



## **Zoning & Planning Committee**

### **Agenda**

#### **City of Newton**

#### **In City Council**

**Monday, June 24, 2019**

**7:00PM**

**Room 205/Council Chamber**

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

**#140-19(3)      Zoning amendments for Riverside Station**

RIVERSIDE STATION/355 GROVE STREET AND 399 GROVE STREET requesting amendments to Chapter 30, Newton Zoning Ordinance, in Sections 4.2.3 and 4.2.4 relative to the Mixed Use 3 District.

**#187-19      Zoning amendment from Newton LFIA for Riverside Station**

LOWER FALLS IMPROVEMENT ASSOCIATION RIVERSIDE COMMITTEE requesting to amend Chapter 30, City of Newton Zoning Ordinance, Sections 4.2 and 7.3.5 pertaining to the Mixed Use3/Transit-Oriented zoning district.

**#188-19      Zoning amendment for Inclusionary Zoning**

DIRECTOR OF PLANNING requesting amendments to the Inclusionary Zoning provisions of Chapter 30, Newton Zoning Ordinance, to apply the requirements to any project including seven or more residential units; to increase the required percentage of affordable units for projects of a certain size; to require that some affordable units be designated for middle-income households; to create a new formula for calculating payments in lieu of affordable units and fractional cash payments; to waive certain inclusionary zoning requirements for 100% deed-restricted affordable developments; to strengthen the Elder Housing with Services requirements; and to clarify and improve the ordinance with other changes as necessary.

**#128-19      Zoning Amendment for short-term rentals**

DIRECTOR OF PLANNING proposing to amend Chapter 30, City of Newton Zoning Ordinances, in order to create a short-term rental ordinance that defines the short-term rental and bed &

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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.

breakfast uses, identifies what zoning districts they would be allowed in and under what criteria, conditions, limitations and permitting process.

**Referred to Zoning & Planning, Public Safety, and Finance Committees**

- #136-19      Short-term rental ordinance with fees**  
DIRECTOR OF PLANNING proposing amendments to Chapter 20 and 17 of the Revised Ordinances of the City of Newton to create a short-term rental ordinance with fees that would require registration of short-term rentals with the City's Inspectional Services Department and fire inspections to protect public health and safety.  
**Public Safety Approved 4-0-1 (Cote abstaining; Grossman not voting) on 06/05/19**  
**Finance Approved 4-0 (Grossman recused) on 06/10/19**
- #212-19      Reappointment of Jack Leader to the Economic Development Commission**  
HER HONOR THE MAYOR reappointing JACK LEADER, 613 California Street, Newton as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 1, 2022. (60 days – 08/17/19)
- #213-19      Reappointment of Robert Finkel to the Economic Development Commission**  
HER HONOR THE MAYOR reappointing ROBERT FINKEL, 6 Stearns Street, Newton Centre, as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 1, 2022. (60 days – 08/17/19)
- #214-19      Reappointment of Jane Brown to the Commission on Disability**  
HER HONOR THE MAYOR reappointing JANE BROWN, 104 Atwood Avenue, Newtonville, as a member of the COMMISSION ON DISABILITY for a term to expire July 31, 2022. (60 days – 08/17/19)
- #215-19      Reappointment of Rob Caruso to the Commission on Disability**  
HER HONOR THE MAYOR reappointing ROB CARUSO, 237C Watertown Street, Newton, as a member of the COMMISSION ON DISABILITY for a term to expire July 31, 2022. (60 days – 08/17/19)
- #216-19      Reappointment of Girard Plante to the Commission on Disability**  
HER HONOR THE MAYOR reappointing GIRARD PLANTE, 58 Ash Street, Auburndale, as a member of the COMMISSION ON DISABILITY for a term to expire July 31, 2022. (60 days – 08/17/19)
- #217-19      Reappointment of Nancy Grissom to the Auburndale Historic District Commission**  
HER HONOR THE MAYOR reappointing NANCY GRISSOM, 7 Orris Street, Auburndale, as a member of the AUBURNDALE HISTORIC DISTRICT COMMISSION for a term to expire July 10, 2022. (60 days – 08/17/19)

