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## City Council Reports Docket

February 21: Programs & Services and Public  
Facilities

February 26: Zoning & Planning and Finance

February 27: Land Use

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7:45 PM, Hybrid

To be reported on

Monday, March 04, 2024

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers on Monday, March 4, 2024, at 7:45 PM. To view this meeting on Zoom use this link

<https://newtonma-gov.zoom.us/j/84785633938>

at the above date and time:

One tap mobile

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Webinar ID: 847 8563 3938

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

02/27/2024

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

**#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 on Tuesday, January 9, 2024**

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

**#115-24 Request to amend Special Permit #178-13 to allow a non-profit educational use and to waive 3 parking stalls at 14 Collins Road**

UNION CHURCH IN WABAN TRUSTEES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the special permit to allow the Winchester School of Chinese Culture (WSCC), a non-profit educational use, to operate an after-school program, and a waiver of required number of parking stalls at 14 Collins Road, Ward 5, Waban, on land known as Section 55 Block 48 Lots 36 and 37, containing approximately 41,302 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 4.4.1, 6.3.14.B.1.b, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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

**#116-24 Request to amend Special Permit #67-20 to allow a Medical Marijuana Treatment Center at 1089 Washington Street**

GREEN RE WEST NEWTON LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #67-20 to allow a medical marijuana treatment center (formerly known as Registered Marijuana Dispensary or "RMD") at 1089 Washington Street, Ward 3, West Newton, on land known as Section 31 Block 09 Lot 07, containing approximately 25,122 sq. ft. of land in a district zoned BUSINESS2. Ref: Sec. 7.3.3, 6.10.3.D, 4.4.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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

**#117-24 Request to further extend a nonconforming two-family dwelling and nonconforming front setback at 265-267 River Street**

AMERICAN WAY DEVELOPMENT, INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raise the roof and add dormers, further extending the nonconforming two-family dwelling use and alter/extend the nonconforming front setback at 265-267 River Street, Ward 4, West Newton, on land known as Section 44 Block 12 Lot 01, containing approximately 6,671 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 3.4.1, 3.1.2.A.3, 3.2.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Held 7-0; Public Hearing Opened**

**#118-24 Request to further extend nonconforming FAR, to alter the nonconforming number of stories, and to alter the nonconforming front setback at 442-444 Lowell Avenue**  
MSGM LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story rear addition and dormers which will further extend the nonconforming FAR, nonconforming number of stories, and nonconforming front setback at 442-444 Lowell Avenue, Ward 2, Newtonville, on land known as Section 24 Block 28 Lot 52, containing approximately 9,600 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.2.3, 3.2.11, 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**

**#119-24 Request to allow a retaining wall exceeding four feet in height in a setback at 12 Clark Street**  
GREGOIRE VERSMEE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a series of retaining walls which exceed four feet in height with the rear setback at 12 Clark Street, Ward 6, Newton Centre, on land known as Section 62 Block 19 Lot 08, containing approximately 13,600 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
**Land Use Approved 7-0; Public Hearing Closed 7-0**

**Referred to Zoning & Planning Committee**

02/26/2024

Present: Councilors Baker (Chair), Oliver, Albright, Wright, Krintzman, Getz, Danberg, and Kalis; also present: Councilors Leary, Lobovits, Kelley, Farrell, Block, and Malakie

**#49-24 Discussion and possible adoption of an ordinance requiring electrification of all new construction and substantial renovations**  
HER HONOR THE MAYOR AND COUNCILORS ALBRIGHT, DANBERG, LEARY, HUMPHREY, KALIS, DOWNS, LIPOF, WRIGHT, MICLEY, BIXBY, AND GETZ requesting discussion and possible adoption of an Electrification Ordinance that would require all new construction and substantial renovations in Newton to be all-electric. This is in conjunction with the City's recent conditional approval by the State Department of Energy Resources (DOER) for participation in the Ten Communities Program.  
**Zoning & Planning Held 8-0; Public Hearing Set for 02/26/24 on Monday, January 22, 2024**  
**Zoning & Planning Held 7-1 (Councilor Kalis Opposed)**

- #74-24 Discussion Regarding 40B Process Post 'Safe Harbor' Designation**  
COUNCILORS OLIVER, BAKER, AND WRIGHT requesting a discussion with the Law and Planning departments regarding the process going forward for 40B projects since meeting the 10% 'Safe Harbor' designation. The discussion should address the different parameters that can or will be used to accept, deny and modify projects and the criteria allowed to be used by ZBA or any other approving authority.  
**Zoning & Planning Held 8-0 on Monday, January 22, 2024**  
**Zoning & Planning No Action Necessary 8-0**
- #86-24 Request for a pre-budget planning discussion**  
COUNCILORS BAKER, OLIVER, MALAKIE, GETZ, FARRELL, LOBOVITS, WRIGHT, AND BLOCK requesting a preliminary discussion with the Planning Department, Inspectional Services Department and CPA Program Manager to prepare for the Committee's FY25 Budget Review of these Departments and Programs.  
**Zoning & Planning Held 8-0**
- #87-24 Discussion and possible amendments to update project review fees**  
HER HONOR THE MAYOR requesting discussion and possible ordinance amendments to update fees related to special permit, zone change and site plan review fees requested by the Planning Department, City Clerk's Office, and Law Department.  
**Zoning & Planning Approved 7-0**
- #88-24 Reappointment of Lei Reilley to the Zoning Board of Appeals**  
HER HONOR THE MAYOR reappointing Lei Reilley, 130 Pine Street, Newton as an associate member of the Zoning Board of Appeals for a term of office set to expire on January 10, 2025. (60 Days: 04/05/2024)  
**Zoning & Planning Approved 8-0**
- #89-24 Reappointment of Denise Chicoine to the Zoning Board of Appeals**  
HER HONOR THE MAYOR reappointing Denise Chicoine, 275 Islington Road, Newton as an associate member of the Zoning Board of Appeals for a term of office set to expire on January 10, 2025. (60 Days: 04/05/2024)  
**Zoning & Planning Approved 8-0**

**Referred to Programs & Services Committee**

02/21/2024

Present: Councilors Krintzman (Chair), Oliver, Micley, Malakie, Lobovits, Baker, and Farrell;  
also present: Councilor Greenberg

**Referred to Programs & Services Committee and Finance Committee**

- #106-24      Establish a NPS Educational Stabilization Fund**  
HER HONOR THE MAYOR requesting authorization to establish a NPS Educational Stabilization Fund.  
**Programs & Services Approved 8-0**  
**Finance Approved 8-0 on Monday, February 26, 2024**

**Referred to Programs & Services Committee and Finance Committee**

- #107-24      Appropriate funds to a NPS Educational Stabilization Fund**  
HER HONOR THE MAYOR requesting authorization to appropriate from Overlay Surplus (\$18,200,000), interest income that has accumulated as part of the \$18.2 million Overlay Surplus (\$800,000) which can be allocated from Free Cash, and June 30, 2023 Certified Free Cash (\$3,000,000) to the NPS Educational Stabilization Fund, for a total of \$22 million.  
**Programs & Services Approved 8-0**  
**Finance Approved 8-0 on Monday, February 26, 2024**

- #121-24      Request for Amendments to Council Rules and Ordinance Regarding Start Time of City Council Meetings**  
CITY CLERK requesting amendments to City Council Rules and Sec. 4-1 of the Newton Revised Ordinances to change "7:45 p.m." to "7:30 p.m."  
**Programs & Services Motion to Approve Failed 3-5 (Councilors Baker, Malakie, Micley, Lobovits, Farrell Opposed)**

- #55-24      Requesting Update Regarding City Seal Redesign**  
HER HONOR THE MAYOR requesting to provide the Programs & Services Committee with an update regarding the City Seal redesign.  
**Programs & Services Held 8-0**

- #95-24      Appointment of Daniel Green to the Newton Commonwealth Foundation**  
HER HONOR THE MAYOR appointing Daniel Green, 46 Glen Avenue, Newton as a member of the Newton Commonwealth Foundation for a term of office set to expire on June 30, 2025. (60 Days: 04/05/2024)  
**Programs & Services Approved 8-0**

**Referred to Public Facilities Committee**

02/21/2023

Present: Councilors Albright (Chair), Getz, Laredo, Kelley, Leary, Kalis, Gentile, and Danberg;  
also present: Councilors Malakie, Farell and Greenberg

- #102-24 Requesting periodic updates from Commissioner of Public Buildings regarding construction projects**  
COUNCILOR ALBRIGHT on behalf of the Public Facilities Committee requesting periodic updates on construction projects from the Commissioner of Public Buildings  
**Public Facilities Held 8-0**

**Referred to Public Facilities Committee and Finance Committee**

- #112-24 Appropriate \$1,191,000 for the replacement of Newton's Free Library HVAC System**  
HER HONOR THE MAYOR requesting authorization to appropriate and expend \$1,191,000 from June 30, 2023 Certified Free Cash to complete the funding for the Newton Free Library's chiller and related cooling equipment replacement project.  
**Public Facilities Approved 8-0**  
**Finance Approved 6-1 (Councilor Humphrey Opposed) (Councilor Gentile Not Voting) on Monday, February 26, 2024**

- #120-24 Discussion on Water/Sewer plan and open capital improvement projects**  
COUNCILOR ALBRIGHT on behalf of the Public Facilities Committee requesting an update on the Water/Sewer plan and open capital improvement projects.  
**Public Facilities Held 8-0**

**Referred to Finance Committee**

02/26/2024

Present: Councilors: Gentile (Chair), Malakie, Grossman, Humphrey, Greenberg, Bixby, Lipof and Micley

