



Land Use Committee Agenda

City of Newton In City Council

Tuesday, September 19, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, September 19, 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/89798063972> or call 1-646-558-8656 and use the following Meeting ID: 897 9806 3972

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

- #264-23 Request to amend the site plan associated with Special Permit #179-15 and parking waivers at 1349 Centre Street**
MYRTHA CHANG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the site plan associated with the special permit and to allow dimensional relief for the additional paved parking area at 1349 Centre Street, Ward 6, Newton Centre, on land known as Section 51 Block 04 Lot 03, containing approximately 10,579 sq. ft. of land in a district zoned BUSINESS 2. Ref: Sec. 7.3.3, 5.1.8.A.1, 5.1.13, 5.1.9.A, 5.1.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
Land Use Held 7-0 (Councilor Downs Not Voting); Public Hearing Opened on 8/22/23
[1349 Centre Street- Petition Documents](#)
- #284-23 Request to further extend two nonconforming front setbacks at 147 Cherry Street**
KATE SHAUGHNESSY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a deck connecting porches on each street front, further extending the nonconforming front setbacks at 147 Cherry Street, Ward 3, West Newton, on land known as Section 34 Block 37 Lot 12, containing approximately 7,706 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[147 Cherry 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.

#285-23 **Request to extend a nonconforming side setback for a detached garage at 75 Royce Road**
DAN HAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to expand a detached garage toward the rear property line, further extending a nonconforming side setback at 75 Royce Road, Ward 2, Newton Centre, on land known as Section 24 Block 41 Lot 19, containing approximately 22,995 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. 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.
[75 Royce Road- Petition Documents](#)

Chair's Note: *There was scrivener's error in the following item which has been corrected.*

#241-23 **Request to allow three single-family attached dwellings at 236 Chapel Street**
OMAR YOUSSEF petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing dwelling and construct three single-family attached dwellings with dimensional waivers and parking dimensional waivers at 236 Chapel Street, Ward 1, Newton, on land known as Section 12 Block 01 Lot 18, containing approximately 10,268 sq. ft. of land in a district zoned MULTI RESIDENCE 2. 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.
Land Use Held 5-0; Public Hearing Opened on 08/08/2023
[236 Chapel Street- Petition Documents](#)

#286-23 **Request to allow a for-profit educational use and to waive 19 parking stalls at 60 Highland Street**
THE SECOND CHURCH IN NEWTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow for-profit and non-profit educational tenants in a section of the Church building known as the "Annex," and waive 19 parking stalls at 60 Highland Street, Ward 3, West Newton, on land known as Section 32 Block 04 Lot 01, containing approximately 108,768 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 4.4.1, 6.3.14.B.1.b, 6.3.14.B.2, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[60 Highland Street- Petition Documents](#)

#287-23 **Request to amend Special Permit #96-17 by increasing the parking waiver from 97 stalls to 172 stalls and to amend Condition #3 of Special Permit #179-19 at 839-853 Washington Street**
WASHINGTON PLACE OWNER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the special permit to allow non-accessory parking, to allow assigned parking, to increase the parking waiver, and to modify the definition of "formula business" as it relates to Condition #3 at 839-853 Washington Street, Ward 2, Newtonville, on land known as Section 21 Block 29 Lot 10, containing approximately 123,628 sq. ft. of land in a district zoned MIXED USE 4. Ref: 7.3.3, 4.4.1, 5.1.4, 5.1.13, 5.1.3.E of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[839-853 Washington Street- Petition Documents](#)

#355-22 Request to Rezone 2 parcels to BU4

SELTZERS GARDEN CITY, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 2 parcels as follows: 11 Florence Street (Section 82 Block 04 Lot 49) from MULTI RESIDENCE 1 to BUSINESS USE 4; and 318 Boylston Street (Section 82 Block 04 Lot 47) from BUSINESS USE 2 to BUSINESS USE 4.

Land Use Held 5-0; Public Hearing Continued on 7/19/22

[11 Florence Street and 318 Boylston Street-Petition Documents](#)

#356-22 Request to construct elderly housing with services at 11 Florence and 318 Boylston St

SELTZERS GARDEN CITY, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow Elder Housing with services, to allow a development in excess of 20,000 sq. ft., to allow a five-story building, to allow a retaining wall greater than 4' in height within a setback, to allow free-standing signs, to allow parking within the front setback, and to waive lighting requirements at 11 Florence Street and 318 Boylston Street, Ward 8, Newton, on land known as Section 82 Block 04 Lots 47 and 49, containing approximately 82,946 sq. ft. of land in a district zoned BU2 (318 Boylston Street, to be rezoned to BU4) and MR1 (11 Florence Street, to be rezoned to BU4). Ref: Sec. 7.3.3, 4.4.1, 6.2.10, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.4.2.B, 5.1.8.A.1, 5.1.13, 5.1.10.A, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 5-0; Public Hearing Continued on 7/19/22

Land Use Held 6-0; Public Hearing Continued on 6/27/23

[11 Florence Street and 318 Boylston Street- Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair