



Land Use Committee Agenda

City of Newton In City Council

February 06, 2024

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on February 06, 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/88054301980> or call 1-646-558-8656 and use the following

Meeting ID: 880 5430 1980

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

Note: *The Committee will review a request for a consistency ruling for 148 Auburndale Avenue. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services to extend the second floor and to enclose the approved covered patio. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*

#64-24 **Request for Extension of Time to Exercise Special Permit # 541-22 at 96 Waban Park**

MICHAEL AND INNA ZARETSKY petition for Extension of Time to December 19, 2024 to construct additions to the rear and the side of the dwelling and to construct dormers at 96 Waban Park, Ward 1, Newton, on land known as Section 12 Block 05 Lot 02 containing approximately 5,445 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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.

- #77-24 **Request for Extension of Time to Exercise Special Permit #38-23 at 194 Adams Street**
LAKE PRIDE HOMES petition for Extension of Time to March 6, 2026 to raze the existing nonconforming three-unit multifamily dwelling and construct a five-unit residential dwelling with ground level garage parking and associated dimensional, parking, and use waivers at 194 Adams Street, Ward 1, Newton, on land known as Section 14 Block 14 Lot 18, containing approximately 6,000 sq. ft. of land in a district zoned BUSINESS 2. Ref: 7.3.3, 7.4, 4.4.1, 4.1.2.B.3, 7.8.2.C.3, 5.1.4, 5.1.13, 5.1.8.B.1, 5.1.8.C.1, 5.1.8.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #80-24 **Request to allow a series of retaining walls exceeding four feet in height in the front setback at 161 Pine Ridge Road**
JONATHAN AND REBECCA BRISTOL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a series of retaining walls exceeding four feet in height in the front setback at 161 Pine Ridge Road, Ward 5, Waban, on land known as Section 53 Block 28 Lot 08, containing approximately 22,500 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
161 Pine Ridge Road- <https://newtonma.viewpointcloud.com/records/813584>
- #81-24 **THIAGARAJAN AND SUDHA SRIDHAR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a single-story rear addition which will further extend the nonconforming FAR at 21 Marvin Lane, Ward 8, Newton**
THIAGARAJAN AND SUDHA SRIDHAR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a single-story rear addition which will further extend the nonconforming FAR at 21 Marvin Lane, Ward 8, Newton Centre, on land known as Section 84 Block 30 Lot 10, containing approximately 11,333 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.
21 Marvin Lane- <https://newtonma.viewpointcloud.com/records/813859>
- #78-24 **Request to extend a nonconforming front setback at 300 Cabot Street**
BENNY LU AND AMY XU petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to the existing dwelling, to convert the single-family dwelling into a two-family dwelling, and adding a half-story which vertically extends the nonconforming front setback at 300 Cabot Street, Ward 2, Newtonville, on land known as Section 22 Block 20 Lot 16, containing approximately 8,339 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
300 Cabot Street- <https://newtonma.viewpointcloud.com/records/810114>

#82-24 Request allow a retaining wall exceeding four feet in height in the front setback, to vertically extend a nonconforming detached garage, to further increase nonconforming lot coverage and to allow two parking stalls within the front set back at 19 Waban Hill Road

MARK AND AMY NICHOLS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing hip roof of the detached garage, replacing it with a flat roof to be used as a deck, with the construction of retaining walls to the interior of the property, and extending the existing driveway at 19 Waban Hill Road, Ward 7, Chestnut Hill, on land known as Section 63 Block 02 Lot 07, containing approximately 8,303 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 5.4.2.B, 3.1.3, 3.4.3.A.1, 7.8.2.C.2, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

19 Waban Hill Road- <https://newtonma.viewpointcloud.com/records/814081>

#79-24 Request to amend Special Permit #395-22 to allow for a cash payment in lieu of providing IZ units at 136-144 Hancock Street

TERRENCE P. MORRIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the special permit to substitute a cash payment in lieu of providing the units at 136-144 Hancock Street, Ward 4, Auburndale, on land known as Section 43 Block 31 Lot 01, containing approximately 58,492 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 5.11.5.A.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

136-144 Hancock Street- <https://newtonma.viewpointcloud.com/records/813903>

Respectfully Submitted,

Andrea Kelley, Chair

Scott Matthews

From: MICHAEL ZARETSKY [REDACTED] >
Sent: Monday, January 15, 2024 8:30 PM
To: Scott Matthews
Subject: RE: Special Permit Extension

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

Dear Mr. Matthews

I would like to request an extension of time for the Special Permit # 541-22, Electronically Recorded at Registry of Deeds on 1/12/23. The project address is 96 Waban Street, Newton, MA 02458. The application for the Building Permit was submitted on November 1st, 2023, and is still in process.

On Jan 12, 2024, I got a message from The Plans Examiner Andy Mavrelis with advice to check-in with you to see about extending the Special permit.

Please let me know if you require any further information to process the request.

Thank you,

Michael Zaretsky, Property Owner
96 Waban Street, Newton, MA 02458

[REDACTED]

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ATTORNEYS AT LAW

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*admitted in MA and NY

January 19, 2024

City Council
City of Newton
1000 Commonwealth Avenue
Newton, Massachusetts 02459
c/o Scott Matthews, Clerk of the City Council

Re: Extension of Special Permit No. 38-23 – 194 Adams Street

Dear Members of the City Council:

On behalf of Lake Pride Homes LLC, as owner of 194 Adams Street, Newton, Massachusetts, please accept this letter as a formal request for a two-year extension to exercise Special Permit No. 38-23 under Section 7.3.2 of the Newton Zoning Ordinances. The Special Permit was granted on March 6, 2023. Due to the recent rapid increase in interest rates, the financial aspects of the project changed dramatically. The Petitioner, therefore, respectfully requests said extension to allow time for the economic conditions to stabilize.

Kindly place this matter on the docket of the City Council and the first available Land Use Committee public hearing. For your convenience, I enclosed a copy of the Special Permit as recorded with the Middlesex South Registry of Deeds.

Please call should you have any questions. As always, thank you, for your help in this matter.

With regards,


Laurance S.L. Lee

Enclosure
cc: Lake Pride Homes LLC

Scott Matthews

From: Peter Sachs <petersachs@gmail.com>
Sent: Thursday, January 25, 2024 1:37 PM
To: Scott Matthews
Cc: Andrea W. Kelley
Subject: 161Pine Ridge

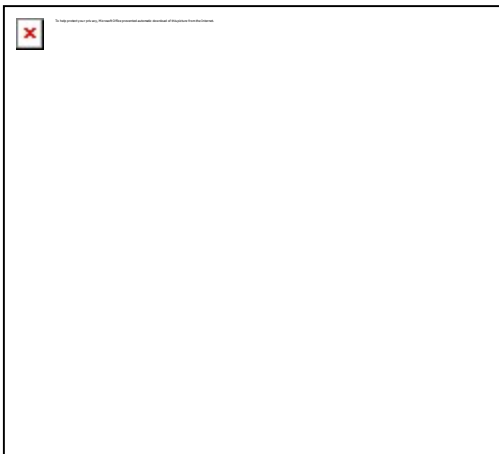
Follow Up Flag: Follow up
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Scott

After you read this, can you give me a call 617-312-5045. I would like to postpone the scheduled or ask for a continuance of the hearing on 161 Pine Ridge next Tuesday February 6th, 2024 until a time when I get back to you on re-scheduling. I am also copying Andrea Kelly Committee Chair. Please confirm to me that you are in receipt of this email and that we are taken off the schedule. Thank you

Peter Sachs



Peter Sachs Architect

www.petersachsarchitect.com

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