- #98-24 Transfer \$446,104.67 to Opioid Mitigation Special Revenue Fund**  
HER HONOR THE MAYOR requesting authorization to transfer the Opioid Mitigation funds totaling \$446,104.67 for use by the Health and Human Services Department into a Special Revenue Fund, as allowed by State Law in December 2023.  
**Finance Approved 8-0**

**Referred to Finance Committee and Programs & Services Committee**

- #106-24 Establish a NPS Educational Stabilization Fund**  
HER HONOR THE MAYOR requesting authorization to establish a NPS Educational Stabilization Fund.  
**Programs & Services Approved 8-0 on Wednesday, February 21, 2024**  
**Finance Approved 8-0**

**Referred to Finance Committee and Programs & Services Committee**

- #107-24      Appropriate funds to a NPS Educational Stabilization Fund**  
HER HONOR THE MAYOR requesting authorization to appropriate from Overlay Surplus (\$18,200,000), interest income that has accumulated as part of the \$18.2 million Overlay Surplus (\$800,000) which can be allocated from Free Cash, and June 30, 2023 Certified Free Cash (\$3,000,000) to the NPS Educational Stabilization Fund, for a total of \$22 million.  
**Programs & Services Approved 8-0 on Wednesday, February 21, 2024**  
**Finance Approved 8-0**
- #108-24      Requesting Authorization to issue refunding bonds**  
HER HONOR THE MAYOR requesting authorization to issue refunding bonds to refund all or any portion of the City's general obligation bonds.  
**Finance Approved 8-0**
- #109-24      Authorization to appropriate and expend the amount of \$2.3 million from the Overlay Surplus and \$5.5 million from the ATB Interest and Penalties account to NEWCAL, reducing bonding authorization**  
HER HONOR THE MAYOR requesting authorization to appropriate and expend a total of seven-million, eight-hundred thousand dollars (\$7.8 million) for the NewCAL project to reduce the amount of funding the City would need to borrow for that project. The \$7.8 million is comprised of two funding sources related to the Eversource agreement: (1) five-million, five-hundred thousand (\$5.5 million), transferred from the ATB Interest and Penalties account, and (2) two-million, three-hundred thousand (\$2.3 million) from Overlay Surplus. As a result, I am also requesting authorization to rescind \$7.8 million of bond authorization for the NewCAL project.  
**Finance Approved 6-0-2 (Councilors Humphrey, Bixby Abstain)**
- #110-24      Requesting authorization to accept and expend the sum of \$35,000 from the Firefighter Safety Equipment Grant**  
HER HONOR THE MAYOR requesting authorization to accept and expend thirty-five thousand dollars (\$35,000.00) from the Executive Office of Public Safety and the State Department of Fire Services for a reimbursement grant that was awarded to Newton Fire for Firefighter Safety Equipment.  
**Finance Approved 8-0**
- #111-24      Authorization to issue an RFP for NPS Food Service Contract**  
HER HONOR THE MAYOR requesting authorization for the Newton Public Schools to issue an RFP with a food service management company, for a contract duration of up to five years.  
**Finance Approved 7-1 (Councilor Humphrey Opposed)**

**Referred to Finance Committee and Public Facilities Committee**

**#112-24      Appropriate \$1,191,000 for the replacement of Newton's Free Library HVAC System**

HER HONOR THE MAYOR requesting authorization to appropriate and expend \$1,191,000 from June 30, 2023 Certified Free Cash to complete the funding for the Newton Free Library's chiller and related cooling equipment replacement project.

**Public Facilities Approved 8-0 on Wednesday, February 21, 2024**

**Finance Approved 6-1 (Councilor Humphrey Opposed) (Councilor Gentile Not Voting)**

**#113-24      Requesting authorization to accept \$30,785 grant from Massachusetts Office on Disability for Williams Elementary School Playground Accessibility Improvements**

HER HONOR THE MAYOR requesting authorization to accept and expend \$30,785 in grant funds from the Massachusetts Office on Disability for Williams Elementary School playground accessibility improvements.

**Finance Approved 8-0**

**Referred to Finance Committee and Public Facilities Committee**

**#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 on January, 08, 2024**

**Zoning & Planning Approved 6-0-1 (Councilor Oliver Abstaining) (Councilor Albright Not Voting) on January 22, 2024**

**Finance Approved 7-0-1 (Councilor Humphrey Abstaining)**

**#99-24      Acceptance of \$27,500 from National Environmental Health Association (NEHA) Grant**

HER HONOR THE MAYOR requesting authorization to accept and expend funds in the amount of twenty-seven thousand five-hundred dollars (\$27,500) to the City of Newton from the National Environmental Health Association (NEHA) for the purpose of improving the City's conformance with the US Food and Drug Administration's Retail Program Standards by the Health and Human Services Department.

**Finance Approved 8-0**