



Land Use Committee Agenda

City of Newton In City Council

Tuesday, June 13, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, June 13, 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/88580362350> or call 1-646-558-8656 and use the following Meeting ID: 885 8036 2350

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

- #203-23 Request to amend the site plan associated with Special Permit #32-21 to allow a curb cut exceeding 20 feet in width at 63-65 Broadway**
BURTON HO petition for SPECIAL PERMIT/SITE PLAN APPROVAL amends Special Permit #32-21 allowing for a larger driveway entrance width that exceeds the maximum allowed at 63-65 Broadway, Ward 1, Newtonville, on land known as Section 13 Block 31 Lot 06, containing approximately 18,000 square feet of land in a district approved to be zoned MULTI RESIDENCE 1. Ref: 7.3.3, 5.1.7.C, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[63-65 Broadway- Petition Documents](#)
- #200-23 Request to allow a second oversized principal sign on the same wall as a secondary sign at 714-724 Beacon Street**
CANTON CIRCLE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to locate an oversized second principal sign for the medical office at 714 Beacon Street, Ward 6, Newton Centre, on land known as Section 61 Block 38 Lot 08, containing approximately 37.932 sq. ft. of land in a district zoned BUSINESS 2. Ref: 7.3.3, 5.2.8, 5.2.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[714-724 Beacon 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.

- #202-23** **Request to further increase nonconforming FAR and height at 25 Breamore Road**
LINDA BLACKSMITH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a one-story rear addition to provide an accessible living space which requires relief to increase the nonconforming FAR and height at 25 Breamore Road, Ward 1, Newton, on land known as Section 71 Block 19 Lot 2, containing approximately 5,239 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 3.1.3, 7.8.2.C.2, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[25 Breamore Road-Petition Documents](#)
- #201-23** **Request for an Administrative Site Plan Review to allow a religious use and a Special Permit to allow a restaurant with more than 50 seats, and associated parking waivers at 1173-1177 Walnut Street**
DEVLIN SCOTT AND NEW CITY CHURCH HAEMEE INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the basement space for use as a church with classroom space, as well as a 72-seat café which will be open to the public, and a waiver of 64 parking stalls at 1173 Walnut Street, Ward 6, Newton Highlands, on land known as Section 52 Block 39 Lot 01, containing approximately 10,799 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 6.3.12.B.1, 4.4.1, 6.4.29.C.1, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[1173-1177 Walnut Street-Petition Documents](#)
- #204-23** **Request to allow a drive-in business and associated parking waivers, to allow a free-standing sign and to allow oversized directional signs at 940 Boylston Street**
MILDRED MCMULLIN, TRUSTEE-MIL MAC TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to remove a portion of the building and reconfigure the existing parking area to allow for construction of a drive through window with associated waivers for parking, lighting and signs at 940 Boylston Street, Ward 5, Newton Highlands, on land known as Section 51 Block 26 Lot 03, containing approximately 12,060 sq. ft. of land in a district zoned BUSINESS 2. Ref: 7.3.3, 4.4.1, 6.4.11, 5.1.9.A, 5.1.13, 5.10.A, 5.2.3, 5.2.13.A, 5.2.8, 5.2.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[940 Boylston Street- Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair