

**JOSEPH D. LOMBARDO  
7 CLAM SHELL DRIVE  
WESTERLY, RHODE ISLAND 02891  
(401-539-2232)  
E-Mail: Lombardo33@outlook.com**

**PERSONAL DATA:**

**Date of Birth: February 25, 1953  
Married, 1 Child  
Health: Excellent**

**CAREER OBJECTIVE:**

**To utilize my abilities and experience in the areas of planning, site design, development, project management and administration in order to contribute to the successful operation, growth and maximization of a progressive organization.**

**RECENT EMPLOYMENT EXPERIENCE:**

**1990 - Date: Land Use Planning Consultant - JDL ENTERPRISES**

**Position Responsibilities as President:**

- \* Served as an economic development consultant for The Master Plan of the Kaiser Mill Revitalization project in Bristol, R.I., the Valley Falls Preservation Study in Cumberland, R.I., the Exit 5 Cloverleaf Planning Study in West Greenwich, R.I., Tiverton Economic Development Strategy, to the Town of Exeter, R.I., and the Kingston Emporium Marketing Study in Kingston, R.I.**
- \* Provided zoning ordinance review, interpretations, modifications and amendments on behalf of both private clients and municipalities.**
- \* Prepared revised Land Development & Subdivision Regulations for the towns of Richmond, Hopkinton, West Greenwich & Narragansett, R.I.**
- \* Revised Zoning Ordinances for the towns of Richmond, Hopkinton, Johnston & West Greenwich, R.I. and the Economic Development & Public Services Elements of the West Greenwich Comprehensive Plan.**
- \* Technical Planning Consultant for the Town of Barrington, RI Planning Board and Technical Review Committee.**
- \* Provide expert professional planning and zoning testimony before boards and commissions for large scale land use development projects throughout southern New England, including residential subdivisions, condominium and apartment developments, and commercial and industrial projects. Communities include: New Shoreham, Hopkinton, South Kingstown, Charlestown, West Greenwich, Coventry, North Kingstown, Smithfield, North Smithfield, Woonsocket, Lincoln, and Warwick, RI. Also, Groton, North Stonington, Essex and Stonington, CT.**
- \* Prepared numerous land use & zoning conformance planning reports and fiscal impact studies for private land developers.**

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**2001- 2003: Director of Real Estate & Development – Bess Eaton Donut Flour Co., Inc.**

**Position Responsibilities:**

**\* As Director of Real Estate & Development at Bess Eaton, responsible to oversee all facets of development, construction and property management by performing duties personally or thru staff, consultants and independent contractors. This includes new and renovated coffee & bake shop projects, their design, site planning, state and municipal approvals, bid & contract administration, and on-site project management. Specific duties included:**

- Created a facilities vision for the company and plans to implement new attributes to satisfy the needs of the Operations, Marketing and Maintenance Departments.**
- Developed and implemented methods of procedures including performance standards for monitoring projects from the start of development to ongoing maintenance.**
- Established and maintained an effective system of communication throughout the organization.**
- Approved and submitted proposals for allocation of funds.**
- Contracted with third party companies involved in the development process, construction and/or maintenance of facilities that includes attorneys, engineers, architects, real estate agents, landscape architects and other required vendors.**
- Supervised the repair, remodeling or razing of existing buildings.**
- Worked with attorneys to prepare business contracts and other legal matters related to real estate.**
- Developed and maintained the Development & Construction Department Budget.**

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**MUNICIPAL PLANNING EXPERIENCE:**

- 1990 - 1997: Town Planner - Town of Hopkinton, RI**
- 1997 - 1998: Town Planner - Town of Preston, CT**
- 1998 - 1999: Town Planning Consultant – City & Town of Groton, CT**
- 1992 - 2001: Town Planner - Town of Richmond, RI**
- 1999 - 2001: Town Planner - Town of Westerly, RI**
- 2003 - 2004: Planning Consultant to Town of Barrington, RI**
- 2009 – 2010: Town Planning Consultant – Town of Groton, CT**

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**Position Responsibilities:**

**\* As Town Planner in these communities, responsible primarily for technical review of all applications for Land Development & Subdivisions, Zoning Applications, update of Comprehensive Community Plans, and recommendations to the governing body on a variety of planning related issues, projects and development. These positions required excellent public relations skills, ability to work with multiple municipal departments within Town Hall, and clear and concise presentation ability in public forums. Served as CDBG Administrator for the Towns of Westerly, Richmond and Hopkinton, including grant writing and administration.**

**1988 - 1990:           Assistant to the Vice President - Business and Finance -  
The University of Rhode Island, Kingston, R.I.**

**Position Responsibilities:**

- \* Project Management coordination in conjunction with the Office of Capital Projects pertaining to schedule, budget and construction progress.**
- \* Conducted detailed reviews of new proposals for major facility siting or renovation/rehabilitation regarding impact to present and future infrastructure, and environmental site constraint analysis.**
- \* Provided technical planning related input to: the University's Master Plan effort, R.I. Route 138 Bypass/URI Connector projects (RIDOT), and preparation of the Twelve Year Capital Development Plan.**
- \* Responsible for the management of the University's Five Year Asset Protection Program including; development of the Five Year Plan, implementation of the current year program, and monitoring of project budgets and schedules.**
- \* Provided University input to the Ladd Center Re-Use Committee regarding the proposed Ladd Center Research Business Park including; engineering evaluation, design evaluation, infrastructure rehabilitation, building condition and renovation, land parcelization, financing, and marketing for the project.**
- \* Acted as University liaison with various State agencies including; DEM, DOT, and DOH regarding conformance to regulations which govern construction/renovation and routine operations.**
- \* Participated in Campus Space Planning for administrative buildings including; inventory, condition surveys, and re-allocation of space.**
- \* Completed the evaluation of potential private property purchases which entailed physical property descriptions, financial considerations, and proposed University use(s).**
- \* Coordinated the management of University property leases including; negotiations for lease terms and conditions, advertisement for bid process, contract development, and successful State Agency approvals.**

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- \* Coordinated responses to U.S. Environmental Protection Agency concerning environmental challenges for two abandoned landfills.
- \* Formulated plans, policies and procedures which furthered the objectives of the Office of the Vice President.
- \* Prepared special communication reports as required to improve Campus awareness of University Plans, Policies, Procedures and Projects.
- \* Completed the preparation of new Department Budgets and monitoring of present year budget status.

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**1985 - 1988:**            **Vice President - Planning / Project Manager**  
                                 **The Downing Corporation, Providence, R.I.**

**Position Responsibilities:**

- \* Responsible for the coordination of all planning activities for both residential and commercial projects.
- \* Developed and implemented a site selection process to assess development potential of raw land.
- \* Created a computerized project management system to coordinate and track projects.
- \* Produced preliminary planning schemes for in-house company use in assessing development potential of a site.
- \* Directed engineering and design consultants during project approval stages, in order to secure all necessary approvals for construction.
- \* Reviewed, coordinated and approved sets of architectural drawings for company use.
- \* Prepared financial packages and secured project funding.
- \* Solicited contract bids and selected preferred subcontractors for construction and their subsequent scheduling.
- \* Approved all construction billing and monitored for conformance with project budgets.
- \* Performed frequent on-site inspections of ongoing construction projects to monitor progress, and assess conformance to environmental regulations
- \* Coordinated the preparation of proposals to R.I. Blue Cross for office space re-use and to RIDOT for the construction of the State Airport Parking Garage and concession.
- \* Evaluated office condominium potential for a 40,000 square foot building in Downtown Providence.

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**1977 - 1985: Assistant Chief Planner R.I. Department of Economic Development/  
R.I. Port Authority, Providence, R.I.**

**Position Responsibilities:**

- \* Participated in the planning and development of Quonset Point/Davisville, a former U.S. Navy Base, as a first class State Industrial Park, including; Master Plan, site plan reviews, and engineering studies.**
- \* Applied for and successfully acquired Foreign Trade Zone status for the State of Rhode Island at two locations.**
- \* Conducted Company Assistance Program to provide solutions to environmental problems.**
- \* Lead Department Community Assistance Program designed to guide communities' industrial development efforts.**
- \* Participated on numerous Governor-appointed environmental Task Forces charged with developing new or revised regulations, including: Wetlands, Hazardous Waste, Underground Storage Tanks, and Agricultural Preservation.**

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**EDUCATION:**

**1977 The University of Rhode Island, Kingston, R.I. - Masters of Community Planning Degree - Major in Environmental Planning and Design.**

**1975 The University of Rhode Island, Kingston, R.I. - Bachelor of Science Degree - Major in Natural Resources and Resource Development.**

**PROFESSIONAL AFFILIATIONS:**

- Member American Institute of Certified Planners (AICP)**
- Chairman & Member, Hopkinton Planning Board - 1981-1990**
- Member of the American Planning Association (APA)**
- Member of the Rhode Island Chapter APA**
- R.I. Real Estate License: Salesperson**
- R.I Association of Realtors**
- C.T. Real Estate License: Salesperson**

**COMPUTER PROGRAM PROFICIENCY:**

**Well versed in Microsoft Word, Excel, Publisher, PowerPoint, Outlook and MapPoint, ARCVIEW GIS, and IXPRESS Site Selection Software.**

**INTERESTS: Photography, astronomy, fishing, skiing and hiking.**

**REFERENCES: Available upon request.**