning & Planning and Finance Committees**

**#315-14**

**Ordinance amendment for procurement requirements for non-profits**

ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY AND DANBERG proposing an amendment to Chapter 2 of the City of Newton Ordinances setting forth requirements for procurement of materials and services by non-governmental recipients of federal, state or local funds administered by the City, such as CDBG and CPA funds. In order to encourage non-profit and other private organizations to participate in affordable housing, cultural and other public-private collaborations, such procurement requirements should accommodate the needs of non-governmental recipients for flexibility given the multiple public and private sources of funds necessary for any project by not placing undue or unreasonable burdens on them.

[08/04/14 @ 5:08 PM] Finance voted NAN

**#446-14**

**Discussion with Commission on Disability regarding the City's ADA compliance**

ALD. SANGIOLO requesting a discussion with the Commission on Disability regarding the status of City compliance with ADA regulations. [11/13/14 @ 2:03 PM]

**#168-15**

**Discussion of Metropolitan Area Planning Council's Wells Avenue Market Study**

THE NEWTON-NEEDHAM CHAMBER OF COMMERCE requesting a discussion of the Metropolitan Area Planning Council's 2015 Wells Avenue Market Study.

[07/06/15 @ 5:34 PM]

**#195-15(3)**

**Request to acquire land at 300 Hammond Pond Parkway**

ALD. ALBRIGHT, BAKER, BLAZAR, BROUSAL-GLASER, CICCONE, COTE, CROSSLEY, DANBERG, FULLER, GENTILE, HESS-MAHAN, JOHNSON, KALIS, LAPPIN, LEARY, LAREDO, LENNON, LIPOF, NORTON, RICE, SANGIOLO, SCHWARTZ, AND YATES

requesting that, in order to preserve the conservation and recreation values of the land, and to protect existing adjacent public open spaces, the Board of Aldermen vote to acquire for the City of Newton either the undeveloped portion of the land at 300 Hammond Pond Parkway or a conservation restriction on such land.

[10/23/15 @ 2:55 PM]

**ZONING AMENDMENT AGENDA ITEMS:**

- #22-17      Zoning amendment to further define village commercial centers**  
COUNCILORS ALBRIGHT AND AUCHINCLOSS proposing to amend **Chapter 30**, Section 4.2.1.C. which states the purpose of the Multi Use 4 (MU4) district, to further define “Newton’s village commercial centers” as found in this section. The definition would include criteria to guide land use decisions to rezone an area to MU4. The purpose of this definition is to give guidance to both developers and residents concerning areas appropriate to be rezoned as “village commercial centers” and therefore appropriate to become an MU4 zone. [01/22/17 @ 10:35PM]
- #16-17      Zoning amendment regarding Administrative Site Plan Approval**  
COUNCILOR HARNEY requesting an amendment to the City of Newton Revised Ordinances Chapter 30, Sec. 7.5. Administrative Site Plan Review, to require that as part of the process, the Planning & Development Department conduct a public hearing and to extend the amount of time that the City has to review the application. [01-17-17 @ 3:35 PM]
- #22-15      Zoning amendment to allow rental voucher program re: inclusionary zoning**  
ALD. YATES requesting that utilization of the Massachusetts Rental Voucher Program be added as an allowable means of complying with the inclusionary zoning provision in Phase II of Zoning Reform. [01/05/15 @ 9:53 PM]
- #222-13(7)      Additional zoning amendment to Garage Ordinance**  
COUNCILORS ALBRIGHT, LENNON, CROSSLEY, DANBERG, LIPOF, FULLER AND COTE proposing to amend Chapter 30, Section 3.4.4. of the Revised Ordinances as amended by Ordinance A-78, as follows: (1) limit the application of a maximum (45%) proportional width of garage to total building to all lots in MR districts; and/or (2) limit the application of a maximum (45%) proportional width of garage to total building to lots in SR districts having a maximum frontage of 70 feet; and/or (3) use the special permit process to determine exceptions providing clear and specific guiding criteria, such as preservation of historic properties, topography, odd lot configurations, preservation of certain natural features, etc., where such features may prohibit otherwise safe access to or parking on a site. [10/31/16 @ 3:51 PM]
- #222-13(5)      Zoning amendment to Garage Ordinance**  
COUNCILOR HESS-MAHAN proposing to amend Chapter 30, Section 3.4.4. of Revised Ordinances as amended by Ordinance A-78, as follows: (1) allow front facing garages that are no closer to the front lot line than the longest front facing wall, or a front porch at least 6 feet wide, to be the greater of up to 12 feet wide or 50% of the total length of the building parallel to the street; (2) allow front-facing garages that are closer to the front setback than the rest of the building and at least 24 feet from the front lot line to be up to 40% of the total length of the building parallel to the street; (3) delete Sec. 3.4.4.F "Exemptions"; and (4) add a provision grandfathering

permits requested or construction begun on or after the date of the notice of public hearing on Ordinance A-78 [08/01/16 @ 4:58 PM]

**Public Hearing Closed on 9/26/16; 90 Days: 12/26/16**

**#222-13(3) Review of Garage Ordinance**

COUNCILOR LENNON, LIPOF, ALBRIGHT, CROSSLEY, LAPPIN, LAREDO, GENTILE AND CICCONE requesting a review of Ordinance A-78, which amends Chapter 30, Section 3.4.4 of the Revised Ordinances, for the purpose of amending, clarifying, and/or interpreting the Ordinance. [08/01/16 @ 4:53 PM]

**Referred to Zoning & Planning and Finance Committees**

**#444-16 Amendment add fines for certain violations of the Accessory Apartment Ord.**

COUNCILOR BAKER AND COMMISSIONER OF INSPECTIONAL SERVICES proposing an amendment to Chapter 20 of the City of Newton Revised Ordinances to allow non-criminal ticketing of certain violations of the Accessory Apartment Ordinance. [12/16/16 @ 1:40 PM]

**#291-16 Zoning Amendment relative to nonconforming single- and two-family dwellings**

COUNCILOR SANGIOLO proposing to amend Chapter 30, Section 7.8.2.A.1.a. regarding nonconforming buildings, structures and uses, to also require that if an existing nonconforming single- or two-family structure is demolished, and the lot on which that structure existed does not meet current lot area or lot frontage requirements, then a special permit or variance would be required for any alteration, reconstruction, extensions or structural changes from the original structure. [08/22/16 @ 2:08 PM]

**#54-16 Zoning ordinance amendment relative to Health Club use**

ACTING DIRECTOR OF PLANNING proposing amendments to the Newton Zoning Ordinance to allow the "Health Club" use in Business 1, Business 2 and Business 4 districts; and to clarify the definition of "Personal Service" as it relates to health and fitness uses. [02/09/16 @ 4:24 PM]