**#218-19**

**Reappointment of Italo Visco to the Auburndale Historic District Commission**

HER HONOR THE MAYOR reappointing ITALO VISCO, 66 Grove Street, Auburndale, as a member of the AUBURNDALE HISTORIC DISTRICT COMMISSION for a term to expire May 31, 2022. (60 days – 08/17/19)

**Respectfully Submitted,**

**Susan S. Albright, Chair**



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#212-19

Telephone  
(617) 796-1100

Fax

(617) 796-1113

TDD/TTY

(617) 796-1089

Email

rfuller@newtonma.gov

May 17, 2018

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

RECEIVED  
NEWTON CITY CLERK  
2018 JUN -5 AM 10:38  
DAVID A. GIBSON, CLERK  
NEWTON, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Jack Leader of 613 California Street, Newton as a member of the Economic Development Commission. His term of office shall expire on May 1, 2022 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

*Ruthanne Fuller*

Ruthanne Fuller  
Mayor

**JACK M LEADER**

**OBJECTIVE** To be re-appointed to the Economic Development Commission of the City of Newton

**PROFESSIONAL ACHIEVEMENTS** **[FIELD OR AREA OF ACCOMPLISHMENT]**

[Achievement]

[Achievement]

[Achievement]

**[FIELD OR AREA OF ACCOMPLISHMENT]**

[Achievement]

[Achievement]

[Achievement]

**[FIELD OR AREA OF ACCOMPLISHMENT]**

[Achievement]

[Achievement]

[Achievement]

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

**WORK HISTORY** **INSURANCE BROKER, PHOENIX MUTUAL**

Jan 3 1978- Jan 1988

**INSURANCE BROKER, WS GRIFFITH**

Jan 1988 to Jan 2001

**INSURANCE BROKER, BAY FINANCIAL ASSOCIATES LLC**

Jan 2001 to Present

EDUCATION

**CABOT SCHOOL 1960-1967**

I had the honor of being the first class taught by Penny Smith, who went on to be the McDonalds Teacher of the Year

**FRANK ASHLEY DAY JUNIOR HIGH 1967-1970**

Ernest Van B Seasholes, Principal

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Ruthanne Fuller  
Mayor

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Office of the Mayor

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Email  
rfuller@newtonma.gov

May 17, 2019

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

RECEIVED  
HONORABLE CITY CLERK  
2019 JUN -5 AM 10:40  
David A. Chorn, Clerk  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Robert Finkel of 6 Stearns Street, Newton Centre as a member of the Economic Development Commission. His term of office shall expire on May 1, 2022 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor



**Robert A. Finkel**

Partner, Kerstein Coren & Lichtenstein LLP  
60 Walnut Street, Wellesley, MA 02481

**Education:** Newton South High School, 1987, Brandeis University, B.A., 1991 ,  
Cornell University Law School, J.D., 1994

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Robert Finkel has more than 20 years of experience in real estate law, general business and corporate matters, employment law and non-profit law.

Robert has assisted many clients with the acquisition, development, leasing, refinance and sale of real estate properties. He also has extensive experience in counseling private and institutional lenders and investors in connection with their real estate and business backed financings and transactions. His clients are based in Massachusetts, throughout the U.S. and worldwide.

Working with entrepreneurs, Robert has substantial experience assisting clients with the launch and growth of their businesses. He has represented many clients in connection with their incorporation, LLC formation, shareholder agreements, equity financings, bank financings, employment agreements, stock option plans, contracts, and asset and stock purchase agreements. Robert also works with non-profit foundations and public charities in incorporating and establishing their organizations and in providing ongoing corporate counsel.

Attorney Finkel is Chair of the firm's Emerging Company Finance and Non-Profit Practice Groups and is a founding partner of the firm.

**Community Involvement:**

- City of Newton's Economic Development Commission
- Board of Directors, Temple Emanuel of Newton, Massachusetts
- Past President, Temple Emanuel Brotherhood
- Board of Directors, The Wurtman Foundation
- Former Member of the Board of Trustees, the Solomon Schechter Day School of Greater Boston
- Former Chair, Strategic Facilities Committee, the Solomon Schechter Day School of Greater Boston

**ADMISSIONS:**

1995, Massachusetts Bar



**Application Form**

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**Profile**

Robert

First Name

Finkel

Last Name

Email Address

6 Stearns Street

Home Address

Suite or Apt

Newton Centre

City

MA

State

02459

Postal Code

**What Ward do you live in?**☒ Ward 6Kerstein, Coren & Lichtenstein,  
LLP

Employer

Real Estate & Business Attorney

Job Title

---

**Which Boards would you like to apply for?**

Economic Development Commission: Submitted

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**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 writing to submit my letter of interest for re-appointment to another term as a member of Newton's Economic Development Commission (EDC). It has been an honor to serve on the EDC the last few years working together with our Chair Joyce Plotkin. I believe that the EDC can play an important role in city life by being a strong voice for pro-economic development policies and by making sure our business community feels valued and heard. As a lifelong resident of Newton, graduate of NSHS '87 and as a real estate and small business attorney in Wellesley, Massachusetts I feel I bring a good perspective to the commission. I work with small businesses every day and am particularly sensitive to their needs from leasing to permitting and so much more. Having grown up in Newton, I have a great appreciation for the history of our City, including the importance of its village centers. I also know the importance of supporting smart, thoughtful development, so that Newton can continue to be a vibrant community for its residents into the future. In terms of my involvement in the community, I am on the Board of Directors of Temple Emanuel in Newton. I serve as Treasurer of the David Kalis campaign. I have a daughter at the Brown Middle School. I respectfully submit this letter of interest for reappointment to the EDC so that I may continue to have the opportunity to serve our City. Thank you for your consideration.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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(617) 796-1089  
Email  
rfuller@newtonma.gov

June 12, 2019

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

To the Honorable City Councilors:

I am pleased to reappoint Jane Brown of 104 Atwood Avenue, Newtonville as a member of the Commission on Disability. Her term of office shall expire on July 31, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

*Ruthanne Fuller*

Ruthanne Fuller  
Mayor

RECEIVED  
NEWTON CITY HALL  
2019 JUN 12 PM 10:22  
DANIEL A. GREGG  
Newton, MA 02459

Subj: Fwd: (no subject)  
Date: 3/28/2011 6:24:34 P.M. Eastern Daylight Time  
From: GBJONAH@aol.com

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From: GBJONAH@aol.com  
To: SEcker@NewtonMA.gov  
CC: lwalsh@newtonma.gov, gbjonah@aol.com  
Sent: 3/28/2011 2:33:42 P.M. Eastern Daylight Time  
Subj: (no subject)

My goal is to be reappointed as a Commissioner to the Newton Human Rights Commission.

Profession: Speech Language Pathologist. Certificate of Clinical Competence in Speech and Language Pathology.

Education: BS, MS, CAGS Boston University.

Employment: Revere Public Schools, 1972 through 2001.

Duties: Direct therapeutic services to children, Core evaluation team member, Diagnostics, Consultation and Collaboration with classroom teachers, Parental involvement, Building based support team, Supervision of Speech assistants, and University students.

Professional Associations: Massachusetts Teachers Association, National Education Association, Council for Exceptional Children, Federation for Children with special needs, American Speech and Hearing Association (State Education and Advocacy Leader), Massachusetts Speech and Hearing Association.

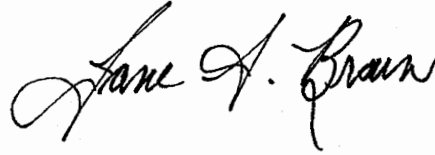
Memberships: Amnesty International, Native American Rights Fund, Southern Poverty Law Center, Ward 2 democratic committee, Newton democratic party, Greenpeace, Sierra Club, Women's International league for peace and freedom, Women's Commission, Newton Dialogues on Peace and War, Massachusetts Peace Action.

I have been a member of the Mayor's Committee for people with disabilities since November of 2005. My background in special education has made this a logical placement. This has been a rich experience for me. It gave me an opportunity to work to enable disabled people to achieve equal access to community life through our advocacy. There has been improved accessibility to public facilities, parks and recreation, commercial buildings and the streets of Newton. We have recommended \$150,000 in community block development grants to improve accessibility throughout the city. Mayor Warren has encouraged and assisted the Committee to achieve new status as a commission. This will allow the 35 year old group greater permanence with stronger opportunity to improve the lives of the disabled. My appointment to the Commission on Disabilities was confirmed by the Board of Aldermen at its March meeting on March 12, 2011.

In 1973, the Human Rights Commission was established to "ensure mutual understanding and respect among all persons in this city by promoting acceptance of diversity and combating discrimination". As a member of the advisory council and as a commissioner, I have worked to strengthen this statement. Newton continues to expand in the diversity of its population. It is essential that we protect the rights of all inhabitants, no matter what nationality, race, religion, chronological age, ability or sexual orientation. I have participated in the organization and presentation of a variety of programs: Israel Palestine, conversations for peace, Understanding immigration, reality of school desegregation, Race, the power of an illusion, Darfur awareness, civil liberties in a time of crisis and Highschool students speak out and honors and awards programs. I have a deep belief in justice, human rights and equal

opportunity, as well as access within our human community.

On December 10 the Human Rights Commission presented the annual awards to a unique couple. Dr. Arese Carrington and her husband Walter are currently residents of Newton. They have exemplified a respect and compassion for humanity. Dr. Carrington described the results of terrorism, prejudice and war and the ensuing destruction to human rights. Walter described the effects of prejudice within the suburban community. He said "It is easier to vote for a black man, than to have him living next door. Arese and Walter Carrington were inspirational. They have shown us the path. Now it is up to us to follow it.

A handwritten signature in cursive script, reading "Lane A. Braun". The signature is written in dark ink and is centered on the page.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#215-19

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rfuller@newtonma.gov

June 12, 2019

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

To the Honorable City Councilors:

I am pleased to reappoint Rob Caruso of 237C Watertown Street, Newton as a member of the Commission on Disability. His term of office shall expire on July 31, 2022 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

RECEIVED  
Newton City Clerk  
2019 JUN 12 AM 10:22  
DAVID A. O'NEILL  
Newton, MA 02459

**Robert Caruso**  
237C Watertown St.  
Newton, MA 02458

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### **PROFESSIONAL EXPERIENCE:**

- 1986 – Present**    **Massachusetts Real Estate Broker**    **Newton, MA**  
dba – “Caruso Unlimited”  
    ☐ *Real estate financial brokerage.*
- 1991 – 2001**    **Massachusetts Easter Seals Society**    **Waltham, MA**  
    ☐ *Public relations researcher.*
- 1984 – 1986**    **Horizon Real Estate**    **Waltham, MA**  
    ☐ *Residential Salesperson.*
- 1976 – 1984**    **American Lettering, Inc., Founded, Owned and Operated**    **Newton, MA**  
    ☐ *Retail and wholesale silk-screening and embroidery company.*
- 1974 – 1978**    **Auburndale Sports Shop, Owned and Operated**  
    ☐ *Retail sporting goods company.*

### **VOLUNTEER EXPERIENCE:**

- 2010 - Present**    **Newton Commission On Disability**    **Newton, MA**  
    ☐ *Co-Chair 2010-present*
- 2011**    **Austin Street Newton, Joint Advisory Development Task Force**
- 1995-2010**    **Mayor’s Committee For People With Disabilities**    **Newton, MA**  
    ☐ *Co-Chair 2009 - 2010*
- 1997 – 2002**    **Understanding Our Differences Board of Directors**    **Newton, MA**  
    ☐ *Newton schools’ disability awareness program.*

