



Land Use Committee Agenda

City of Newton **In City Council**

Tuesday, October 3, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, October 3, 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/83755464606> or call 1-646-558-8656 and use the following Meeting ID: 837 5546 4606

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

#315-23

Request for Extension of Time to Exercise Special Permit #260-22 at 34, 36, 38, 48, 50 Crafts Street, 19-21 Court Street

CRAFTS DEVELOPMENT, LLC AND SRG HOLDCO INVESTMENTS, LLC petition for EXTENSION OF TIME to November 6, 2025 to EXERCISE Special Permit Council Order #260-22 to allow an Elder Housing with Services facility, to allow a development in excess of 20,000 sq. ft., to allow a seven-story building, to allow a building 84 feet in height, to allow parking within the side setback, to reduce the required parking stall width, to reduce the required parking stall depth, to reduce the required parking stall depth for accessible stalls, to allow a reduced drive aisle width for two-way traffic and to waive the lighting requirements at 34, 36, 38, 48, 50 Crafts Street, 19 Court Street and 21 Court Street, Ward 2, Newton, on land known as Section 23 Block 16 Lots 7, 8, 9, 10, 11, 12 and 13, containing approximately 115,818 sq. ft. of land in districts zoned MAN and MR1 (to be rezoned to BU4). Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.2.10, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.1.8.A.1, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

34 Crafts Street Petition Documents- <https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-2376>

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.

#262-23 Request to waive the separation requirement for a historic detached accessory apartment, to further extend nonconforming height and footprint and to exceed FAR at 193 Lake Avenue

ROBERT AND LAURA KAY HUGHES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to renovate and expand the detached accessory building for use as an accessory apartment with dimensional waivers at 193 Lake Avenue, Ward 6, Newton Highlands, on land known as Section 52 Block 17 Lot 05, containing approximately 26,818 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 6.7.1.E.7.B, 3.4.3.A.3, 3.4.3.A.4, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 8-0; Public Hearing Opened on 8-22-23

193 Lake Avenue Petition Documents-

<https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-3567>

#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.

93 Ruane Road Petition Documents- <https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-3568>

#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.

70 Kingswood Road Petition Documents- <https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-3569>

#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.

0 Rumford Avenue Petition Documents- <https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-3570>

#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.

9-13 Kenneth Street Petition Documents- <https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-3571>

#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.

2202 Commonwealth Avenue Petition Documents-

<https://www.newtonma.gov/government/city-clerk/city-council/special-permits/-folder-3572>

Respectfully Submitted,

Richard A. Lipof, Chair

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR, JR.
JUDITH L. MELIDEO-PREBLE
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September 15, 2023

BY HAND and EMAIL

Mr. Scott Matthews
Committee Clerk
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449


Re: Council Orders #259-22 (Zone Change) and #260-22 (Special Permit)
34, 36, 38, 48, and 50 Crafts Street, 19 Court Street, and 21 Court Street, Newton

Dear Mr. Matthews,

On November 7, 2022 the City Council granted a special permit and zone change for an Elderly Housing with Services development on Crafts and Court Streets. Pursuant to Section 7.3.2.E of the Zoning Ordinances, the petitioners, Crafts Development LLC and SRG Holdco Investments, LLC, respectfully request an extension of the time within which to exercise the special permit for two additional years to November 6, 2025.

The petitioners have been faced with market dynamics which are making the project financially challenging to start at the present time. The extension of time has been requested for this reason. The hope is that market dynamics will improve over time and that the project will be able to proceed at a future date.

Sincerely,



Stephen J. Buchbinder

SJB/mer

cc: (By EMail)

Councilor Susan S. Albright
Councilor Emily Norton
Councilor Tarik J. Lucas
Councilor Alison M. Leary
Councilor Maria Scibelli Greenberg
Councilor John Oliver
Mr. Robert Korff
Mr. Damien Chaviano
Mr. Scott Lombardi
Leslie Kivitz, Esquire