**ITEM SPLIT INTO PART A AND PART B:**

**PART A – To allow Health Club use in BU1, BU2 and BU4;**

**PART B – To clarify the definition of Personal Services as it relates to health and fitness issues.**

**Approved Part A 6-0**

**Held Part B 6-0**

**#34-16 Zoning amendment for large house review process**

COUNCILORS SANGIOLO, KALIS AND DANBERG proposing an amendment to Chapter 30 for a large house review ordinance requiring design review and approval of by-right single and multi-residence residential structures exceeding certain dimensional limits. [01/19/16 @ 2:35 PM]

- #169-15      Zoning amendment to require new lot standards after demolition**  
ALD. SANGIOLO requesting a zoning amendment which would require any residential structures in Single Residence or Multi Residence zoning districts built after the demolition of an existing structure conform to new lot standards.  
[07/02/15 @ 3:20 PM]
- #323-14      Zoning amendment to require front-facing front doors in residential zones**  
ALD. YATES, NORTON, COTE AND SANGIOLO proposing to amend **Chapter 30** to require that the front doors of single-family homes, two-family homes and other residential structures face the street on which their lots are located. [08/25/14 @ 11:42 AM]
- #139-14      Zoning amendment to clarify rules for retaining walls**  
ALD. ALBRIGHT requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to clarify rules relative to retaining walls.
- #429-13      Zoning amendment for Congregate Living Facility parking requirements**  
ALD. HESS-MAHAN requesting repeal and/or amendment of Zoning Ordinances **Section 30-1**, Definitions, 30-8(b)(2), Special Permits in Single Family Residential Districts, and 30-10(d)(4), Number of Parking Stalls, concerning “Congregate Living Facility”, as required by federal and state anti-discrimination and fair housing laws and regulations. [12/06/13 @ 9:51 AM]
- #404-13      Request for rezoning in Newton Centre**  
NATASHA STALLER et al. requesting a revision to the zoning District boundary Lines so as to transfer from Multi-Residence 1 District to a Single Residence 3 District the following properties:  
Assessors’ parcels SBL nos. 61-037-0004 through 61-037-0013; 61-042-0007 through 61-042-0023; 65-019-0001; 65-019-0007 through 65-019-0012; 65-019-0014 through 65-019-0022; 65-019-0009A; 65-019-0017B and 65-019-0022A. Also requesting transfer from a Single Residence 2 District to a Single Residence 3 District SBL no. 65-019-0015A.
- #264-13      Zoning amendment to develop residential districts for small lots**  
ALD. YATES requesting that the Zoning Reform Group or its successor consider amending City of Newton Zoning Ordinances **Chapter 30** to develop additional residential districts reflecting the small lots in older sections of the City and map changes to bring the zones of more residential sections of the City into conformity with the existing land uses. [08/15/13 @ 12:28 PM]

- #129-13      Zoning amendment for special permits for attached dwellings**  
ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, **Chapter 30-1, 30-8(b)(13) and 30-9(b)(5)**. [05/25/13 @ 5:14 PM]
- #65-13      Zoning amendment to require special permit for major topographic changes**  
ALD. YATES, FISCHMAN, KALIS requesting that **Chapter 30** be amended to require a special permit for major topographic changes.]
- #153-11      Zoning amendment for Retail Overlay Districts around village centers**  
ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting that **Chapter 30** be amended by adding a new **Sec. 30-14** creating certain Retail Overlay Districts around selected village centers in order to encourage vibrant pedestrian-oriented streetscapes which would allow certain uses at street level, including but not limited to financial institutions, professional offices, and salons, by special permit only and require minimum transparency standards for street-level windows for all commercial uses within the proposed overlay districts.
- #152-10      Zoning amendment to clarify parking requirements for colleges and universities**  
ALD. BAKER, FULLER, SCHNIPPER, SHAPIRO, FISCHMAN, YATES AND DANBERG recommending discussion of possible amendments to **Section 30-19** of the City of Newton Ordinances to clarify parking requirements applicable to colleges and universities.
- #391-09      Zoning amendment to allow payments-in-lieu of parking spaces: special permits**  
ALD. DANBERG, MANSFIELD, VANCE AND HESS-MAHAN requesting an amendment to **§30-19** to allow payments-in-lieu of providing required off-street parking spaces when parking spaces are waived as part of a special permit application.  
[09/09/09 @ 3:53 PM]

**Respectfully Submitted,**

**Ted Hess-Mahan, Chair**



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#288-17

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

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

Ladies and Gentlemen:

I am pleased to reappoint Jane Ives of 34 Lucille Place, Newton as a member of the Economic Development Commission. Her term of office shall expire on October 30, 2019 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Setti D. Warren

Mayor

RECEIVED  
Newton City Clerk  
2017 SEP -8 AM 9:10  
David A. Olson, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE

---

## Jane H. Ives

34 Lucille Place  
Newton, Ma. 02464

Cell : 617-964-7120

### EDUCATION

**B.A.**, Mills College, Oakland, CA  
**M.Sc.**, London School of Economics, London, UK  
**Ph.D.**, University of London, Faculty of Economics, London, UK

### TEACHING EXPERIENCE

- 1999- 2015      **Lecturer and Consultant, Northeastern University, Boston, MA.**  
Develop and taught undergraduate and graduate online and in class courses with the College of Professional Studies and previously with the College of Business: *Strategic Management, Marketing, General Management, Social Entrepreneurship, Business Ethics, Leadership, Organizational Behavior, Global Management, HRM. , Entrepreneurship and Business Communication.*
- 2008-Present    **Instructor and Consultant, Thomas Edison State University, Trenton, NJ**  
Develop and teach online graduate and undergraduate business capstone courses in *Strategy, Entrepreneurship, Organizational Behavior, HRM, International Management; Non-Profit Management, Marketing and Leadership.*
- 2006-2007      **Lecturer, Bentley University, Waltham, MA**  
Taught undergraduate courses in Global Business with the International Studies Department.
- 2004, 2008      **Visiting Professor, Arizona State University, Tempe, AZ**  
Designed and taught online undergraduate and graduate management course *International Business*. Designed and taught a module for an online graduate seminar on *The World Trade Organization, Global Trade and International Law and Policy.*
- 2003            **Visiting Professor, Thunderbird, The American School of Global Management, Glendale, AZ**  
Designed and taught MBA Winterim Travel/Study Program in Singapore and Thailand on *Managing in the Global and Pacific Rim's Digital Economy.*
- 1999, 2001- 2002 **Visiting Associate Professor, Framingham State University, Framingham, MA**

- Taught undergraduate marketing courses, including *Principles of Marketing, Marketing Research, Marketing Management* and *International Marketing*
- 2000 **Visiting Professor, Thunderbird, The School of Global Management, Glendale, AZ**  
Designed and taught MBA Winterim Program on: *Competing for the Future: Global Business and Leadership in the Global Organization.*
- 1989-1997 **Assistant Professor, University of Massachusetts, School of Management, Boston, MA**  
Taught undergraduate and graduate courses on: *Strategic Management, Organizational Behavior, Introduction to Business, Marketing, Global Business, Entrepreneurship, Women and Business, Business Communication, Environmental Management, Business, Government and Society* and *Business Ethics*
- 1990, 1993 **Visiting Professor, Japan-America Institute of Management Science, University of Hawaii, Graduate School of Business, Honolulu, HI Visiting Professor, University of Hawaii at Manoa, Graduate School of Business, Pacific Asian Management Institute, Honolulu, HI** Taught undergraduate seminar on *Strategic Management, Global Business Ethics.*
- 1981-1989 **Assistant Professor, Suffolk University, School of Management, Boston, MA**  
Taught undergraduate and graduate MBA Management courses on *Strategic Management, Organizational Behavior, Marketing, Introduction to Business, Global Business, Entrepreneurship, Women and Business, Business Communication, Environmental Management and Business* and *Government and Society*. Developed international course material for the business school curriculum. First faculty member to develop sequence of courses on women in business.

## INTERNATIONAL TEACHING AND RESEARCH

- 2001 **Visiting Professor, University of Aix-en-Provence, Graduate School of Business, Aix-en-Provence, France**  
Taught executive MBA course on: *Managing Global Business, Strategy & Entrepreneurship in the Global Digital Organization*
- 1997 **Visiting Professor, Dubai Polytechnic University, Dubai, United Arab Emirates**  
Taught MBA course on *Strategic Management, Leadership* and *Global Business.*
- 1996 **Visiting Fellow in International Business, Bradford University, Graduate Management Centre, UK**  
Conducted research on *Global Business Marketing* and Leadership with European and American multinational companies.
- 1996 **Visiting Professor, Churchill College, Cambridge University, UK**  
Taught executive education course on: *Strategic Management, Leadership. Global Business*

- 1995 **Visiting Professor, Maastricht School of Management, The Netherlands**  
Taught MBA courses on *Strategic Management, Entrepreneurship, Marketing* and *Cross-Cultural Comparative Management*.
- 1995 and 1996 **Visiting Professor, Free University of Brussels, Belgium**  
Taught graduate courses on *Sustainability; Global Business*.
- 1995 **Visiting Professor, Nyenrode University, The Netherlands**  
Taught MBA courses on *Strategic Management, Global Business, and Cross-Cultural Management*.
- 1994 **Visiting Professor, Negocios Internacionales, Universidad Gabriel Mistral, Santiago, Chile**  
Taught graduate MBA courses on *Strategic Management and Global Management*.
- 1987 **Visiting Professor, Fulbright Scholar, National Taiwan University, Taiwan**  
Taught MBA courses on *Global Management, Sustainability and Management of Technology*.
- 1986 **Visiting Research Associate, Taiwan National Science Council, Taiwan**  
Research and teaching on *Strategic Management, Global Business, and Environmental Management*.
- 1985 **Visiting Research Associate, Wolfson College, Oxford University, UK**  
Post-doctoral Research Associate on topics of *Strategic Management, Global Business, Organizational Behavior, and Economic Development*.
- 1985 **Visiting Lecturer, Harvard University, Department of Economics, Cambridge, MA**  
Taught course on *International Development*

## **ADMINISTRATIVE EXPERIENCE**

**2017-Present : Director, Grameen Bank & Trust ,Bangladesh, Global NGO Student Internship Program & The Nepal Global Business, International Development and Microfinance Student internship Program, George Washington University, Washington, DC**

Founded, secured funding and academic and corporate partners for the Grameen Bank & Trust, Bangladesh Global Student Internship Program and the Nepal Global Business, International Development and Microfinance Leadership Undergraduate and Graduate Student Internship Program.  
Develop and manage fundraising and programming.  
Secure funds and manage program partners, including global corporations, international organizations, universities, United Nations, public organizations and donors.

Established and managed global student internships with domestic and global organizations; global development programs for students, communities and the business community.

- 2008-2017 **Director, Grameen Bank & Trust, Bangladesh, Global NGO Student Internship Program. Thunderbird, School of Global Management, Arizona State University, Glendale, Arizona.**  
 Founded, secured funding and academic and corporate partners for the Grameen Global Student Internship Program and the Global Microfinance Leadership Program.  
 Develop and manage fundraising and programming.  
 Secure, fund, and manage program partners, including global corporations, international organizations, universities, United Nations, public organizations and donors.  
 Established and managed global student internships with domestic and global organizations; global development programs for students, communities and the business community.
- 2004-2005 **Director, Global Business Ethics Center, San Francisco State University, College of Business, San Francisco, CA**  
 Developed and managed fundraising and programming for new Global Business Ethics Center, with full responsibility for developing and securing global corporate and university partnerships and donors.
- 2001-2002 **Consultant, Rollins College, Crummer Graduate School of Business, Winter Park, FL**  
 Assistant Director, Committee on International Services, Programs and Projects.  
 Consulted for Graduate School on new programs and developed international business program for students and faculty.  
 Researched and wrote a joint policy paper on new international university programs and projects.
- 1997-1998 **Manager, Global Executive Programs and Domestic and International Student Internships with the International Center, Bentley University, Waltham, MA**  
 Developed undergraduate and graduate domestic and international internships, travel-study programs, and taught courses with the International Center.  
 Developed programs and travel study courses for undergraduate and graduate students with the International Center.

## **EXECUTIVE EDUCATION AND BUSINESS EXPERIENCE**

- 2008-Present **Director and Academic Board Member, American Office TrainingVision Corporation, Singapore**  
 Develop and manage partnerships and undergraduate, graduate and management executive programs in the following areas: Management, Service Management, Social Entrepreneurship, Leadership, Organizational Behavior, HRM, and Finance Executive Education and Training programs in Asia-Pacific, United States and Europe.

- 2009-Present **Editorial Board Member**  
Editorial Board Member, *International Leadership Journal*, Thomas Edison State University, New Jersey, 2009.
- 1998-2002 **Executive Education and Management Consultant, SBC Southwestern Bell Communications, Dallas, TX**  
Developed and managed executive training programs for businesspeople in the telecommunications industry.
- 1998-1999 **Management Consultant, Global Executive Development Associates, Shanghai and Hong Kong, China**  
Developed and managed executive training programs for businesspeople in the global business community.
- 1998 **Management Consultant, NATO, London, UK**  
Developed executive management training programs for European businesspeople.
- 1998-1999 **Consultant, Dubai Chamber of Commerce and Industry, Dubai, United Arab Emirates**  
Developed executive programs in management for the University of Dubai. Designed and managed market research studies.
- 1998-1999 **Management Consultant and Lecturer, Executive MBA Program, Japan-America Institute of Management Science, University of Hawaii, Honolulu, HI**  
Developed executive program in management and a course for overseas Asian businesspeople. Taught short course on Asian business.
- 1990-1999 **Management Consultant and Executive Education Instructor, AT&T School of Business, AT&T Corporation, Somerset, NJ**  
Developed, managed and taught executive courses for AT&T global business community on *Strategic Management, Project Management, Global Business; Global Business Ethics and Entrepreneurship*.  
Established first AT&T Global Business Ethics Program and Global Business Ethics (online) game for use throughout the company.  
Designed and managed market research studies for the Global AT&T community.
- 1979-1997 **Consultant and Management Trainer**  
Project Management, Market Research, Global Social Entrepreneurship, Management Consulting and Training.  
Clients included United Nations International Atomic Energy Agency, Austria; U.S.I.A., Washington, DC; Organization for Economic Cooperation and Development, France; Business International, Hong Kong & New York; U.N. Regional Office for Africa, The Congo; U.N. World Health Organization, Switzerland; U.N. Development Program, Switzerland; The Swedish Centre for Working Life, Sweden; Abt Associates, Massachusetts; Harbridge House, Massachusetts; Milliken Corporation, South Carolina; Lucent Technologies, New Jersey & Massachusetts; Shell Oil, Texas; Asia Inc., Hong Kong; Philips Corp,

New Jersey & Holland; Dubai Chamber of Commerce and Industry, Dubai, UAE; The UN International Labor Organization, Switzerland.

## COMMUNITY SERVICE

1997-present Member (appointed), Economic Development Commission,  
Mayor's Office, Newton, MA  
Member, World Boston, Boston, MA

## GRANTS

- 2008- present **Global Social Entrepreneurship Program Initiative.** Corporate grants to develop and manage the Global Student Internship and Global Leadership Programs with the Grameen Bank and Trust, Bangladesh and The Nepal Global Business, International Development and Microfinance Student Internship Program, George Washington University, Washington ,DC.
- 1998 **Government of Taiwan grant.** Lectured and conducted international business research at National Taiwan University, Taipei, Taiwan.
- 1998 **European Community grant: IRISIA.** Conducted research on Global Sustainable Enterprises at The Institute for the Encouragement of Scientific Research in Industry and Agriculture (IRISIA), Brussels, Belgium.
- 1988 **National Science Foundation grant.** Conducted research in global business in India. Delivered a paper on Global Sustainable Business and Environmental Risk Management at the National Science Foundation International Conference in India sponsored by The National Science Foundation, Washington, DC, The United States Environmental Protection Agency, Washington, DC and The United Nations International Atomic Energy Agency, Austria.
- 1987 **Taiwan National Science Council.** Lectured on global management at National Taiwan University, Taipei, Taiwan.
- 1986 **Fulbright Scholar Program.** Lectured in the area of International Business at National Taiwan University, Taiwan, and conducted research in international business in Taiwan.
- 1983 **German Marshall Travel grant.** Presented paper on Global Sustainability at The International Public Policy Conference, London, UK.
- 1982 **Natural Resources Defense Council, Washington, DC.** Reported on environmental protection and occupational safety and health issues in Ireland.

## PUBLICATIONS

*"Global Social Entrepreneurship and Innovation in Global Organizations in Asia: Trans Technology Corporation", International Leadership Journal , (in progress), 2017.*

Editorial Board Member, *International Leadership Journal*, Thomas Edison State University, New Jersey, 2009-.

Ives J. and DiPillo, P "The Roadmaps to Global Leadership."  
*International Leadership Journal*, Volume Three, Issue Three, Fall 2011.

Ives, J. and Swanson, J.A. "*Asian Fusion Leadership: An American Global Business Leader in Singapore.*"  
*International Leadership Journal*, Volume Two, Issue Two, Winter 2010.

Ives, J. and Swanson, J.A." *Bangladesh as an International Player in the World Marketplace: An Interview with a Global Transformational Business Leader.*"  
*International Leadership Journal*, Volume Two, Issue One, Fall 2009

"The Changing Digital Environment of North American Business," *The International Encyclopedia of Business and Management*, Malcolm Warner, ed. London: Thomson Business Press, 2001.

"Strategies to Manage Global Environmental Disasters: Implications and Recommendations for Asia," Proceedings, National Conference on Capacity Building for Environmental Management in Vietnam, Hanoi, 1998.

"Business and Societal Trends: Culture, Traditions, and Behavior in North America in the 21<sup>st</sup> Century," *IEBM Handbook of International Business*, Rosalie Tung, ed. London: Thomson Business Press, 1998. Also in *International Encyclopedia of Business and Management*, Malcolm Warner, ed., 1996.

"Global Disaster Management," *International Environmental Management*, Luc Hens, ed. Paris: UNESCO Publication Press, 1994.

"Management of Environmental Risks and Technology Policy in Belgium," *Proceedings*, Association on Employment Principles and Practices, San Diego, 1993.

*Risk and Exports: Transnational Corporations and Environmental Control Issues*, editor and co-author. London: Routledge and Kegan Paul Publishers, 1985.

## PRESENTATIONS

"Global Social Entrepreneurship & Microfinance Initiatives : The Nepal Global Business, International Development and Microfinance Leadership MBA Student Internship Program". Brandeis University, October 2016.

"Harnessing the Leadership Challenges and Social Engagement Potential of The Grameen Bank and Trust Graduate Student Internship Program. Recommendations and Policy Initiatives.2015. Global Social Business & Entrepreneurship Conference, Berlin, Germany, November, 2015.

Trans—Technology's Next Challenge. An Entrepreneur's Strategic Move Beyond The Pacific." The Pacific Asian Center for International Business Education and Research Annual Global Conference, San Francisco State University College of Business, San Francisco, California, June 2014.

Invited Judge : Brandeis University Graduate International Business School Third Annual Three Day Entrepreneurship Startup Business Competition and Challenge." Brandeis University, Waltham, Massachusetts, April, 2014.

"Social Entrepreneurship and New Social Business Ventures in Asia and The United States." Brandeis University, Waltham, Massachusetts, December 2013.

Global Entrepreneurship and Social Enterprise Initiatives in the United States and Asia and The Grameen Bank." Babson College Graduate School, Wellesley, Massachusetts, October 2013.

"Global Trends in Entrepreneurship and Global Leadership in the United States and Asia." San Francisco State University College of Business, San Francisco, California, April 2013

"Sustainability, Social Innovation and Global Microfinance Programs : The NGO & Grameen Bank & Trust ,Bangladesh Student Internship Program South Asia." Claremont College ,Claremont, Ca., May 2012, March 2013 .

Global Social Entrepreneurship Initiatives and Programs 2011 with The Grameen Bank& Trust ,Bangladesh", The Pacific Asian CIBER 2010 Annual Meeting, Kona ,Hawaii July,2010 .

"Global Initiatives and Global Village Marketing in The Developing World: Social Action Programs for Undergraduate and Graduate Students ," Distinguished Speakers Series, Mills College, Oakland California ,October 2009 .

"Global Social Entrepreneurship and Global Microfinance initiatives in South Asia and South America: Case Study". Simmons College, Boston, MA, March 2008.

"Global Social Entrepreneurship, Global Microfinance Leadership, Global Business and Rural Village Marketing in Emerging Markets," TBE Conference 2006, The Leeds Graduate School of Business, University of Colorado, Boulder, June 2006.

"The Convergence of Microfinance and Rural Village Marketing and Entrepreneurial Strategies in Key Emerging Markets," The Conference on Reinventing Today's Business for the Challenges of Tomorrow, The Kenan Institute of Private Enterprise, Kenan-Flagler Business School, University of North Carolina at Chapel Hill, March 2006.

"The Convergence of Microfinance, Entrepreneurship, and Rural Village Marketing Strategies in Emerging Markets," Thunderbird, Thunderbird Class, The American Graduate School of International Management, Phoenix, AZ, January 2006.

"Asian Fusion Management: Global Entrepreneurship, Leadership and Business Sustainability": AACSB Conference on Business, University of Colorado, Boulder, July 2005.

"Global Business Management and Strategies in the New Asia Pacific," Thunderbird, Global Business Ethics Class, April 2005 and January 2004.

"International Management and Sustainability," Brandeis University, Waltham, MA, December 2003.

"Managing in the Asian Pacific Rim's New Economy: Singapore, Thailand, and China," Conference on Asian Business, Singapore, January 2003.

"Corporate Strategies and Competitiveness in the Global Organization," Crummer Graduate School of Business, Rollins College, Winter Park, FL, July 2001.

"Managing Change and Strategy and Diversity in the Global Digital Organization," University of Aix-en-Provence, Graduate School of Business, Aix-en-Provence, France, March 2001.

"Global Social Entrepreneurship and Global Microfinance Leadership, Corporate Strategy and Business Process Reengineering in the Global Organization in Asia," presented at TrainingVision Business Conference, Singapore, and October 2000.

"Global Competitiveness and Entrepreneurship in the New Millennium," International German-American Business Conference sponsored by the German government, Gillette Corp., and Schitag Ernst and Young Corp., Leipzig, Germany, June 1999.

"Managing the Global Organization in Asia," China Business Forum, Shanghai, China, June 1998.

"Trends and Issues in International Business: Developing the Global Strategy and the Global Code of Conduct for AT&T Corporation," Thunderbird, Phoenix, AZ, January 1998.

"Competing for the Future and Managing Global Entrepreneurship and Changes in Global Organizations," SIA, Inc. Forum, Hong Kong, July 1997.

"Global Business Ethics in the 21st Century," International Conference on Business Ethics, The Lincoln Center for Ethics, Arizona State University, Tempe, October 1997.

"Change Management and Social Entrepreneurship in the Global Multinational Company," Churchill College, Cambridge University, UK, October 1996.

"International Management and Global Disaster Management Planning," Maastricht School of Management, Maastricht, The Netherlands, December 1995.

"International Environmental Management Practices and Performance," Association on Employment Practices and Principles, Boston, MA, 1994.

"International Global Ethics & Management: The Foreign Corrupt Practices Act and U.S. Federal Sentencing Guidelines," Arizona State University College of Management and Lincoln Center for Ethics, Tempe, AZ, 1994.



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#289-17

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

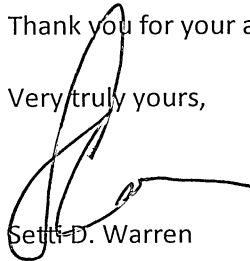
Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint Stephen Feller of 104 Harvard Street, Newton as a member of the Economic Development Commission. His term of office shall expire on October 30, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,



Setti D. Warren

Mayor

RECEIVED  
Newton City Clerk  
2017 SEP -8 AM 9:10  
David A. Olson, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE

# STEPHEN FELLER

---

104 Harvard Street  
Newton, MA 02460

## PROFESSIONAL SUMMARY

---

*A seasoned entrepreneur and executive with strong strategic planning, operational and financial expertise that drives significant and lasting strategic and operation change. A self-motivated, personable leader adept at establishing and leveraging strong relationships while focusing an organization on its core strengths to facilitate sustainable growth. An insightful manager with a proven history of significantly growing profitable companies in fast-paced entrepreneurial environments.*

## PROFESSIONAL EXPERIENCE

---

### **DISTRICT MANAGEMENT GROUP (2016 – PRESENT)**

Boston, MA

#### ***Manager of Finance & Operations***

- Lead, train, and develop a team responsible for all aspects of finance/accounting, operations, administrative, HR and office management functions for an educational consulting and technology company.
- Create & manage forecasts and budgets while guiding financial, operational and strategic decisions.
- Provide financial status of the company by collecting, interpreting and reporting key financial data and developing key performance metrics.
- Finance and Operations representative and active participant in all board meetings.
- Keep current on information and technology affecting functional areas in order to increase innovation and efficiencies.

### **TAVOLA, INC. (2006 – 2016)**

Newton, MA

#### ***Director of Operations, Finance & Strategy***

- Responsible for all aspects of operations, finance/accounting, administrative and HR functions for Bread & Chocolate bakery café retail stores and wholesale channels from inception to sale.
- Managed forecast, demand planning, supply chain and inventory for all products, creating forecasts that resulted in profit margins more than double industry averages.
- Accomplished annual average revenue growth of 22% during 10 years.
- Created and drove process/product standardization and continuous improvement across all stores and channels.
- Led the successful negotiation and sale of business at over 4X operating income.
- Conducted due diligence and created financial models for acquisitions and new product channels.

### **CITY OF NEWTON, MA (2013 – PRESENT)**

Newton, MA

#### ***Economic Development Commission (Chairman - 2015, 2016)***

- Promote and develop business and industry for the purpose of strengthening local economy.
- Encourage and assist new and existing businesses, industry and commerce in Newton.
- Analyze proposed mixed-use developments, balancing increased revenue against demands and impact on city resources, making recommendations to Mayor and City Council.

**PHASE FORWARD (2005 – 2006)**

Waltham, MA

***Senior Manager of Financial Planning & Analysis***

- Directed a staff of 8 analysts providing full analytical support including expense and revenue recognition, forecasting, production of financial statements and board presentations.
- Implemented standard monthly analysis package designed to evaluate and improve productivity, efficiency and profitability of all operating departments.
- Designed robust forecasting, budgeting and P&L models, notably improving accuracy while focusing attention on the variables that significantly impact profitability.

**BIOGEN IDEC, INC (2003 – 2005)**

Cambridge, MA

***Senior Forecasting Analyst***

- Maintained existing forecasting models while adding creative input into developing new approaches, such as statistical and simulator analysis, while reducing re-forecast time by 75%.
- Improved forecasting accuracy from a 10% quarterly margin of error to 0.5% for products with \$1.5 Billion in annual sales.
- Process, analyze and integrate all aspects of product and market trends providing Senior Management with timely and accurate insights that helped define strategies and drive decisions.
- Spearheaded worldwide planning, analysis and forecasting for new product launches.
- Managed weekly shipment schedules, inventory levels and wholesaler relationships.

**SAPIENT CORPORATION, (1999 – 2001)**

Cambridge, MA

***Strategy Consulting Manager, Senior Strategy Consultant***

- Created, defined and validated new business opportunities for a \$28 Billion oil and gas company.
- Defined the e-commerce, Internet and brand strategies for a \$6 Billion retail leader.
- Restructured and streamlined processes for a \$7.5 Billion financial services organization, speeding information and decision-making flows while reducing expenses by 30%.
- Redesigned the sales process for a \$500 Million services company, cutting response times by 65%.
- Developed new business ideas, analyzed product lines and reviewed production capabilities for a manufacturing and retail conglomerate with \$450 Million annual revenues.

**CORESTATES FINANCIAL CORP., (1993 – 1999)**

Philadelphia, PA

***Finance Manager, Senior Financial Analyst, Financial Analyst***

- Led a team of 5 employees with responsibility for financial planning and analysis, variance and trend analysis, product and customer profitability reports, and preparation of customer bids.
- Developed and maintained monthly reporting package, including site P&L's and manufacturing efficiency reports for 8 processing centers.
- Spearheaded operational effectiveness efforts, correcting manufacturing, customer pricing, sales and personnel issues that impeded growth, profitability and productivity. Annual expenses reduced by 20% while increasing pre-tax profits by 40%.
- Performed activity based cost studies, breaking a \$145 Million budget into per unit costs for over 350 products across 15 operations areas.

**EDUCATION*****M.B.A - VILLANOVA UNIVERSITY***

Villanova, PA

***B.S. - LEHIGH UNIVERSITY***

Bethlehem, PA

Major: Accounting

Minor: English

Pi Kappa Alpha Fraternity: *President*



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#290-17

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

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

Ladies and Gentlemen:

I am pleased to reappoint Howard Barnstone of 26 Bracket Road, Newton as a member of the Economic Development Commission. His term of office shall expire on October 30, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Setti D. Warren

Mayor

RECEIVED  
Newton City Clerk

2017 SEP -8 AM 9:10

David A. Olson, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE

Howard Barnstone  
26 Brackett Rd  
Newton, MA 02458

#290-17

Conservation  
June 7th  
10:30

## Summary

- Extensive financial services experience (over 20 years) in a variety of roles: VP Corporate Development, Strategy and Acquisitions; VP Product Development; VP Operations; lead negotiator; and lead author of strategic business plans, acquisition and product development proposals.
- Expert written and verbal skills; extensive experience presenting business proposals to CEOs, CFOs and Board of Directors.

## Professional Experience

### HLB Consulting, Newton, MA

2012 to present

Strategic, market development and general business consulting for startup firms as well as early stage development. Strategic partnership, capital raising, strategic planning, negotiation strategy, and market positioning analysis.

### Triangle Park Capital Markets Data, Portsmouth, NH

September, 2010 – 2012

Triangle Park Capital Markets Data is an initial stage financial information and software firm. Drove business development in the data vendor market, data supplier negotiations, strategic planning

### Interactive Data Corporation, Bedford, MA.

1986 – October, 2010

*A global \$750 million financial information company privately owned by Silver Lake Partners and Warburg Pincus.*

### Vice President, Corporate Development, Strategic Alliances & Acquisitions 2001 – October, 2010

Reporting to the Chief Financial Officer, identified and developed new business and market opportunities including strategic partnerships, acquisitions, minority investments, and divestitures. Led the enterprise wide rolling three year strategic planning process. Negotiated strategic enterprise-wide supplier and other complex agreements. Participated in product development to grow revenue streams adjacent to core revenue.

*Led the acquisition process for 14 acquisitions in the \$10 - \$80 million revenue range adding aggregate annual acquisition revenue of \$250 million. Developed and wrote a business case for each acquisition which I presented to the CEO, CFO and Board of Directors for approval*

*Led 3 year strategic planning process. Organized project teams within each of five business units to gather long term growth priorities. Synthesized findings and drafted the strategic plan and presented it to Senior Management and Board of Directors.*

*Lead negotiator for enterprise wide strategic agreements. Developed negotiation strategies, coordinated with Legal in developing the final agreements.*

Howard Barnstone  
26 Brackett Rd  
Newton, MA 02458

**Vice President, North American Products and Operations**

**1997 – 2001**

Managed \$80 million in revenue of North America products including new product development, strategic pricing, and daily production. Managed a group of 80 professionals.

**Director, Data Management and Data Acquisitions**

**1992 – 1997**

Managed 65 global data sourcing relationships with a total budget of \$5 million. Managed a group of 10 professionals who facilitated the integration of the data into products and services.

**Business Manager, Data Acquisitions and Budget**

**1986 – 1992**

Negotiated \$3 million of data sourcing agreements, prepared \$25 million expense budget for the system software, operations and network groups.

