



## Land Use Committee Agenda

### City of Newton

### In City Council

January 23, 2024

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on January 23, 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/81647753904> or call 1-646-558-8656 and use the following

Meeting ID: 816 4775 3904

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

- #67-24      **Request for Extension of Time to Exercise Special Permit #448-22 at 1 Jackson Street**  
345 BOYLSTON, LLC petition for Extension of Time to January 17, 2023 to allow a three-story structure with 36 feet in height; to allow an FAR of 1.48; to vertically extend a nonconforming front setback; to waive 4 parking stalls and to allow assigned parking at 1 Jackson Street, Ward 6, Newton, on land known as Section 65 Block 10 Lot 19, containing approximately 12,512 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 4.1.2.B.3, 4.1.3, 7.8.2.C.2, 5.1.4, 5.1.13, 5.1.3.E of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #68-24      **Request to amend Special Permit #40-97(2) and allow a free-standing sign at 269-287 Grove Street**  
GREATLAND REALTY PARTNERS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow both a free-standing sign and advertisement of the on-site cafe at 269-287 Grove Street, Ward 4, Auburndale, on land known as Section 43 Block 29 Lot 24, containing approximately 489,460 sq. ft. of land in a district zoned BUSINESS4. Ref: Sec. 7.3.3, 5.2.13.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
269-287 Grove- <https://newtonma.viewpointcloud.com/locations/99942>

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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](mailto: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.

#69-24

**Request to allow a parking stall within five feet of the street and to waive parking stall depth at 113 Edinboro Street**

WILLIAM SWARTZ petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow for the creation of a parking stall in front of the dwelling, within five feet of the street and lacking the required depth at 113 Edinboro Street, Ward 2, Newtonville, on land known as Section 21 Block 23 Lot 04, containing approximately 3,250 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 5.1.7.A, 5.1.8.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

113 Edinboro- <https://newtonma.viewpointcloud.com/records/813630>

#70-24

**Request to amend an approved Comprehensive Sign Package and Special Permit #218-22 at 1-55 Boylston Street**

CHESTNUT HILL SHOPPING CENTER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #218-22 to allow an updated Comprehensive Sign package to include additional directory and wayfinding signs to provide more visibility for interior tenants, as well as an expansion of the existing sign band at 1-55 Boylston Street, Ward 7, Chestnut Hill, on land known as Section 63 Block 37 Lots 25 and 26, containing approximately 859,444 sq. ft. of land in a district zoned BUSINESS4. Ref: Sec. 7.3.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

1-55 Boylston- <https://newtonma.viewpointcloud.com/records/813006>

**Respectfully Submitted,**

**Andrea Kelley, 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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January 2, 2024

**BY HAND and EMAIL**

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

Re: Council Order #448-22 / 1 Jackson Street, Newton

Dear Mr. Matthews,

On January 17, 2023 the City Council granted a special permit for a 6-unit residential building at 1 Jackson Street. Pursuant to Section 7.3.2.E of the Zoning Ordinances, the petitioner, 345 Boylston Street LLC respectfully requests an extension of the time within which to exercise the special permit for one additional year to January 17, 2025.

The petitioner has only recently obtained his building permit from the Inspectional Services Department and is expected to begin site work in late January or February, weather permitting. The extension of time has been requested for this reason.

Sincerely,

A handwritten signature in black ink, appearing to be 'F. Schwarzer', written over the printed name 'Franklin J. Schwarzer'.

Franklin J. Schwarzer

SJB/mer  
cc: (By Email)  
Mr. Anthony Rossi