



Zoning & Planning Committee **Agenda**

City of Newton **In City Council**

Monday, February 10, 2020

7:00 PM
Chamber/Room 205

Items Scheduled for Discussion:

- #93-20** **Appointment of Scott Aquilina to the Upper Falls Historic District Commission**
HER HONOR THE MAYOR appointing Scott Aquilina, 1253 Commonwealth Avenue, Newton, as a member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire on June 8, 2021. (60 days: 04/03/20)
- #94-20** **Appointment of Daphne Romanoff to the Upper Falls Historic District Commission**
HER HONOR THE MAYOR appointing Daphne Romanoff, 36 Canterbury Road, Newton, as a member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire on December 24, 2022. (60 days: 04/03/20)
- #92-20** **Appointment of Martin Smargiasi to the Auburndale Historic Commission**
HER HONOR THE MAYOR appointing Martin Smargiasi, 20 Fern Street, Auburndale, as an alternate member of the AUBURNDALE HISTORIC DISTRICT COMMISSION for a term to expire on February 28, 2023. (60 days 04/03/20)
- #95-20** **Reappointment of Chris Steele to the Planning and Development Board**
HER HONOR THE MAYOR reappointing Chris Steele, 254 Elliot Street, Apt. 1, Newton Upper Falls, as a member of the PLANNING AND DEVELOPMENT BOARD for a term to expire on February 1, 2025. (60 days: 04/03/20)
- #96-20** **Reappointment of Dan Brody to the Community Preservation Committee**
HER HONOR THE MAYOR appointing Dan Brody, 15 Brewster Road, Newton Highlands, as a member of the COMMUNITY PRESERVATION COMMITTEE for a term to expire on February 1, 2023. (60 days: 04/03/20)

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

#88-20

Discussion and review relative to the draft Zoning Ordinance

DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

Zoning and Planning Held 7-0 on 01/27/20

Respectfully Submitted,

Deborah J. Crossley, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#93-20
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(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

January 10, 2020

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

To the Honorable City Councilors:

I am pleased to appoint Scott Aquilina of 1253 Commonwealth Avenue, Newton as a regular member of the Newton Upper Falls Historic District Commission. His term of office shall expire on June 8, 2021 and his appointment is subject to your confirmation. Mr. Aquilina will be completing a prior member's term expiring June 2021.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2020 JAN 27 PH 3:07
David A. Olson, CMC
Newton, MA 02459

Application Form

Profile

Scott _____ B. _____ Aquilina _____
First Name Middle Initial Last Name

Email Address

1253 Commonwealth Ave _____
Home Address Suite or Apt

Newton _____ MA _____ 02465 _____
City State Postal Code

What Ward do you live in?

Ward 3

Primary Phone

Alternate Phone

Sustainable Heritage
Consultants _____
Employer

Principal _____
Job Title

Which Boards would you like to apply for?

Newton Historical Commission: Submitted

Interests & Experiences

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

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

My neighbor and friend Peter Dimond has been encouraging me to join the commission for some time. He knows that, as a practicing architect, I have been focused on historic preservation and the creative adaptation of existing buildings for over 25 years and that I have a passion for our heritage and built environment. I am ready to submit this application as I now have the time required to be an effective member of the commission board. A resident of Newton since 1990, I have been committed to the welfare of the community in both a volunteer and professional capacity. I am an active member of Grace Episcopal Church where I serve on the Property Committee as well as the Youth Group which joins with area churches and synagogues to organize service projects and social events. In a professional capacity, I was the principal architect of the Durant Kenrick Homestead restoration for the Newton Historical Society. My team met with the Board of Aldermen, the CPC, and the Historical Commission as part of the lengthy and ultimately successful approvals process required for that project. I have experience with Newton government agencies through this experience and in attending recent forums on development in Newtonville and West Newton. I live on the border between these two neighborhoods. Certainly, now is as important a time as ever for effective leadership on the Historical Commission board. I am particularly sensitive to indications that new residents and a new generation of home buyers may not have an adequate understanding or regard for the history of our community or the unique features of its fabric. I see this board role as an opportunity to share that message and foster an appreciation for what makes Newton unique. It would be my honor to serve on the Newton Historical Commission board. Scott Aquilina

[Aquilina Resume 2019-2020-h.pdf](#)

Upload a Resume

Scott Aquilina, AIA, NCARB

1253 Commonwealth Avenue
Newton, Massachusetts

Professional Summary

A practicing architect for over 25 years, Scott Aquilina provides strategic planning and design leadership for new, revitalized and expanded buildings for educational and cultural institutions with a concentration in historic preservation.

As a principal with Bruner/Cott Architects, Scott was the principal-in-charge for renovations at the First Church of Christ, Scientist and the Huntington Theatre in Boston and the restoration and expansion of the historic Hamilton Chapel at Belmont Hill School. Before joining Bruner/Cott, he was a Senior Associate with Ann Beha Architects where he led multi-disciplinary teams through planning, design and construction for a wide variety of clients, including Boston Symphony Orchestra, the New England Conservatory, and the Currier Museum of Art. He was the principal architect for the Durant Kenrick Homestead restoration and expansion project in Newton. He fosters broad, collaborative team leadership to deliver projects which successfully meet program needs and budget targets while achieving design of the highest standard. His projects have been recognized for design excellence from national and state chapters of the AIA, the Massachusetts Historical Commission and the Society for College and University Planning.

Scott is currently self-employed as a consultant providing integrated advisory services and project management to non-profit and other institutional owners of heritage properties in support of sustainable stewardship. The goal is to combine holistic planning, technical services, innovative programming, and advocacy for external funding to allow communities to succeed while maintaining and adapting their historic properties.

Professional Experience

Sustianable Heritage Consultants, Newton, MA 2019

Bruner/Cott Architects, Boston, MA 2015-2019

Ann Beha Architects, Boston, MA 2001-2015

Solomon + Bauer Architects, Watertown, MA, 1996-2001

The Ritchie Organization, Newton, MA, 1992-1996

Cesar Pelli and Associates, New Haven, CT 1989-1992

Projects***Springfield Technical Community College, Springfield, MA***

Completion: Summer 2018. This 100,000 square foot DCAMM project repurposed an 1860's munitions warehouse on the site of the Springfield Armory to provide a new library, student center and one-stop administrative student support service. Role: Senior Associate leading design, project management and client communication from master planning through schematic design.

New England Conservatory, Boston, MA

Completion: Fall 2017. The Student Life and Performance Building is a 150,000 square foot, ten-story building which provides a residence for 250 students, dining facility, library, rehearsal rooms and Opera Studio Theatre. Role: Senior Associate leading design, project management and client communication from schematic design through permitting.

Scott Aquilina, AIA, NCARB

1253 Commonwealth Avenue
Newton, Massachusetts

Symphony Hall, Boston, MA

Renovations: 2003-2015. As a senior associate with Ann Beha Architects, Scott Aquilina implemented a master plan which established strategies for renewal of the Hall and its expansion on adjacent properties. Over ten years of renovation and renewal, the Hall and its renowned acoustics have been preserved, while significant improvements were made to the interior, including a new stage, lighting and restored seating as well as a new, accessible lobby and box office, back of house facilities and social gathering spaces. Various options for additions to the Hall were considered including a companion hall for concerts and events. The plan and ongoing renovations celebrate the Symphony's distinguished tradition and its important role in the cultural landscape of the city, while accommodating the needs 21st century musicians and audiences.

Cornell Law School Expansion, Ithaca, NY

Completion: Spring 2014. Phase 1 of a multi-phased expansion to the law school, this project focuses on a 20,000 square foot below grade addition which provides two case study classrooms, a 200-seat auditorium, student-faculty lounge, new services and access to a reconceived courtyard landscape. The project was the first LEED Platinum certified project at Cornell. *Role:* Senior Associate leading design, project management and client communication from conceptual design through construction. This project was initiated in a campus wide master plan completed in 2011.

Chapin Hall, Williams College, Williamstown, MA.

Completion: Spring 2012, Fall 2015, Fall 2017. The 2012 project upgraded this 1911 Ralph Adams Cram landmark with all new mechanical and fire protection systems, universal access and lighting while setting the stage for a second phase providing new seating and staging configurations to support musical rehearsal and performance completed in the Fall of 2015. A final phase, completed in 2017, provided custom acoustical upgrades and a new audio-visual system. *Role:* Senior Associate/Principal leading design, project management and client communication from conceptual design through construction.

Diana Chapman Walsh Alumnae Hall, Wellesley College, Wellesley, MA.

Completion: Spring 2010. Alumnae Hall is a 1922 Ralph Adams Cram landmark on the Wellesley campus which provides a gathering place for large events as well as the home of the college's drama program. This project achieved a complete interior renovation focusing on the restoration of historic decoration and the installation of all new systems, seating, and theatre equipment for two theatres, rehearsal space, classrooms and multipurpose gathering spaces. The project achieved a LEED Gold certification, the first on the Wellesley Campus. *Role:* Senior Associate leading design, project management and client communication from schematic design through construction.

Carl A. Fields Center, Princeton University, Princeton, NJ

Completion: Fall 2009. Following a master plan in which multiple locations were evaluated, this campus landmark was selected for the new Center of Equality and Cultural Understanding. The 1890 stucco and stone building had been altered over the years and poorly maintained. The exterior was restored to its original design while meeting rigid university standards for energy conservation. The interior required a complete reconstruction to support new program needs and to accommodate the installation of all new mechanical and electrical systems. A new wing was added to provide an event space for academic and community programs. The project was designed to meet criteria for LEED Silver certification. *Role:* Associate responsible for leading design and project management from master planning, conceptual design through construction.

Scott Aquilina, AIA, NCARB
 1253 Commonwealth Avenue
 Newton, Massachusetts

Cambridge Public Library, Cambridge, MA

Completion: Spring 2009. In collaboration with William Rawn Associates, this project achieved the restoration, renovation, and expansion of an historic public library. Ann Beha Architects was responsible for all aspects of the 1879 structure, including the restoration of exterior masonry, historic windows and slate roofs. Extensive interior work included the integration of all new mechanical and electrical systems and the restoration of historic wall murals and furniture. ABA was also responsible for the FFE fit out of both the new and existing wings of the library. The project achieved a LEED Gold certification. *Role:* Project Manager for the ABA team from Conceptual Design through Design Development.

Currier Museum of Art, Manchester, NH

Completion: Fall 2007. Following an extensive master planning process, this 1929 landmark building and later additions were renovated, and a new wing was constructed to provide special exhibition galleries, curatorial offices, classrooms, and auditorium as well as a new entry lobby and Winter Garden, the primary gathering and event space for the museum. *Role:* Project Manager responsible for leading design and project management from the conceptual design phase through construction.

Awards

Academic Center, Cornell Law School

2016 Boston Society of Architects Design Award
 2015 National Design Award, Society of College and University Planning

Alumnae Hall, Wellesley College

2011 Massachusetts Historical Commission Award
 2011 Preservation Massachusetts Tsongas Award

Carl A. Fields Center, Princeton University

2010 AIA New Jersey Honor Award
 2010 BSA Honor Award

Currier Museum of Art

2009 AIA New England Honor Award
 2009 AIA New Hampshire Honor Award

Cambridge Public Library

2009 Massachusetts Historical Commission Award

Albany Institute of History & Art

2001 Preservation League of New York State
 Mark of Excellence Award

Scott Aquilina, AIA, NCARB
1253 Commonwealth Avenue
Newton, Massachusetts
[REDACTED]

Professional Registration

Commonwealth of Massachusetts
State of New York
N.C.A.R.B. Certified

Education

Master of Architecture, Princeton University
Bachelor of Arts, Princeton University, summa cum laude in Architectural History

Professional Affiliations

Boston Society of Architects
Association for Preservation Technology
Boston Preservation Alliance
Society for College and University Planning
International Council of Fine Arts Deans

Personal

Scott lives in Newton, MA along the Boston Marathon route with his wife and two children. For twenty-five years, he has been an active member of Grace Episcopal Church in Newton Corner, where he serves on the Property Committee, overseeing care of the 1873 landmark sanctuary and support buildings. Scott also volunteers as an adult mentor on the Diocesan Youth Council, a youth group which provides leadership training and faith-based retreats at its camp in Southern New Hampshire. Scott is an enthusiastic fisherman and can be found fishing for bass in Crystal Lake with son Patrick from their two-man canoe on summer evenings.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#94-20

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(617) 796-1100
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Email
rfuller@newtonma.gov

January 10, 2020

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

To the Honorable City Councilors:

I am pleased to appoint Daphne Romanoff of 36 Canterbury Road, Newton as a regular member of the Newton Upper Falls Historic District Commission. Her term of office shall expire on December 24, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2020 JAN 27 PH 3:07
David A. Olson, CMC
Newton, MA 02459

Application Form

Profile

Daphne _____ Romanoff _____
First Name Middle Initial Last Name

Email Address

36 Canterbury Road _____
Home Address Suite or Apt

Newton _____ MA _____ 02461
City State Postal Code

What Ward do you live in?

Ward 5

Primary Phone Home: _____
Alternate Phone

self employed _____ owner, president _____
Employer Job Title

Which Boards would you like to apply for?

Newton Historical Commission: Submitted

Interests & Experiences

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

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

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

[Daphne Romanoff RESUME2019.pdf](#)

Upload a Resume

Daphne Romanoff
36 Canterbury Road
Newton, MA 02461



Employment:

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

Education:

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



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#92-20

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Email
rfuller@newtonma.gov

January 8, 2020

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

To the Honorable City Councilors:

I am pleased to appoint Martin Smargiassi of 20 Fern Street, Auburndale as an Alternate member of the Auburndale Historic District Commission. His term of office shall expire February 28, 2023 and his appointment is subject to your confirmation.

Mr. Smargiassi has been serving on the Auburndale Historic District Commission as a regular member for three years. Due to his recent appointment to the Community Preservation Committee, the alternate position works better for him at this time. Mr. Smargiassi will be serving the term expiring February 2023 as an Alternate member.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2020 JAN 22 PM 3:43
David A. Olson, CMC
Newton, MA 02459

Application Form

Profile

Martin Smargiassi
First Name Middle Initial Last Name

[Redacted]
Email Address

20 Fern Street
Home Address Suite or Apt

Auburndale MA 02466
City State Postal Code

What Ward do you live in?

[X] Ward 4

[Redacted] Home:
Primary Phone Alternate Phone

Inovative Collaborations, Inc. Founder, Shareholder & President
Employer Job Title

Which Boards would you like to apply for?

Auburndale Historic District Commission: Appointed
Community Preservation Committee: 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?

Mayor Fuller, Barney Health, & Jonathan Yeo met with me and felt I would be a good addition to the CPC. I live in Auburndale. I'm currently serve on the Auburndale Historic District Commission as Secretary. My children go to Newton Schools. Much of my business in Architecture and Real Estate Development is based in Newton. I therefore have a vested interest in the community

Martin_Smargiassi_CV.pdf
Upload a Resume

369 Congress Street
Boston, MA 02210

Phone: [REDACTED]
E-mail: [REDACTED]

MARTIN ALEXANDER SMARGIASSI, AIA, NCARB

CURRICULUM VITAE

Professional Summary

Highly qualified Strategic Planner, Real Estate Developer, Licensed Architect, and Builder with more than 25 years of experience in the design and construction industry, from small scale residential to large scale commercial projects. President of IC Development, a Real Estate Development Corporation.

Co-founder & Director of One Stone Development - subsidiary to One Stone Capital and ICD, leveraging SEC registered Asset Management Firm, Global Private Equity Investments, with Real Estate Development. Served in a leadership capacity overseeing and directing a number of organizations in Architecture, Engineering, Real Estate Development and Construction Industries; including as CEO and Principal Architect to Innovative Collaborations, Inc., an award-winning and internationally recognized Boston firm, with a portfolio of boutique projects; Director to Brady Sullivan Properties, a Real Estate Development Corporation, overseeing numerous developments in 5 states on projects ranging up to 250 million dollars; and Principal Architect to Emeritus Development. Mr. Smargiassi is active with Municipal Planning, serves on the City of Newton's AHD Commission and maintains strategic alliances with a number of A/E/C & RE firms.

Attended Harvard University, Graduate School of Design and received a degree in Engineering and Bachelor of Architecture from Wentworth Institute of Technology. Responsible for leading multi-disciplinary real estate development, architectural, engineering, and construction teams through all phases of project development, and has planned, designed, and coordinated over 250 projects in the United States and abroad for both public and private clients.

- Residential
- Urban Planning & Redevelopment
- Mixed-Use Development
- Multi-Building Mid & High-Rise
- Spas & Aquatic Facilities
- Master Planning
- Office Building
- Restaurants
- Sacred Space
- Hotel & Resorts
- Academic
- Health care
- Museums
- Performing Arts
- Corporate

Industry Recognition Summary

Received a standing ovation from the Boston Redevelopment Authority for "Outstanding Design"; 24 unit urban development project including underground parking garage and terraced planted rooftops.

Recognized by Green Building and Design Magazine for using energy & resource efficient sustainable strategies in a Healthcare Clinic, utilizing repurposed shipping containers within the harsh desert climate of Namibia, Africa.

Designed a number of projects which were Certified by the National Park Services as a National Register of Historic Places, including 290 unit adaptive reuse urban complex, 24 unit prominent downtown Nantucket hotel, and many others.

Designed & Built meticulously crafted architecture which has been recognized internationally, been featured in major magazines and received multiple awards. Interviewed and featured several times on international and regional television programs and publications, including Discovery Channel, New England Cable News, The Boston Globe, Boston Magazine, Banker & Tradesmen, Green Building and Design and many more.

26-acre apartment complex...was featured as shining example how to greatly improve built environment using materials in unexpected new ways at minimize cost. Innovative approach reduced construction costs, enhanced the value of the final results, substantially increased the number of apartments leased, and generated additional revenue.

Invited to perform as Guest Speaker at organizations and major universities such as Wentworth Institute of Technology and Boston Design Center.

Invited by the Historic District Commission, appointed by the Mayor of the City of Newton and Confirmed by the City Council to serve as member of the Auburndale Historic District Commission.

Commonly serves as Expert Witness in simple and complex architectural and construction disputes and as a Litigation Resource in design, contracts, construction management, and consulting.

Client: Newton Pediatrics: *"The Wellesley DRB (Design Review Board) approved the plans from Innovative Collaborations, Inc. During the meeting the members expressed their utter joy of having such a beautiful building built in Wellesley. Their enthusiasm was contagious, and I regained my drive"*

Key Strengths

Strategic planner with excellent sense of design and outstanding analytical & problem-solving capabilities. A process-oriented leader whose ability to consistently develop practices to streamline operations has resulted in significant cost savings, increased quality and improved client satisfaction. A proven track record to build, lead, and effectively direct an architecture team with precision, accuracy and excellence. Considerable hands-on experience in every facet of construction, including structural, electrical, mechanical, and many specialty areas. Experienced Real Estate Developer, Builder, and Licensed Construction Supervisor. Attuned to the physics concerning the motions of objects and their response to forces. Specializes in energy efficient, environmentally sensitive design, with expertise in passive and active solar design. Strong focus and attention to detail in both historic and contemporary projects. Able to work under pressure with honesty, integrity, and utmost work ethic.

Additional strengths:

- Visualization & Organization
- Solid Technical Abilities
- Excellent Listening Skills
- Team Leadership & Collaboration
- Strong Drawing & Sketching Talent
- Drive, Determination, and Passion

Litigation Resource & Expert Witness

Experienced expert witness in arbitration and mediation in simple & complex construction & architectural disputes. Litigation resource in design, contracts, construction management and consulting. Value Analysis/Engineering, Construction Defects, Building Codes, Reconstruction, Cost Estimation, Investigation and Testing, Document Management, Contract Document Analysis, Accessibility Design, and Errors & Omission.

Litigation resource and support in multiple disputes regarding construction and architecture. Provided expert testimony, research, investigation of building failures, and analysis of built projects & construction documents. Prepared reports, documentation, presentation boards and assisted in litigation and settlement strategies. Assessed property damage due to a number of issues including water damage and provided detailed cost estimating of reconstruction.

Testified as an expert on claims in both arbitration and litigation cases. Qualified as expert witness to testify in court; drafted expert disclosures, interrogatory responses, supplemental disclosures, expert opinions on damages and cost, site investigation, testing & observations, site documentation, exhibits and reports. Provided extensive investigating of construction work, contract document review, construction drawings & details review – for compliance and determining of violations to the state building code, local building code, and where not in accordance with the approved construction documents.

Exceptional expert testimony results including substantial award to the client represented (e.g. home owner .vs. national Insurance company, architect/developer vs. contractor, developer vs. architect, developer vs. law firm, owner v.s. contractor, etc). Had opposing attorneys attempt to excluded testimony unsuccessfully -which ultimately resulted in settling in clients favor.

Litigation clients have included well known attorneys, non-profit organizations, condominium associations, prominent architecture firms, construction companies, developers, single family & condominium home owners; including Regnante, Sterio & Osborne LLP, Frieze Cramer Rosen & Huber, Construct, Inc., 201 Newbury Street Condominium Committee, Twomey and Legare Contracting Inc. and many more.

Professional Experience IC Development, Inc. Innovation District Boston, MA 2005–Present

President & Founding Partner

Director of Real Estate Development, Capital Investments, and Acquisitions beginning in 2005, resulting in the development of a number of properties throughout Boston Area. With a long line of Real Estate Development expertise, as well as his diverse background in the AEC industry, Mr. Smargiassi brings a unique set of skills and a keen eye to the leadership of the firm; including scouting potential projects, analyzing investments, planning, and overseeing the management and execution of real estate Investments. He has directed and collaborated with a number of architecture firms, engineering firms, and construction firms, as well as city, state, and federal municipalities to bring projects to fruition in multiple states.

IC Development is actively pursuing acquisitions of properties to foster successful developments that will enhance the built environment, communities, and the people they serve through thoughtful planning and design.

One Stone Development (a subsidiary of One Stone Capital & ICD) leverages an SEC-registered Asset Management Firm and Global Private Equity Investments with Real Estate Development expertise. OSD's Equity Partners and Investors target large scale property Development. OSD is currently seeking new investment opportunities for large scale, mixed use projects and urban high rises in the Boston area and beyond. Responsible for the overall performance, profitability, growth, and reputation of the company. Oversaw operations to ensure quality, service, and cost-effective management. Identified successful strategies for pricing, negotiating fees, and client contracts. Effectively marketed the firm's expertise and design philosophy to clients.

Innovative Collaborations, Inc. Boston, MA 2012–Present

Founder, Share Holder & President

In 2002 Mr. Smargiassi founded Innovative Collaborations, a Corporation that continues to provide Integrated Design and Building Services, including Planning, Architecture, Design, Interiors and Construction Project Management. In 2005 Mr. Smargiassi acquired all shares of the firm and continues to lead and direct the boutique firm. As a hands on leader, and original founder, he is intimately involved with the details of the firm and through his coaching and mentoring maintains personal level of oversight with the team and it's technical side, including Construction Documents, Construction Control, and Construction Project Management.

Brady Sullivan Properties Manchester, NH 2012–2014

Director of Architecture and Design

Principal Architect responsible for overseeing entire architecture department and architecture staff of 100+ person thriving Real Estate Development Corporation with projects in MA, NH, RI, VT, ME, and FL; including 80-300 unit historic mill conversions, 12-20 story office high rise towers, commercial/ mixed use office complex including high-rise, residential communities 49+ units/multiple building types, resorts, etc.

Reported directly to the two owners, Shane Brady & Arthur Sullivan, on all Development Projects for inception through acquisition and ultimate through design/architecture, permitting, execution, construction management, and close out.

Directing, leading, and closely collaborating with construction project management in house team and out sourced construction teams, working within fast paced & fast tracked environment.

Overseeing all consultants from Environmental, Structural, Civil, outsourced Architectural, Mechanical Engineering, Electrical Engineering, Fire Protection, Interiors, etc.

Spearheaded department wide fundamental infrastructure and foundational transformation and restructuring; substantially increasing efficiency, work flow, & quantity of production; ultimately creating significant cost savings and increased profits.

Developed and Directed Implementation of robust infrastructure of Revit/ BIM policies, procedures and standards, exploiting capabilities for advanced streamlining; resulting in 40% increase in productivity.

Lead adaptive reuse of over 6 Historic Mill yard Projects; including Mill West, Manchester NH (Urban Multi-building mixed use complex) multiple phase project, 290 residential units (400,000sf) + clubhouse, lounge, leasing office, theater, library, etc.

Responsible for code reviews, Code modifications, Planning board submissions, Historic, Design Review Boards, Environmental wastes active Brown fields Sites.

Working closely with local, State and Federal (NPS) authorities for Historic Tax credits within Historic rehabilitation standards on numerous projects

Professional Experience Innovative Collaborations, Inc. Boston, MA 2002–2012

Chief Executive Officer / Principal Architect

Co-founded and developed highly prolific multi-disciplinary architecture firm with a portfolio of both international and local projects, which include New Construction, Adaptive Reuse, Building Conversions, Renovations, & Additions.

Principal in charge of all phases of project development, urban planning, and architecture: Zoning, SD, DD, CD, B&N, CA, technical coordination, and construction control.

Intimately involved in projects from a macro to micro level, planning highly successful environments by responding to complex massing and site variables, while at the same time designing the smallest detail focusing on the individual's experience and their procession through space; thereby simultaneously designing inductively and deductively to maintain a balance between the intimate moments of the individual and the overall master plan.

Strived with excitement and passion to respond to each client's unique set of needs, not by simply meeting their requests but by further investigating and uncovering the client's deepest hidden desires.

Responsible for the overall performance, profitability, growth, and reputation of the company. Oversaw operations to ensure quality, service, and cost-effective management. Identified successful strategies for pricing, negotiating fees, and client contracts. Effectively marketed the firm's expertise and design philosophy to clients.

Maintained firm-wide expectation for clear communication, transparency, and an undistracted devotion to ethical, social, and environmental excellence. Recruit and directed a talented staff of architects, artists, designers, project managers, as well as a network of consultants.

Established and oversaw new divisions including Design-Build Services and Construction Project Management.

Other projects include: Entertainment & Hospitality, Military and Government, Commercial, Clinics, Automotive Dealerships, Retail, Sustainable developments, Housing Utilizing Shipping Containers, Resorts, Multi-Unit Residential, Ocean-Front Villas, Clubhouses, Residential Lofts, Homes, Penthouses, Estates, and Condominiums.

Specialty expertise designing and detailing: Water Features (e.g., waterfalls, water walls, suspended streams, water ceilings, and transparent bottom pools), Luminescent Walls, Glass Partitions & Panels, Glass Floors, Movable & Collapsible Walls and Custom Metal Walls, Fireplaces, Railings, Specialty Doors, Light Fixtures, and Furniture.

Professional Experience Continued

Architectural Design & Rendering Boston, MA 2000-2002

Principal

Developed strategic partnership with Amacher & Associates Architects on new 8-unit condominium, 116-unit plus commercial with 2-level underground garage, and 24-unit project with terrace planted roofs and underground garage. Provided design and drawings for a number of projects including five-unit brownstone in the South End neighborhood, which was converted into three (including two double-story) condominiums.

Consultant to developers and architects, providing condo documents, 3D renderings, construction administration, and project management on numerous projects.

Amacher & Associates Architects Cambridge, MA 1998-2002

Senior Project Manager / Designer

Honed architectural skills at A&A Architects; A firm with 25 years of experience notable for its green building techniques & materials, sustainable developments, passive and active solar strategies for renovation of historic buildings, community planning, and commercial design for both contemporary and traditional buildings.

Managed Firm and employees during Principals absence. Ultimately promoted to Senior Level Project Manager.

Assisted in the design, development and detailing of numerous commercial and residential projects. Performed advanced 3D computer modeling to increase clients' enthusiasm and understanding of their projects. Developed computer drafting standards and methods resulting in substantial increased efficiency.

Cole & Goyette Architects and Planners, Inc. Cambridge, MA 1997-1998

Intern Architect

Effective team member to award winning architecture and planning firm on public projects including \$18,000,000 renovation/addition project to East Boston High School, which went on to receive multiple awards and recognitions.

Hand rendered final presentation boards for EBHS. Expanded on rough sketches, developed details and drafted drawings with Auto Cad.

Satellite Electric / Living Electric / Misc. Construction Contractor / Electrical Assistant/ Furniture & Cabinetry Carpenter Caldwell, NJ 1989-1995

Acquired hands-on construction experience in many facets of construction including electrical, mechanical, plumbing, carpentry, framing, roofing, painting, etc. Wired large commercial and residential jobs.

Developed shop skills working with thermoplastic forming, sheet metal bending, and fine woodwork. Began architectural drafting courses which progressed over the next four years to included, hydraulic bridge design (including hydraulically activated model), Airplane plane fuselage design (including flight model), and architectural independent studies and design (including foam core model with removable floors).

Professional Registrations & Associations Current or Previously held	<ul style="list-style-type: none"> • Registered Massachusetts Architect – #20656 • Registered Florida Architect – #95817 • Registered Rhode Island Architect - #3962 • Registered New Hampshire Architect - #4009 • Registered Maine Architect - # ARC4005 • American Institute of Architects • Boston Society of Architects • NCARB • Licensed Construction Supervisor 		
Education	Wentworth Institute of Technology	Boston, MA	2000
	Bachelor of Architecture (Dean's list)		
	Associates in Architectural Engineering Technology (Dean's list)		1997
	Harvard University – Graduate School of Design	Boston, MA	1994
	Architecture Program		
Awards & Publications	AWARDS & EXHIBITIONS		
	Spark International Design Competition, Finalist – 2009		
	New England Design Competition, Platinum Trophy (highest award) for "Most Beautiful Casual Living Design" – 2005		
	Boston Design Center – June 8, 2004		
	Build Boston Exhibits Committee – November 2003		
	Physics-Structural Bridge Design-Car Mechanics, Two 1 st Place Awards – 1995		
	PUBLICATIONS & RECOGNITIONS		
	<i>Best of Boston 2018 – Best Inn, Nantucket - Greydon House Nantucket</i>		
	<i>1 of 6 Boutique hotels named Readers' Choice Award 2018 – 21 Broad – Nantucket</i>		
	<i>Boston's Best - The Improper- Lola 42 – Watering Hole for the Well-Healed 2018</i>		
	<i>Green Building & Design – Remote Locations making containers into clinics – Sept. 2012</i>		
	<i>Building of America "Success Stories" – 2009</i>		
	<i>The Boston Phoenix "The Best"– April 2008</i>		
	<i>The Boston Globe – April 27, 2006</i>		
	<i>The Improper Bostonian "Boston's Best 2006" (Best Bathroom, Best Lounge) – 2006</i>		
	<i>The Boston Globe "Best of the New" – January 29, 2006</i>		
	<i>The Boston Globe – January 26, 2006</i>		
	<i>Boston Magazine – January 2006</i>		
	<i>Home Works Sourcebook – 2005/2006</i>		
	<i>The Improper Bostonian "It List" – December 7–20, 2005</i>		
	<i>The Boston Globe – November 18, 2005</i>		
	<i>The Harbus "28 Degrees: Cool Lounging" – November 7, 2005</i>		
	<i>The Improper Bostonian – October 26–November 8, 2005</i>		
	<i>Luxury Living New England magazine – 2005</i>		
	<i>Wentworth Magazine [WIT] – July 2004</i>		
	<i>The Boston Globe – December 2003</i>		
	<i>Banker & Tradesman – July 2003</i>		
	TELEVISION		

Volunteer & Community Outreach

Discovery Channel "House Lift"– April 2004

NECN "New England Dream House" – Featured "Dream Home" on December 2004, December 2003, August 2003, and February 2003 episodes.

Led philanthropic causes, participated in pro bono work and worked closely with non-profit organizations, including organizing and event planning for the non-profit organization Stop Child Trafficking Now Walk on Boston Common.

Developed Love, Light and Blessing Fund to help the homeless, the hurting, and financially assist those in trouble- losing homes, lose of a love one, in financial troubles, etc.

Fellow Leader @ the Weekly Boston Businessmen's Breakfast - Boston College Club-Financial District : Boston Businessmen seeking to lead their companies and live their lives to a higher standard. 2014-present

Presenting ways that water can integrate with architecture for health and psychological benefits, brought awareness about the architecture field to Highrock Covenant Preschool students and volunteered at the Boston Society of Architects.

Design and Architecture profession advocate, encouraging and empowering students regarding design entrepreneurship, importance of good design, experimentation, and methods to design with limited resources.

Volunteer, Mentor & Leader at Aletheia Boston, including homeless out reach

Additional Professional Training (Partial)

Sun Control Window Films

Urethane Grout Technology

Floodplain Design, Construction, and Impacts on Flood Insurance

Keynote: Delirious Philadelphia

Solar Panels

Sustainable Community Planning Essentials

Biomimicry: Design By Nature

Access Door Considerations & Solutions

Paint Technology: Chemistry & Performance

Fabric Ductwork: The Metal Alternative

Sustainability and Stainless Steel in Elevated Pools, Spas and Thermal Rooms

Trash, Recycling, & Linen Chutes: Components and Installation

Concrete Tile Roof Systems: The Sustainable, Superior Roof Solution

Sun Control Window Films

Sound Control in Multi-Family Floor/Ceiling Assemblies

Windows of Opportunity: Fenestration Innovations Driven by Demand

Understanding the Benefits of Cellular PVC Rails, Pergolas and Gutters

Comparative Study of Wood and Aluminum Windows in Commercial Buildings

Energy Retrofits: Window ROI & Comfort – The Whole Story

Designing Architecturally Correct Doors with Green Building Materials & Authentic Construction

Sustainable Products Training

Understanding the 2012 Florida Accessibility Code for Building Construction

Natural Stone 101: Everything you NEED to know about designing with the oldest building material

Fundamentals of Window and Door Installation

The Kitchen Evolved

Sustainable Water and Stormwater Management

Anchor Systems For Concrete And Masonry Applications

Controlling Moisture Movement In Bldgs: The Complete Approach-Below Slab Protection

Concrete Flooring: Avoiding Failure Through Moisture Mitigation and Proper Design

Common Code Misinterpretations

LED Lighting Technology for Cabinet and Furniture Applications
Residential Beyond Energy Code Workshop
The History of Bathing-The Past Informs the Present
Air Barriers Are Now Code. How Do I Meet the Requirements?
The 2012 IgCC In Practice
Leading by Design
ReFAB PreFab the Practice and Science of Prefabrication at the Cutting Edge
Compliance under the 2010 ADA for K-12 Schools and Housing for Places for Education
Lean Architecture: Excellence in Project Delivery
Rio de Janeiro Olympic Park Master Plan Process
Learning from Passive House Design: The Real-World Metrics
Diffusible Wood Preservatives
Demystifying Resins - Architects Guide To Designing With Polymers
Artistry Meets Innovation
Induction Cooking In Today's American Kitchen
Electronic Systems Integration for Convenience, Comfort, and Safety
Intelligent LED Lighting Systems and Controls
The History of Bathing-The Past Informs the Present
Existing Buildings
Silicate Coatings Presentation
Proper Specification and Installation
Recommendations for Nonstructural Wall Framing
Fire Joint Framing and Protection
2010 Advanced FBC Understanding The Florida Energy Code
Operable Wall Systems
Common Code Misinterpretations
Tile and Stone Installation Materials and Methods
Planning for Electronic Systems in the Home
Marble Use in the Kitchen
The Role of PVC in Sustainable Exterior Building Products
Electric Radiant Floor Warming Systems
Metal Railing Specifications
Water Efficient Plumbing Fixtures and Fittings
The Living Colors of Linoleum
Sustainable Building Design Using Precast/Prestressed Concrete
Coastal Performance
Residential Stone Veneer Installation Seminar
Controlling Light & Heat with Architectural Glazing Systems
How to Combat Mold Improve Indoor Air Quality and Specify MgO Products
ADA Compliance- Understanding ADA Guidelines for Detectable Warnings
Healthy Indoor Air by Design
Radiant Air Conditioning Systems: Sustainable Energy Efficiency
Indoor Air Quality and Healing Environments
The Role of PVC in Sustainable Exterior Building Products
Energy Codes and NFRC
Wall Surfacing
How Can Project Managers Have A Genuinely Positive Impact On The Environment
Engineered Wood, Sustainability and Green Building Practices
Enhancing Sustainable Design with Retractable Screens
Specifying Natural Stone
S.A.F.E. Solutions for Demountable Modular Wall Systems
PVC101 - The Benefits & Uses Of Cellular PVC Trim

The Design Advantages of Synthetic Roofing Solutions
Recommended Installation of a Steam Shower System
Window Replacement Solutions for Commercial Buildings
Green and LEED Materials Presentation
Window Glazing Systems: Aesthetics Performance And Cost
Luxury in the Kitchen: Style Meets Performance in Next Generation Appliances
Helping Your Clients Create Healthy Indoor Air
Introduction to Managing Daylight with Shading Systems



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#95-20

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(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

January 24, 2020

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

To the Honorable City Councilors:

I am pleased to reappoint Chris Steele of 254 Elliot Street, Apt. 1, Newton Upper Falls as a full member of the Planning and Development Board. His term of office shall expire on February 1, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2020 JAN 27 PM 3:07
David A. Oison, CMC
Newton, MA 02459

Application Form

Profile

Christopher Steele
First Name Middle Initial Last Name

[Redacted]
Email Address

254 Elliot Street Apt. 1
Home Address Suite or Apt

Newton Upper Falls MA 02464
City State Postal Code

What Ward do you live in?

[X] Ward 5

[Redacted] Home:
Primary Phone Alternate Phone

Vice President - Advisory Conway, Inc.
Employer Job Title

Which Boards would you like to apply for?

Planning and Development Board: Submitted

Interests & Experiences

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

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

I am very interested in continuing the work we have been doing on the Planning & Development Board. As I had mentioned in my original letter, serving Newton on the Planning and Development Board is of great interest to me, not least because it allows me a chance to come back to my roots. My original background is in planning, and I hold a Master of Regional Planning from the University of North Carolina at Chapel Hill. My first position out of college was in a small consulting firm in northern New Jersey, where responsibilities included developing environmental, housing, zoning, land use, and other planning policy documents. My professional career has broadened my understanding of how change presents communities with opportunities and risks, and how good dialogue and good planning can help to bridge the gap between those opportunities and risks. My volunteer work in the City - including serving on the Urban Tree Commission, helping establish the Waban Neighborhood Area Council, and five years on the Economic Development Commission - have given me considerable exposure to the dynamics of our community. I am excited to have the chance to serve at a time when our community is working through zoning reform, and trying to establish planning frameworks that answer to the needs both of today's residents and of those who will come after us.

Christopher W. Steele

254 Elliot St, Apt 1, Newton Upper Falls, MA 02464

[REDACTED]

Conway, Inc.

Vice-President Advisory 2018- Present

Division lead for all advisory and consulting work performed by Conway, Inc, a global leader on Foreign Direct Investment consulting, marketing, publishing, training, and events. In addition to the coordination of a global team of consultants, responsible for providing economic development and corporate site location services around the globe, with concentration in North America. Also a frequent instructor for bespoke economic development training events, most recently in Edmonton, Toronto, Huzhou, and Antananarivo. Other clients include Edmonton Global, the Quad Cities Chamber of Commerce, the City of Grande Prairie, and Red Deer County.

PREVIOUS POSITIONS:

Investment Consulting Associates

COO, President North America March 2009- 2018

Founder of CWS Consulting Group, which has now become the North American arm of Investment Consulting Associates B.V., a global location advisory and economic development consulting firm. Corporate location projects have included strategy projects for Atlas Copco, Boston Technologies, Keurig and others.

Have also provided considerable assistance to local and regional governments on the topics of economic development, community development, and brownfields revitalization. Clients served include the State of Maine; BC Hydro; the City of Calais, ME; the City of Roanoke, VA; USAID & the Jordan Investment Commission; the Haiti Center for Facilitation of Investment; Allegheny River Towns Enterprise Zone, PA; the City of Geneva, NY; the US Transportation Research Board; the City of Ellsworth, ME; the Rhode Island Economic Development Corporation; the City of Altoona, PA; and the Western Massachusetts Economic Development Council.

Frequent writer on location strategy and real estate topics for Area Development, Business Expansion Journal, Site Selection Online Insider, and the Journal of Corporate Real Estate. Occasional columnist on real estate development issues for Cargo Business News. An active member of the International Economic Development Council, a frequent presenter at CoreNet, Area Development, Conway, Cargo Logistics, and IEDC global summits and is on the board of directors at MassEcon.

TranSystems

President, Real Estate Advisory Services July 2007 – March 2009

Coordinated the delivery of all US real estate services, including development, redevelopment, right of way, and corporate real estate consulting. Oversaw the establishment of a strategic corporate real estate consulting practice. Clients served include IDS Real Estate Development, First Industrial Real Estate Trust, Freightcar America, and JAFSA Development.

ADP Mintax, Inc.

Director – Location Advisory Services January 2006 – July 2007

Segment leader for site selection, location strategy, and economic development services. Clients served include Lundbeck USA, Two Chefs on a Roll, and Sanofi Aventis

Ernst & Young LLP

Senior Manager - Real Estate Advisory Services August 1994 – December 2005

National segment leader for Location Advisory Services in Ernst & Young Real Estate Advisory Services group. Service highlights include in-depth business analysis and potential business outcomes, enabling companies to find communities, markets or sites that match their specific business requirement.

Clients include: HCA The Healthcare Co, Biogen Idec, Aventis, Morgan Stanley, City of West Palm Beach, Blue Cross Blue Shield of Massachusetts, American President Lines (APL), JP Morgan Chase, Washington Mutual, Time Warner Cable, and Olympus America

Durham Affordable Housing Coalition

Research Associate 1992 - 1993

Analyzed Home Mortgage Disclosure Act (HMDA) data and mortgage lending trends for local banks to measure relative compliance with Community Reinvestment Act (CRA) and identify partnership opportunities for DAHC. Constructed and populated dBASE database structure for cataloging HUD home properties to support DAHC home purchase and rehabilitation efforts.

Kasler Barovick Associates

Research Associate 1991 - 1992

Provided staff support at a boutique community land use planning and zoning firm. Duties and responsibilities included data collection and analysis for public planning documents and exhibits. Prepared portions of master and periodic community development and zoning plans, affordable housing, environmentally sensitive areas, open space and recreation plans for municipalities in Northern New Jersey. Performed computer-based location screening and financial analysis in support of site selection for Merrill Lynch's domestic and international back office centers. Developed initial excel-based methodology and coding for interactive location screening model.

ACTIVITIES**Newton Planning and Development Board**

Member, 2019 - present

Newton Charter Review Commission

Elected November 2015 - November 2017

Newton Urban Tree Commission

Member, 2014 – 2015

Newton Economic Development Commission

Member, 2010 – 2015; Chair 2012; Vice-Chair 2011, 2013, and 2015

MassEcon

Member, 2005- present; Member Board of Directors, 2011-present
Chair Location Strategy Committee

SELECTED PUBLICATIONS

- *Rethinking Investment Incentives: Trends and Policy Options*, Columbia University Press (2016). Author of Chapter 6, Incentives in the United States
- *NCFRP Report 13. Freight Facility Location Selection: A Guide for Public Officials*. Transportation Research Board (2010). Principal investigator and author.

- Chris Steele, Planning Ahead, Trade & Industry Development (2016)
- Chris Steele, Too Good To Be True: Determining if Taking Incentives is a Good Strategy, Trade & Industry Development (2015)
- Chris Steele, The Potential of Foreign Direct Investment (FDI) to Transform a Community's Economic Development ,Regional Business Talk Podcast (2014)
- Chris Steele & Richard Greene, Energy Innovation Boosts Foreign Direct Investment, Area Development (2014)
- Chris Steele, The Bi-Coastal Gateway to North America, Area Development (2013)
- Chris Steele, Industry Clusters Evolving Role in Location Decisions, Area Development (2011)
- Chris Steele, Who's Got Talent? Skilled Labor and the Location Decision, Area Development (2011)
- Chris Steele, Getting Brownfields Off Your Books, Area Development (2011)
- Chris Steele, Corporate real estate and facilities management process and controls: The direct and implied ramifications of section 404 of the Sarbanes-Oxley Act of 2002, Journal of Corporate Real Estate (2004)

EDUCATION

The University of North Carolina at Chapel Hill Chapel Hill, NC

Master of Regional Planning, Class of 1994

Concentrations in Land Use Planning and Real Estate Development

Rutgers College New Brunswick, NJ

Bachelor of Arts, Class of 1991

Major: Psychology; Minor: Chemistry



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#96-20

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

January 24, 2020

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

To the Honorable City Councilors:

I am pleased to reappoint Dan Brody of 15 Brewster Road, Newton Highlands as a member of the Community Preservation Committee. His term of office shall expire on February 1, 2023 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2020 JAN 27 PM 3:07
David A. Olson, CMC
Newton, MA 02459

Application Form

Profile

Dan _____ Brody _____
 First Name Middle Initial Last Name

 Email Address

15 Brewster Road _____
 Home Address Suite or Apt

Newton Highlands _____ MA 02458 _____
 City State Postal Code

What Ward do you live in?

Ward 5

 Primary Phone

 Alternate Phone

Self-employed _____ Consultant to progressive
 Employer Job Title political campaigns

Which Boards would you like to apply for?

Community Preservation Committee: 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 on the CPC, and am seeking reappointment to another term. I believe that my graduate degree in city planning, my work experience in financial management and real estate development, and my history of open space advocacy for the Newton Conservators makes me well qualified for this role.

Brody Resume 2020.pdf
 Upload a Resume

DAN BRODY

15 Brewster Road
Newton Highlands, MA 02461



WORK EXPERIENCE

Field First, LLC

Consultant 2013 to present

Develop computerized reporting systems for ballot initiatives and legislative lobbying efforts by Raise Up Massachusetts, including successful campaigns to increase the state minimum wage and to guarantee workers the right to earn sick time on the job. Currently working to win final legislative approval to put the Fair Share Amendment on the 2018 state ballot.

Markey for Senate

Reporting Director 2013

Developed and managed reporting systems for the field organization of successful United States Senate campaign.

The Boston Museum

Vice President 2007 to 2013

Managed all administrative and planning functions for a non-profit that proposed the construction of a history museum in downtown Boston. Responsibilities included drafting development proposal, maintaining website, and managing finances and human resources.

The Keefe Company

Vice President 2002 to 2013

Senior position in urban planning and real estate development firm. Accomplishments included winning City of Boston zoning approval for a 500,000 square foot research and residential building for the Joslin Diabetes Center, and for a 55-unit condominium building in Boston's North End that was developed by the Keefe Company and its partners. Responsibilities include preparing financial analyses and environmental impact documents, and developing websites.

Kennedy School of Government, Harvard University

Assistant Dean for Financial Management and Planning 1990 to 2001

Chief financial officer for graduate school with \$100 million budget. Directed the school's ten-person Financial Office, with responsibilities for budgeting, accounting, and research grant administration. Directed the school's implementation of new Oracle accounting system. Member of the Dean's Management Group. For four years, also supervised the information technology department during a period of rapidly increasing investment in IT capacity.

Accomplishments included the following: Developed the school's first system to permit calculation of operating surplus or deficit. Identified several million dollars in unused endowment and gift funds. Developed new system of financial reporting to eliminate the confounding impact of internal transactions. Developed the financial component of the school's multi-year academic plan.

Created custom spreadsheets (some with Web and database queries) to replace paper forms used to gather information for input into Harvard's new accounting system. Created Lotus Notes "intranet" to educate Kennedy School users about the new accounting system.

Budget Bureau, Commonwealth of Massachusetts

Deputy State Budget Director 1987 to 1989

Managed development and implementation of the Commonwealth's operating and capital budgets. Wrote policy recommendations, briefing documents for the Governor, budget analyses, and communications to state agencies. Coordinated a 40-person professional staff in preparing budget recommendations for the Governor and managing state agency budget activities. Supervised approval of capital spending plans and consulting contracts. Developed policy guidelines and computer procedures for all office-wide responsibilities. In charge of office in Budget Director's absence.

Assistant State Budget Director 1987

Supervised budget analysts responsible for human services and consumer affairs agencies. Promoted to Deputy State Budget Director after four months.

Budget Analyst 1985 to 1986

Managed the budgets, totaling \$500 million, of the state's transportation, environmental, and energy agencies. Promoted to Assistant State Budget Director after fifteen months.

State Senator Lloyd Doggett, Austin, Texas

Issues Research Director, Lloyd Doggett for U.S. Senate 1984

Initiated two major themes of general election campaign: tax fairness and nuclear waste disposal. Helped formulate candidate's positions on issues, prepared briefing book, wrote speeches and press releases, talked to reporters, and reviewed scripts for TV ads.

Legislative Aide, Texas Senate 1983

Wrote legislation, bill analyses, position papers, and speeches. Worked with legislators, state officials, the press, and constituents.

Director, Senate State-Municipal Planning Study Committee 1982

Studied effects of state buildings on their surroundings. Wrote 140-page report with 22 action recommendations that were unanimously adopted by committee members and endorsed by Texas Municipal League and Austin City Council. Wrote four bills that were enacted into law.

House Study Group, Texas House of Representatives

Director 1979 to 1982

Managed a ten-person legislative research staff. Expanded participation in the group from less than half to more than four fifths of all House members.

Researcher and Editor 1977 to 1979

Wrote and edited reports on issues including taxation, highway finance, redistricting, environmental pollution, banking, education, and land use.

Freelance Writer and Photographer 1971 to 1977

Articles and photographs published in *Boston Globe*, *New York Times*, *Christian Science Monitor*, *Newsweek*, *Planning*, and other publications.

EDUCATION

University of California, Berkeley Master of City and Regional Planning, 1977

Harvard University Bachelor of Arts, honors, 1971. National Merit Scholar.

PUBLIC SERVICE

Current

Vice Chair, City of Newton Community Preservation Committee (Newton, MA)
Board of Directors member and Website Manager, The Newton Conservators (Newton, MA)

Previous

Treasurer and board member, Meadville Lombard Theological School (Chicago, IL)
Chair, Financial Oversight Committee, First Unitarian Society (Newton, MA)
Financial Advisor and board member, Unitarian Universalist Association (Boston, MA)
Chair, Board of Investments, First Unitarian Society (Newton, MA)
Financial consultant, Massachusetts Audubon Society (Lincoln, MA)
Board of Directors, Riverside Children's Center (Newton, MA)
Renewable Energy Resources Commission (Austin, TX)
State Human Services Center Advisory Planning Council (Austin, TX)
Advisory Committee, Greenbelt Alliance (San Francisco, CA)