**Education**

**University of Massachusetts, Amherst, MA**

Bachelor of Arts, Economics, Cum Laude, May, 1980

**Northeastern University, Boston, MA**

Master of Business Administration, Finance, May, 1982

**University of Massachusetts, Boston, MA**

Graduate Certificate in Dispute Resolution, December, 1989

*2 year program, post graduate 5-course program in negotiation and mediation.*



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#291-17

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

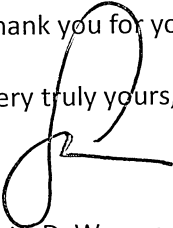
Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to reappoint Joyce Plotkin of 250 Hammond Pond Parkway, 1611N, Newton as a member of the Economic Development Commission. Her term of office shall expire on October 30, 2020 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

  
Setti D. Warren

Mayor

RECEIVED  
Newton City Clerk  
2017 SEP -8 AM 9:10  
David A. Olson, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE



**MASS  
TECHNOLOGY  
LEADERSHIP  
COUNCIL**

**STEM Projects**

1992-2008

Under the Leadership of Joyce Plotkin, President  
Massachusetts Technology Leadership Council

**K-12 Programs**

**Switched-on Classroom**

*Description* – wrote/published a guide to help public schools develop technology plans and provided sources for educational content;

*Partners* – Council led the effort; partners were technology company executives; school superintendents, teachers unions; math and science teachers associations; Commissioner of Education

*Impact* – distributed free to every public school in the state just as state officials mandated that each school district have a tech plan before it could get any state dollars for technology; *New York Times* article led to national/international distribution

**Mass Tech Corps**

*Description* - assembled a corps of volunteers from the technology community to help schools write and implement tech plans, provide on-line curriculum resources, educate teachers on how to use the Internet

*Partners* – Council created the initiative with *ComputerWorld* publisher who branded the initiative and gave the project free advertising which was used to recruit volunteers

*Impact* - 800 people volunteered in 70 school districts across the state; served as model for US Tech Corps

**Net Day**

*Description* – helped to install and network computers and gets Internet access into public schools; organized training sessions to educate teachers on using the Internet

*Partners* – Initiated by Senator Edward M. Kennedy, co-chaired by Council President; had a 70-person Organizing Committee; key partners – technology companies, schools, unions (teachers, electrical workers, school custodians), Department of Education

*Impact* – helped to wire half of the public schools in Mass (1,000); 15,000+ volunteers participated; \$30+ million worth of products and services were donated to the schools

**Educational Foundation**

*Description* – recognize teachers, students, administrators, and volunteers who did an outstanding job of integrating technology into classrooms; recognize middle school math and science teachers who excite kids about math and science; teacher gets plaque for classroom; school gets tech grant \$1-5,000

*Partners* – Council initiative; Commissioner of Education personally handed out the awards because he said there were so few corporate programs that recognized teachers; Selection Committee of tech executives, teachers, other STEM activists

*Impact* – Recognized approximately 100 teachers; program has been credited with incenting teachers to go after bigger grants and awards from state and national programs

**K-12 Technology Standards**

*Description* – asked by the former Commissioner of Education (K-12) to update tech standards for the state

*Partners* – Dept. of Education (DOE); Advisory Committee of tech executives, tech administrators from schools, STEM activists

*Impact* – voluntary standards approved by DOE for use throughout the state

### Higher Education

#### **Boston University Design Project**

*Description* - Match approximately 30 graphic design students (seniors, grad students) per year with 8-12 member companies for such design projects as logo, web site, collateral materials

*Partners* – Council initiated; member companies, Boston University School of Fine Arts - Design Dept.

*Impact* – Companies get new communications materials for minimal cost (up to \$1500 paid to student for rights to design). Over 300 students got a “real-world” work experience.

### Workforce Training

#### **Fellowship Program**

*Description* – re-trained laid-off workers for jobs in the software industry during the late 90s; provided them with fellowships in tech companies; 5-month program

*Partners* – Council initiative; partners include technology companies, US Department of Labor, State Department of Employment & Training

*Impact* – re-trained 600 people; had over 95% placement rate

### Research/Advisory Role for National Science Foundation Projects in partnership with University of Massachusetts

- Council members served as the study population for first-ever NSF funded research project on men and women in the IT work environment; focused on incentives and barriers for women entering IT;
- Participated in conference to recommend changes in the teaching of computer science in higher ed;
- Serve on the National Visiting Committee for a NSF project to provide a path for urban tech ed students from high school to community college to state university;
- Serve on the Advisory Committee for a UMass project funded by NSF’s Broadening Participation in Computing initiative.

### Other

- Served on the task force that created, and chaired the Advisory Board that set priorities for, a UMass program - the **Commonwealth IT Initiative** - which provides grants for professional development of teachers and upgrading of curriculum; also created an IT minor to supplement any major.
- Appointed by Mayor Menino of Boston to chair two technology-related committees for the Boston Public Schools (BPS):
  - LINC - Advisory Committee for developing the technology plan for BPS and
  - Project Refresh - encourages companies to donate used computers (up to 3 years old) to BPS



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#292-17

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

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

Ladies and Gentlemen:

I am pleased to reappoint Philip Plottel of 50 Roslyn Road, Waban as a member of the Economic Development Commission. His term of office shall expire on October 30, 2019 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

  
Setti D. Warren

Mayor

RECEIVED  
Newton City Clerk  
2017 SEP -8 AM 9:10  
David A. Olson, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE

50 Roslyn Road  
Waban, MA 02468

---

**Summary**

- Over twenty years' domestic and international management and consulting experience.
- Timely delivery of complex, innovative and creative solutions in operations, strategic implementation, IT, real estate, facilities, engineering, construction and design.
- Life sciences, facilities, and professional services industries.

---

**Professional History**

**ARIAD Pharmaceuticals, Inc** Cambridge, Massachusetts

2012 -

*Senior Director, Global Real Estate and Facilities*

- Lead Global Real Estate and Facility Functions for publicly traded biopharma
- Currently Responsible for over 500,000 square foot facility portfolio in US and Europe
- Leased 10 new sites (400,000 square feet) to accommodate company growth into Europe and at Cambridge headquarters. Directed fit-out at two largest sites.
- Re-organized department to deliver facility services more efficiently.
- Implemented new key performance indicator, capital approval and space management processes
- Report directly to Chief Financial Officer

**Telshire LLC** (formerly Plottel Advisers), Waban, Massachusetts

2010 - 2012

*Founder, CEO*

- Strategic planning and programming for a public biopharma's 100,000 Square Foot (SF) expansion
- Strategic planning and programming for a venture funded device company's expansion
- Laboratory incubator feasibility study for the Massachusetts Institute of Technology
- Facility strategy for a personalized medicine start-up.
- Owner's Project Manager for a Life Science Automation firm's 40,000 SF relocation
- Expert opinion on construction litigation for a global life science firm.
- Advised real estate development firm on trends in life science lab design and energy usage.
- Due diligence on acquisition of laboratory building

**Novartis Institutes for BioMedical Research, Inc, (NIBR),** Cambridge, Massachusetts

2002 - 2010

*Global Head, Design & Engineering, 2008-2010*

*Head, Real Estate, Engineering & Construction, 2005 – 2008*

*Executive Director, Real Estate & Construction, 2002 – 2005*

**Real Estate**

- Organized and led Novartis Campus Shanghai Project, a multi-billion dollar investment for new 2 million SF campus on a green field site in Shanghai, China.
- Led site selection, purchase and lease negotiations for more than 1 million SF of laboratories and offices valued at over \$1 billion in Cambridge and Boston, including the Novartis Research Headquarters Campus anchored by the former NECCO candy factory.
- Procured architects, engineers, contractors, furniture, equipment, and real estate consultants for more than \$400 million construction projects.
- Managed "*psycho track*" permitting, design and construction of 100 Technology Square, a \$100 million, 255,000 SF fit out for biomedical research in 11 months from design to occupancy.
- Managed "*fast track*" permitting, design and construction of 220 Massachusetts Avenue, a \$30 million, 5 level, 60,000 SF, *LEED Gold* office building on a contaminated site.
- Designed and authored *Lab of the Future* requirements for next generation laboratories.
- Represented Novartis to governmental, regulatory and industry bodies.

Page 2 of 3

**General Management**

- Participated on Global Research Operations Leadership Team, the management body for 250 employees in US, Switzerland, England and China, and the Cambridge Research Operations Leadership Team.
- Directly managed 10 associates in multiple cost centers in US and China.
- Approved capital renovation projects and performed engineering reviews for capital purchases.
- Created and chaired Cambridge Space Review Committee
- Reduced NIBR global energy usage by 10% resulting in million dollar plus annual net savings.
- Developed Global Research Operations' internal communication strategy.
- Established Cambridge site in 2002 as 1<sup>st</sup> Novartis associate; grown to 2,000+ FTEs.

**PwC Consulting, a business of PricewaterhouseCoopers LLP**, New York, New York 1998 - 2002  
*Principal Consultant*, 2000 – 2002  
*Consultant*, 1998 – 2000

**Four Engineering Firms, Ferguson Laboratory and State of Connecticut Budget Office**, 1988 – 1997  
 New York, New York; Austin, Texas; Hartford Connecticut  
*Senior Structural Engineer; Engineer; Research Assistant; Summer Intern*

**Education**

**Yale School of Management**, New Haven, Connecticut  
 Master of Business Administration (MBA), 1998

**University of Texas at Austin**, Austin, Texas  
 Master of Science in Engineering (MSE), 1991

**Columbia University, School of Engineering and Applied Sciences**, New York, New York  
 Bachelor of Science (BS), 1988

**Professional Registrations, Awards, and Languages**

- Licensed Professional Engineer, New York.
- Fluent in French, knowledge of Spanish.
- Yale School of Management, Alumni Leadership Award, 2013

**Presentations & Publications**

- *The Fundamentals of Space Planning and Space Management* Tradelines, September 2012
- *What is the Future of the Biomedical Research Lab?* OE, 2011.
- Northeastern University, Final Review Jury, 2010.
- *Integrated Project Delivery* Symposium, Harvard Business School, 2009.
- *Leading-Edge Research Environments: Lessons Learned from Novartis*, Tradelines, 2008.
- *Integrated Design Panel*, AIA Build Boston, 2007.
- *Fast Architecture*, AIA National Conference, 2004 and 2005.
- Harvard University Roundtable on Capital Projects, 2005.
- *High Load Pot Bearing Design*, published in the "Proceedings of the 4<sup>th</sup> World Congress on Joint Sealant and Bearing Systems for Concrete Structures, volume 2. (ACI SP-164)," Barrie Atkinson, ed. American Concrete Institute, 1997 (with Drew Gilstad).
- *The Use of Rectangular Steel Box Members in the U.S. Building Construction Industry*, Ferguson Structural Engineering Lab Report 91-4, the University of Texas at Austin, 1991 (with Michael Engelhardt).

**Community Activity**

Co-chair, Yale School of Management Boston Alumni Association 2011 - 2013  
 City of Newton, MA Economic Development Commission 2004 –





SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#293-17

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

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

Ladies and Gentlemen:

I am pleased to reappoint Peter Kai Jung Lew of 61 West Pine Street, Auburndale as a member of the Economic Development Commission. His term of office shall expire on October 30, 2020 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Very truly yours,

Setti D. Warren

Mayor

RECEIVED  
Newton City Clerk  
2017 SEP -8 AM 9:10  
David A. Olson, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE

61 West Pine Street  
Auburndale, MA 02466-1115

## **SUMMARY**

Extensive management experience with the architectural design/development process, construction administration, tenant fit-up and commissioning. Real estate site search, evaluation/acquisition & design-development.

## **EXPERIENCE**

Dept Hsg & Comm Dev, Comm MA, Capital Projects Coordinator

Inspect & coordinate housing modification projects for the 245 LHA across Mass.

Richard Alvord Architect, Project Architect

Project manager senior housing project development; construction administration waste water treatment

CBI Consulting Engineers, Inc Senior Project Architect

Field Inspections, Design Review, Client Meetings, Construction Administration

Bay State Design, Boston, MA Senior Program Manager

InterNAP, Boston-Seattle, WA Senior Project Manager

Oversight for the design & construction of carrier neutral interconnect facilities(NYC, LA, Btn, Atlanta).  
(responsibilities included on site construction management, forensic accounting)

Verizon Wireless, Woburn, MA Acting Manager Implementation

Design & Construction of their wireless cellular network in New England (sites/switches/HQ)

-site search & acquisition, site evaluation, design, coordination of engineering consultants.

(quadrupled cell site build program & budget)

Lam Partners, Inc. Cambridge, MA Design Associate

Design/Development of lighting concepts integrating artificial & natural light into architecture

-computer analysis of natural & artificial lighting, design/development of concepts & details,

full & scale lighting mock-ups, product development, research & specifications

State Building Code Commission, Commonwealth of Massachusetts, Boston, MA Staff Architect

Provided technical assistance to Architects, Engineers, contractors, building officials, general

Public & the Commission; technical research & development of building codes; creation &

presentation of training programs

## **PUBLICATIONS**

“Coal & Woodstove Installation Guide”

“Guide to the Energy Code Regulations for Rehabilitated Buildings”

“Thermal Requirements in Commercial Construction”

“Residential Heat Loss Calculation/Equipment”

“Conservation as a Design Challenge”

“Energy Code Lighting Limits”

## **PROFESSIONAL**

Registered Architect (Massachusetts)

Licensed Construction Supervisor- unrestricted (Massachusetts)

Notary Public (Massachusetts)

## **COMMUNITY**

Economic Development Commission, Newton, MA: Commission Board Member

Hong Kong Dragon Boat Festival in Boston: BoD President & Race Director

The Wellness Warriors, Breast Cancer Survivor Dragon Boat Team: Head Coach, BoD