### **EDUCATION:**

- 1973**    **Boston College – Bachelor of Arts**    **Newton, Ma**  
    ☐ *Political Science*  
    ☐ *Philosophy*  
    ☐ *English*

Recipient of the Human Rights Award 2011



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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rfuller@newtonma.gov

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

RECEIVED  
City Clerk  
2019 JUN 12 AM 10:22  
June 12, 2019  
David A. O'Brien, Clerk  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Girard Plante of 58 Ash Street, Unit A, Auburndale as a member of the Commission on Disability. His term of office shall expire on July 31, 2022 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**Application Form**

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**Profile**

Girard

First Name

A

Middle Initial

Plante

Last Name

gap4peace@aol.com

Email Address

58 Ash Street

Home Address

Unit A

Suite or Apt

Auburndale

City

MA

State

02466

Postal Code

**What Ward do you live in?**☒ Ward 4

Primary Phone

Home:

Alternate Phone

Employer

Job Title

---

**Which Boards would you like to apply for?**

Commission on Disability: Submitted

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**Interests & Experiences**

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

To ensure the civil rights of persons with disabilities. Accessibility of public buildings and exterior venues still retain barriers and/or require new construction. Genuine accessibility across Newton must occur and will occur someday to meet the demands of aging citizens as well as archaic infrastructure that dates to the 19th century. My 39-year active advocacy encompasses myriad situations whereby rightful results were required and attained. Such experiences and breadth of knowledge are paramount to achieving the latter.

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Upload a Resume





Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#217-19

Telephone  
(617) 796-1100

Fax  
(617) 796-1113

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(617) 796-1089

Email  
rfuller@newtonma.gov

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

RECEIVED  
Newton City Clerk  
2019 JUN 3 PM 12:21  
May 22, 2019  
David A. Grissom, Clerk  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Nancy Grissom of 7 Orris Street, Auburndale as a full member of the Auburndale Historic District Commission. Her term of office shall expire July 10, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

*Ruthanne Fuller*

Ruthanne Fuller  
Mayor

Nancy Grissom  
7 Orris St  
Auburndale, Ma 02466  
ngrissom@aol.com

- Resident of Newton for over 40 years. Owner of a house built in 1886.
- Realtor/Salesperson with in Newton for over 22 years, currently associated with Hammond Residential in Chestnut Hill.
- GRI and CRS real estate designations.
- Active with the Greater Boston Association of Realtors, currently serving on Grievance and Professional Standards Committees
- Member of the Newton Historical Commission since 2000 with nearly perfect attendance.
- Member of the Auburndale and Newtonville Local Historic Districts as a representative of the Newton Historical Commission.
- President of the Friends of the Newton Free Library.
- Long term interest in Preservation as member and volunteer for Historic New England and Historic Newton for more than 35 years.
- Nearly 30 years experience in the high tech computer industry working for New England Life Ins Co, Digital Equipment, and Data General Corporation – first as a programmer, later in application software product development, and finally in federal sales and marketing.
- Mount Holyoke graduate, where I took courses in architecture.

**Application Form****Profile**

Nancy

First Name

Middle Initial

Grissom

Last Name

Email Address

7 Orris St.

Home Address

Suite or Apt

Auburndale

City

MA

State

02466

Postal Code

**What Ward do you live in?**☒ Ward 4

Hammond Residential

Employer

Realtor/Salesperson

Job Title

**Which Boards would you like to apply for?**

Auburndale Historic District Commission: Appointed

Newton Historical Commission: Appointed

Newtonville Historic District Commission: Appointed

**Interests & Experiences**

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

This is my letter of interest to be reappointed to the Auburndale and Newtonville Local Historic District Commissions as well as the Newton Historical Commission. I have been the representative of the Newton Historical Commission to the Local historic district commissions in recent years. I am currently chair of the Newton Historical Commission. I have attached my resume to this letter. Thank you for your consideration.

