



Land Use Committee Agenda

City of Newton **In City Council**

Tuesday, June 6, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, June 6, 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/83918740324> or call 1-646-558-8656 and use the following Meeting ID: 839 1874 0324

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

#197-23 **Request to amend conditions within Special Permit #395-22 at 136-144 Hancock Street**
TERRENCE P. MORRIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL amends Special Permit #395-22 relative to conditions around the vibration control condition and units which were designated to conform to MAAB requirements at 136-144 Hancock Street, Ward 4, Auburndale on land known as Section 43 Block 31 Lots 01 and 16, containing approximately 58,492 square feet of land in a district approved to be zoned MULTI RESIDENCE 2. Ref: 7.3.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[136-144 Hancock Steet- Petition Documents](#)

#198-23 **Request to amend Special Permit #447-22 at 106 River Street**
NORTON POINT STREET LLC and 106 RIVER STREET LLC T/C DAVID OLIVERI petition for SPECIAL PERMIT/SITE PLAN APPROVAL amend the vibration control condition within Special Permit #447-22 at 106 River Street, Ward 3, West Newton, on land known as Section 33 Block 24 Lot 11A, containing approximately 15,802 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[106 River Street- 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.

- #199-23 Request to amend Special Permit #504-22 at 71 Commonwealth Avenue**
71 COMMONWEALTH LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the vibration control condition within Special Permit #504-22 at 71 Commonwealth Ave, Ward 7, Newton, on land known as Section 63 Block 01 Lots 13 and 13A, containing approximately 32,980.50 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[71 Commonwealth Avenue- Petition Documents](#)
- #194-23 Request to further extend nonconforming FAR at 76 Drumlin Road**
NA'AMA AND AMIR YACOBY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a sunroom addition at the rear of the dwelling which will further extend the nonconforming FAR at 76 Drumlin Road, Ward 8, Newton Centre, on land known as Section 82 Block 25 Lot 30, containing approximately 16,000 sq. ft. of land in a district zoned SINGLE FAMILY 1. Ref: 7.3.3, 3.1.3, 3.1.9., 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[76 Drumlin Road- Petition Documents](#)
- #196-23 Request to expand a nonconforming detached garage at 231-233 Tremont Street**
ARTO AND VICTORIA DERMOVESIAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a half-story addition, vertically extending a nonconforming side setback on an existing detached accessory structure at 231-233 Tremont Street, Ward 1, Newton, on land known as Section 71 Block 38 Lot 15, containing approximately 6,400 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 3.4.3.A.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[231-233 Tremont Street- Petition Documents](#)
- #195-23 Request to allow ground floor residential use, to allow three stories and a 35.3-foot height and to exceed FAR at 20 Clinton Street**
CLINTON STREET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct four residential units in two buildings with dimensional waivers at 20 Clinton Street, Ward 1, Newton, on land known as Section 14 Block 22 Lot 12, containing approximately 10,404 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 4.4.1, 4.1.2.B.2, 4.1.2.B.3, 4.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[20 Clinton Street- Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair