



City Council Docket

September 19: Land Use
September 20: Programs & Services, and Public
Facilities, and Public Safety & Transportation
September 26: Zoning & Planning and Finance

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Continued
Monday, September 18, 2023
7:45 PM, Hybrid
To be reported on
Monday, October 2, 2023

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers on Monday, September 18, 2023, at 7:45 PM. To view this meeting on Zoom use this link at the above date and time:
<https://newtonma.gov.zoom.us/j/81428189170>

One tap mobile
US: +13092053325, 814 2818 9170#

Land line
+1 309 205 3325 US
Webinar ID: 814 2818 9170

You may also:

1. Watch a live broadcast of the meeting on NewTV's government channel (Comcast 9, RCN 13, 614(HD), Verizon 33).
2. View a live stream on NewTV's Youtube channel at:
<https://www.youtube.com/channel/UCQvNeCJkA3PftuLLvfAh3cQ>

The City Council will be joined by Her Honor the Mayor after first call for the presentation of the FY25-FY29 Capital Improvement Plan.

City of Newton In City Council to be Accepted and Referred to Committees

Referred to Land Use Committee

Public Hearing Assigned for October 3, 2023

#309-23 Request to exceed FAR at 93 Ruane Road

RYAN MCALLISTER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a one-story addition to the right side and rear of the dwelling exceeding the maximum FAR at 93 Ruane Road, Ward 3, West Newton, on land known as Section 32 Block 21 Lot 30, containing approximately 17,860 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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.

Public Hearing Assigned for October 3, 2023

#310-23 Request to allow parking in the front setback at 70 Kingswood Road

LARRY SMITH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing attached garage and construct first and second story additions, and to construct a second parking stall within the front setback at 70 Kingswood Road, Ward 4, Auburndale, on land known as Section 41 Block 27 Lot 19, containing approximately 10,528 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing Assigned for October 3, 2023

#311-23 Request to allow four single-family attached dwellings, to waive lot area and lot area per unit requirements and to allow a driveway and parking within setback distances at 2202 Commonwealth Avenue

2202 COMMONWEALTH AVENUE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing dwelling and construct four single-family attached dwellings with dimensional waivers, and to allow a driveway and parking within setback distances at 2202 Commonwealth Avenue, Ward 4, Auburndale, on land known as Section 41 Block 13 Lot 06, containing approximately 13,696 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 3.4.1, 3.2.4, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing Assigned for October 3, 2023

#312-23 Request to allow a two-story building on an undersized MAN lot at 0 Rumford Avenue

LANCASTER MANAGEMENT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a storage warehouse for their tree removal business on the undersized lot which extends the nonconforming use and requires dimensional waivers at 0 Rumford, Ward 4, Auburndale, on land known as Section 41 Block 35 Lot 12, containing approximately 8,302 sq. ft. of land in a district zoned MANUFACTURING. Ref: 7.3.3, 4.4.1, 7.8.2.C.2, 7.8.3.F.6, 7.8.3.B, 7.8.3.C, 5.1.8.D.1, 5.1.13, 5.1.8.D.2, 5.1.8.E.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing Assigned for October 3, 2023

#313-23 Request to add 48 patio seats and remove eight parking stalls, and to amend Special Permit #172-98(2) at 9-13 Kenneth Street, 29 Kenneth Street, 118 Needham Street, and 122 Needham Street

WOLCOTT CORPORATION petition for SPECIAL PERMIT/SITE PLAN APPROVAL to remove eight parking stalls to be used for 48 outdoor dining seats in front of 9-13 Kenneth Street, requiring an amendment to the most recent special permit, a waiver of additional parking stalls and an amendment to the approved site plan at 9-13 Kenneth Street, 29 Kenneth Street, 118 Needham Street, and 122 Needham Street, Ward 8, Newton Highlands and Newton Upper Falls, on land known as Section 83 Block 12 Lots 03, 04, 05, and 06 containing approximately 35,000 sq. ft. of land in a district zoned MIXED USE 2. Ref: 7.3.3, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

The following item was filed after the close of the docket and requires a suspension of the Rules to be referred to Committee:

Referred to Programs & Services Committee

#314-23

Discussion and Possible Creation of Ordinance Regarding Vibration Control Measures

HER HONOR THE MAYOR requesting the discussion and possible creation of an ordinance that would require control measures for construction activities that cause vibrations in both by-right and special permit projects.