[Newton\\_historical\\_commission\\_Resume.pdf](#)

Upload a Resume



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#218-19

Telephone  
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rfuller@newtonma.gov

May 17, 2019

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

RECEIVED  
Newton City Clerk  
2019 JUN -3 PM 12:21  
David A. O'Brien, Clerk  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Italo Visco of 66 Grove Street, Auburndale as a full member of the Auburndale Historic District Commission. His term of office shall expire May 31, 2022 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

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**ITALO S. VISCO**  
**66 Grove Street**  
**Newton, MA 02466**

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Accomplished executive with a proven ability to define and implement real estate strategies that support social and financial objectives. Experienced in property development, project management, construction oversight, real estate consulting, and design practice. Well tested analytical and communication skills, with a successful record of managing the people, resources, and processes necessary to achieve shared goals.

- Supervised the delivery of 196,000 SF of Mixed-Use space in ten separate buildings at a total hard cost of \$31M. Completed on schedule in 15 months at a projected savings under budget of \$850K.
- Managed a large multi-family residential project: 316 garden style apartments in 23 buildings, (with clubhouse), comprising 390,000 SF of building and a total development cost of \$61M.
- Directed the development of 700,000 SF of senior housing in nine custom-designed facilities in Rhode Island and Massachusetts at an aggregate investment of \$130M; on time and budget. Included historic rehabs and ground-up construction.
- Responsible for the architectural design, documentation, and construction oversight of institutional, residential, and commercial buildings totaling 200,000 SF in area. Fostered strong working relationships with varied constituencies: property users, local and state agencies, business clients, and communities.

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## **PROFESSIONAL EXPERIENCE**

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- |             |   |             |
|-------------|---|-------------|
| 2018 – Now  | <b><u>NV5; Senior Project Manager</u></b><br>A national provider of engineering and consulting services for public and private sector clients. Guidance supplied in Program Management, Design Review, and Construction Quality Assurance. Clients and projects include: <u>The Town of Groton, MA</u> , Groton Senior Center, <u>The City of Chicopee, MA</u> , Chicopee City Hall, <u>The City of Newton, MA</u> , Newton Center for Active Living. | Boston, MA  |
| 2017 – 2018 | <b><u>WAYPOINTKLA; Senior Project Manager</u></b><br>Comprehensive consulting services, representing the owner's interests in their real estate development and construction. Clients and projects include: <u>The Boston Wax Museum, LLC</u> , One Washington Mall; <u>Beacon Communities LLC</u> ; Berkshire Peak, Palmer Green, Highland Glen; <u>Caritas Communities LLC</u> ; 1202 Commonwealth Ave., 206 West Broadway.                         | Newton, MA  |
| 2013 – 2017 | <b><u>LCB SENIOR LIVING, LLC; Director of Development</u></b><br>Managed multiple acquisitions and new development projects; including feasibility analysis, due-diligence, entitlement permitting, and consultant/contractor supervision for a quick-paced, growing company with properties throughout New England. Led the development of four new Assisted Living Residences totaling 323,000 GSF in area at \$67M in hard costs.                  | Norwood, MA |
| 2012 – 2013 | <b><u>MASSDEVELOPMENT FINANCE AGENCY</u></b><br><b><u>Senior Vice President, Planning &amp; Development, Real Estate</u></b><br>Supervised, and coached five project managers and other agency staff in the implementation of all real estate department development projects and planning services. Responsible for feasibility, scope definition, project planning, schedules, budgets, and resource allocation.                                    | Boston, MA  |
| 2009 - 2012 | <b><u>VISCO REDEVELOPMENT ASSOCIATES, LLC; Owner</u></b><br>Property selection, acquisition, redesign, construction management, and resale of housing.  | Newton, MA  |

- 2007 - 2009 **SAMUELS & ASSOCIATES; Development/Construction Manager** Boston, MA  
Led the design and construction of *The Launch at Hingham Shipyard*, 'Lifestyle Retail Center'. Directly responsible for supervising consultants, managing multiple construction contracts, coordinating partnership relationships, and procuring building and occupancy permits.
- 2006 **ROSELAND PROPERTY CO; Short Hills, NJ; Development Manager** Boston, MA  
Responsible for design development, market positioning, proforma, and partner relations for *Waterscape on Hewitts Cove*, 150 townhouse condos with Lennar Urban.
- 2003 - 2005 **THE FINGER COMPANIES, Houston, TX**  
**Regional Development Manager;** Braintree, MA  
Local representative of a national housing developer; led final permitting, abutter relations, consultant coordination, construction administration, and owner/investor reporting for *The Village at Quarry Hills*. Engaged in ongoing financial, entitlement, and design feasibility analysis for multiple acquisition and development opportunities in the New England region.
- 1994 - 2003 **NEWTON SENIOR LIVING, LLC: Vice President of Development** Needham, MA  
Oversaw all aspects of the firm's development activities: site selection, feasibility analysis, public permitting, budgeting, contract negotiation, and design/construction administration for multiple simultaneous projects. Supported acquisition and repositioning strategy of twelve properties in New England and Mid-Atlantic states: led site and building evaluation effort, due diligence investigations, market identity materials, and capital improvement planning and implementation programs.
- 1979 - 1994 A progression of roles in architectural design, real estate, and management consulting, including Vice President, Project Architect, Design Consultant, and Teaching Fellow in Massachusetts and California.  
PROJECTS INCLUDED: *Marlborough Police Facility, Chevalier Theatre, Yarmouth Teen Mothers' Residence, Worcester Municipal Employees' Credit Union, Worcester Historical Museum, Grafton Senior and Family Housing, Acton Senior and Family Housing, Natick Office Park, Hardinge Brothers Tech Center, Leggat McCall Properties financial and information systems, Bose Corp facility location analysis.*

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## EDUCATION

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- 1992 - 1994 **BABSON COLLEGE, F.W. OLIN GRADUATE SCHOOL OF BUSINESS** M.B.A., 1994  
*Babson Fellow, Center for Real Estate:* accounting, finance, marketing and business operations.
- 1980 - 1983 **HARVARD UNIVERSITY, GRADUATE SCHOOL OF DESIGN** M. Architecture, 1983  
Real estate development and finance, office management, design law, building methods, and architectural theory and design.
- 1974 - 1978 **MASSACHUSETTS INSTITUTE OF TECHNOLOGY** B.S. Art & Design, 1978  
Building materials and construction, structural theory, site planning, energy conservation, and architectural design.

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## PROFESSIONAL and COMMUNITY AFFILIATIONS

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- 1985 - Now *Registered Architect*, Commonwealth of Massachusetts License #6326
- 1985 - Now *Member*, American Institute of Architects
- 1985 - Now *Member*, Boston Society of Architects
- 2005 - Now *Chairman*: Auburndale Historic District Commission
- 1997 - 1999 *Business Mentor*: Babson College F.W. Olin Graduate School of Business
- 1996 - 2007 *Board of Directors, Age Group Coordinator, Coach*: Newton Youth Soccer
- 1997 - 2015 *Coach*: Newton Youth Hockey, Eastern Commonwealth, and Charles River Girls Hockey
- 2004 - 2010 *Coach*: Newton Girls Soccer

**Application Form****Profile**

Italo

First Name

S

Middle Initial

Visco

Last Name

Email Address

66 Grove St.

Home Address

Suite or Apt

Auburndale

City

MA

State

02466

Postal Code

**What Ward do you live in?**☒ Ward 4

NV5

Employer

Real Estate

Job Title

**Which Boards would you like to apply for?**

Auburndale Historic District Commission: Submitted

**Interests & Experiences**

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

I have served as the Chairman of the Auburndale Historic District Commission since its inception on 2005. Since that time I have thoroughly enjoyed serving my neighbor's needs and those of the residents and other institutions in general which are located within the district.

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Upload a Resume