



City Council Reports Docket

January 8: Zoning & Planning and Finance

January 9: Land Use

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7:45 PM, Hybrid

To be reported on

Tuesday, January 16, 2024

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers on Tuesday, January 16, 2024, 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/82961824602>

One tap mobile

US: +13092053325, 829 6182 4602#

Land line

+1 309 205 3325 US

Webinar ID: 829 6182 4602

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>

City of Newton

In City Council Items to be Acted Upon

Referred to Land Use Committee

01/09/2024

PRESENT: Councilors Kelley (Chair), Block, Downs, Farrell, Leary, Lobovits, and Lucas; absent: Councilor Laredo; also present: Councilors Albright, Oliver, and Wright

#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.

Land Use Held 7-0; Public Hearing Opened

#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.

Land Use Approved 7-0; Public Hearing Closed 7-0

#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.

Land Use Approved Subject to Second Call 7-0; Public Hearing Closed 7-0

#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.

Land Use Approved 7-0; Public Hearing Closed 7-0

- #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.
Land Use Approved 7-0; Public Hearing Closed 7-0
- #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
Land Use Approved 7-0
- #16-24 Class 2 Auto Dealers License**
MOTORCARS OF BOSTON INC. 1191 Washington Street West Newton, MA 02465
Land Use Approved 7-0
- #17-24 Class 2 Auto Dealers License**
JACOB & ASSOCIATES 1232 Washington Street Newton, MA 02465
Land Use Approved 7-0
- #18-24 Class 2 Auto Dealers License**
KG MOTORS LLC D/B/A KG MOTORS LLV 1235 Washington Street Newton MA 02465
Land Use Approved 7-0
- #19-24 Class 2 Auto Dealers License**
ENZO'S AUTO SALES 10 Hawthorn Street Newton, MA 02458
Land Use Approved 7-0
- #20-24 Class 2 Auto Dealers License**
VELOCITY MOTORS 14 Hawthorn Street Newton, MA 02458
Land Use Approved 7-0

Referred to Zoning & Planning Committee

01/08/2024

PRESENT: Councilors Baker (Chair), Oliver, Albright, Wright, Krintzman, Getz, Danberg, and Kalis; also present: Councilor Farrell

- #21-24 Discussion concerning ZAP Committee workplan for the new term**
 COUNCILORS BAKER AND OLIVER requesting a discussion with Zoning and Planning Committee concerning the work plan of the ZAP Committee for the new 2024-2025 term.
Zoning & Planning Held 8-0
- #22-24 CPC Recommendation to appropriate \$125,000 in CPA funding**
 COMMUNITY PRESERVATION COMMITTEE recommending appropriation of \$125,500 in Community Preservation Act funding from the FY24 Historic Resource Reserve Funds to the control of the Planning & Development Department for a grant to the Second Church in Newton for the restoration.
Zoning & Planning Held 8-0
- #23-24 Update on Short-term rental ordinance compliance and enforcement**
 COUNCILORS MALAKIE, WRIGHT, KELLEY, LAREDO, LIPOF, HUMPHREY, LUCAS, ALBRIGHT, DANBERG, AND OLIVER requesting an update on Short-term Rental ordinance compliance and enforcement, including data on registrations, complaints, investigations and fines issued; types of violations being found (e.g. non-owner occupied, room limits, annual time limits, other code violations like noise, health & safety, trash); ability to compare STRs registered with the city vs registered with the state vs listings on public platforms; ability to obtain listing information from STR companies; adequacy of resources or other obstacles to enforcement.
Zoning & Planning Held 8-0
- #24-24 Request for discussion and possible ordinance amendments relative to aiding small businesses impacted by development**
 COUNCILORS ALBRIGHT AND KELLEY request the Planning Department with the assistance of the Economic Development Commission, research and develop mechanisms including ordinance changes or other means to assist local businesses impacted by development similar to the Somerville work. The goal of this docket item will be to help small commercial/retail/independent and locally-owned businesses remain in Newton as development occurs.
Zoning & Planning Held 8-0

Referred to Finance Committee

01/08/2024

PRESENT: Councilors Gentile (Chair), Micley, Bixby, Malakie, Grossman, Greenberg, Lipof and Humphrey; Also Present: Councilor Block

- #27-24 Appropriate \$925,000 Newton Public Schools Curriculum Investments**
HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of nine hundred twenty five thousand (\$925,000) of June 30, 2023 Certified Free Cash for the purpose of funding curriculum materials for Newton Public Schools.
Finance Held 8-0
- #33-24 Appropriate \$11,475,000 for Newton Public Schools and Municipal Infrastructure**
HER HONOR THE MAYOR requesting authorization to appropriate and expend eleven million, four hundred seventy five thousand dollars (\$11,475,000) of June 30, 2023 Certified Free Cash to fund the following: A. Newton North Pool- Air Handling Unit (\$425,000) B. Replace Entire Roof System - Peirce Elementary (\$1,200,000) C. Replace Entire Roof System - Mason Rice Elementary (\$1,100,000) D. Repave Parking Area - Brown Middle School (300,000) E. Replace Chiller - Newton South, Building H (\$350,000) F. Repair Auditorium Ceiling, Playground Improvement and Toilet Room Installation - Williams Elementary (\$325,000) G. Install PA Systems - Bigelow & Brown Middle Schools (300,000) H. Toilet Room Upgrades - Day Middle, Mason Rice, Bowen, Memorial Spaulding, and Peirce Elementary Schools (\$1,275,000) I. Paving, Road Improvements & Traffic Calming (\$5,250,000) J. Police Headquarters - Repave Parking Lot & Fencing (\$600,000) K. Fire Station 2- Heat Pumps for staff area HVAC (\$350,000)
Finance Held 8-0
- #34-24 Acceptance of anonymous donation to Newton City Council**
CITY CLERK requesting the acceptance of an anonymous donation of \$10,000 to the City of Newton in memory of former Councilor George Mansfield for the benefit of the work of the Newton City Council to be used as the Council Leadership and the Clerk of the Council may from time to time determine.
Finance Approved 8-0
- #35-24 Acceptance of \$22,248 grant from MasseVIP**
HER HONOR THE MAYOR requesting authorization to accept and expend the sum of twenty-two thousand, two hundred and forty-eight thousand dollars (\$22,248) from the WPF Grant for the purpose of installing six EV Level 2 chargers. Five chargers (\$18,540) will be installed at the DPW facility at Elliot Street and one (\$3,708) at the Directors parking lot at City Hall.
Finance Approved 8-0