



Land Use Committee Agenda

City of Newton

In City Council

January 09, 2024

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on January 09, 2024 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/81874386579> or call 1-646-558-8656 and use the following

Meeting ID: 818 7438 6579

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

- #15-24 **Class 2 Auto Dealers License**
STAN'S AUTOMOTIVE INC. D/B/A NEWTON AUTOMOTIVE and SALES
249 Centre Street
Newton Corner, MA 02458
Documents- <https://newtonma.viewpointcloud.com/records/813986>
- #16-24 **Class 2 Auto Dealers License**
MOTORCARS OF BOSTON INC.
1191 Washington Street
West Newton, MA 02465
Documents- <https://newtonma.viewpointcloud.com/records/812781>
- #17-24 **Class 2 Auto Dealers License**
JACOB & ASSOCIATES
1232 Washington Street
Newton, MA 02465
Documents- <https://newtonma.viewpointcloud.com/records/812706>
- #18-24 **Class 2 Auto Dealers License**
KG MOTORS LLC D/B/A KG MOTORS LLV
1235 Washington Street
Newton MA 02465
Documents- <https://newtonma.viewpointcloud.com/records/812376>

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.

- #19-24 **Class 2 Auto Dealers License**
ENZO'S AUTO SALES
10 Hawthorn Street
Newton, MA 02458
Documents- <https://newtonma.viewpointcloud.com/records/812038>
- #20-24 **Class 2 Auto Dealers License**
VELOCITY MOTORS
14 Hawthorn Street
Newton, MA 02458
Documents- <https://newtonma.viewpointcloud.com/records/812028>
- #14-24 **Request for Extension of Time to Exercise Special Permit #419-22 at 148
Auburndale Avenue**
CHRISTOPHER AND GRETCHEN RUTAN petition for Extension of Time to October 17, 2025 to construct two-story additions to the front and rear of the dwelling further reducing and vertically extending the nonconforming front setbacks at 148 Auburndale Avenue, Ward 3, Newton, on land known as Section 33 Block 18 lot 03, containing approximately 6,616 sq. ft. in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #13-24 **Request to further extend nonconforming FAR at 140 Dickerman Road**
MARTINE MARTELL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to enclose a second level sunporch and construct a new basement access, further extending the nonconforming FAR at 140 Dickerman Road, Ward 5, Newton Highlands, on land known as Section 54 Block 38 Lot 12, containing approximately 6,600 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
140 Dickerman Documents- <https://newtonma.viewpointcloud.com/records/809603>
- #11-24 **Request to exceed FAR and vertically extend a nonconforming setback in an
accessory building at 887 Commonwealth Avenue**
ARONE BROS LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to all sides of the dwelling, as well as to raze and construct a detached garage which extends a nonconforming setback, and extends the nonconforming FAR at 887 Commonwealth Avenue, Ward 2, Newton Centre, on land known as Section 24 Block 43 Lot 05, containing approximately 8,310 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 3.4.3.A.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
887 Commonwealth Documents-
<https://newtonma.viewpointcloud.com/records/811754>
- #10-24 **Request to allow three single-family attached dwellings in two buildings, to
waive certain dimensional requirements and two parking stalls at 199 Church
Street**
GLENSHANE PROPERTIES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the accessory apartment into a separate dwelling, resulting in three single-family attached dwellings in two separate structures with dimensional waivers and parking waivers at 199 Church Street, Ward 1, Newton, on land known as Section 12

Block 13 Lot 16, containing approximately 10,688 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 3.4.2, 5.1.4, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

199 Church Documents- <https://newtonma.viewpointcloud.com/records/810672>

#12-24

Request to allow ground floor residential use, to allow three stories and a 39.3-foot height, to exceed FAR, and associated parking waivers at 209-211 Adams Street

CLAIRE A. LEONE, DEBORAH SYLVESTER, AND LISA CAIRA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct a three story, five-unit residential building with more than 10,000 square feet which exceeds the FAR and requires associated parking waivers at 209-211 Adams Street, Ward 1, Newton, on land known as Section 14 Block 18 Lot 16, containing approximately 8,830 sq. ft. of land in a district zoned BUSINESS2. Ref: Sec. 7.3.3, 4.4.1, 4.1.2.B.2, 4.1.2.B.3, 4.1.3, 5.1.7.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

209-211 Adams Documents- <https://newtonma.viewpointcloud.com/records/807759>

Respectfully Submitted,

Andrea Kelley, Chair

Scott Matthews

From: Chris R [REDACTED]
Sent: Wednesday, December 13, 2023 3:04 PM
To: Scott Matthews
Subject: Special Permit Extension request

Follow Up Flag: Follow up
Flag Status: Flagged

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Hello Scott,

I would like to request an extension to our Special Permit (#419-22) for our home at 148 Auburndale Ave, West Newton, MA 02465. We had an issue with our contractor over the Summer which delayed us from moving forward. Then in preparation towards beginning construction soon, I visited City Hall on December 8th and learned the deadline to submit was based upon the City Council approval date of October 17, 2022 vs the December 18th, 2022 date of when it was registered. Being a homeowner working this process on my own, I hope my error will not delay our renovation too long.

Thank you and please let me know if you have any questions,
Chris Rutan
[REDACTED]