



CITY OF NEWTON, MASSACHUSETTS

City Hall

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www.newtonma.gov

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS

Brenda Belsanti, Zoning Board Clerk

The Zoning Board of Appeals will hold a public hearing on Wednesday, November 8, 2023 at 7:00 pm. This is a hybrid meeting that will take place in the City Council Chamber (Room 207) and virtually via ZOOM. To view and participate in this meeting using Zoom, click this link: <https://newtonma.gov.zoom.us/j/85882435981> or call 1-646-931-3860 and use the Meeting ID: 85882435981.

AGENDA

11/8/23

A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, November 8, 2023 at 7:00 p.m. on the following petitions:

1. **#04-23** Toll Bros. Inc., requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a six-story all-residential development with 244 residential units on 5.82 acres of land located at 528 Boylston Street; 0, 502-504, 516 Boylston Street; 0 Hagan Road; and 24-26, 32-34 Hurley Place in the SR1, SR2 Zoning Districts. The proposal includes 61 affordable units and 385 parking stalls.

A MODEL OF THE PROJECT WILL BE ON PUBLIC DISPLAY PRIOR TO THE MEETING

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals' office in Newton City Hall at 1000 Commonwealth Avenue, and are available for review online at <https://www.newtonma.gov/government/planning/zoning-board-of-appeals/-fsiteid-1#!/>

2. **#10-23** Alta Development LLC, requesting a variance from Section 3.1.3 of the Newton Zoning Ordinance to reduce the minimum lot size requirement and reduce the frontage requirement. The subject property is a 22,251 square foot lot located at 949 Dedham Street within a Single-Residence 2 (SR-2) zoning district. Petitioner seeks to raze the existing single-family dwelling and subdivide the lot into two lots of 11,189 square feet and 11,062 square feet, each with 84 feet of frontage.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.