



Land Use Committee Agenda

City of Newton In City Council

Tuesday, May 16, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, May 16, 2023 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/82943307266> or call 1-646-558-8656 and use the following Meeting ID: 829 4330 7266

Submitted documents for each petition can be viewed via the digital hyperlink following the item below

#143-23 **Request to amend Special Permit #276-08 to change from a nonconforming personal training facility to a medical office at 552-564 Commonwealth Avenue**
KIMBERLY PAGGI, PAGGI PHYSICAL THERAPY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #276-08 to allow the conversion of an existing personal training facility to a physical therapy office in the space at 552-564 Commonwealth Avenue, Newton Centre, Ward 6, on land known as Section 61 Block 03 Lot 22, containing approximately 13,000 sq. ft. of land in a district zoned Multi Residence 1. Ref: 7.3.3, 3.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[552-564 Commonwealth Avenue- Petition Documents](#)

#142-23 **Petition for a special permit to further extend nonconforming FAR**
AKINOBU AND NAOKO ITOH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing detached garage and construct an attached two-car garage with living space above which increases the nonconforming FAR at 46 Valley Spring Road, Ward 7, on land known as Section 72, Block 39, Lot 02, containing approximately 10,000 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 3.1.3, 3.1.9, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.
[46 Valley Spring Road- Petition Documents](#)

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.

- #560-22 Request to allow rear-lot subdivision at 19 Staniford Street**
MICHAEL QUINN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to subdivide the current lot into two, with one single-family dwelling each at 19 Staniford Street, Ward 4, Newton, on land known as Section 41 Block 31 Lot 21, containing approximately 25,366 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.5, 3.1.10, 1.5.6, 3.1.10.B.3.a of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[19 Staniford Street-Petition Documents](#)
- #34-23 Request to exceed FAR and to allow parking within five feet of the street at 50 Elmore Street**
YANMEI LIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a detached garage structure exceeding FAR and to waive the maximum driveway entrance width, at 50 Elmore Street, Ward 2, Newton Centre, on land known as Section 13 Block 31 Lot 06, containing approximately 7,733 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.3, 3.1.9, 5.1.7.C, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[50 Elmore Street-Petition Documents](#)
- #141-23 Request to amend Special Permit #470-04 to allow existing “shell space” to be used for 24 in-patient beds at 2014 Washington Street**
NEWTON-WELLESLEY HOSPITAL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #470-04 to allow the hospital to finish 22,000 sq. ft of “shell space” in the Emergency Department for additional inpatient beds at 2000, 2012 and 2014 Washington Street, 1 and 2 Kenney Place and 1973 Beacon Street, Newton Lower Falls, Ward 5, on land known as Section 55 Block 01 Lots 28, 33, 15, 15A, 15B 1Z, 15BA, BB,BC, BD, BE, BF, BG, BH, BM, BN, BO, BP,BQ , containing approximately 1,127,289 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[2014 Washington Street- Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair