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*By City Clerk at 10:27 am, Mar 08, 2024*



## Land Use Committee Agenda

**City of Newton**

**In City Council**

**March 12, 2024**

**7:00 PM**

**Council Chambers, Room 207**



The Land Use Committee will hold this meeting as a hybrid meeting on March 12, 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/83450906295> or call 1-646-558-8656 and use the following

Meeting ID: 834 5090 6295

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

**#130-24**

**Class 2 Auto Dealer License**

NEW ENGLAND MOTOR MART, INC

1211 Washington Street

West Newton, MA. 02465

<https://newtonma.viewpointcloud.com/records/818161>

**#139-24**

**Request to further extend nonconforming FAR and lot coverage at 157 Baldpate Hill Road**

DANIEL KRUPP & RYAN WINTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct basement and first story additions which will further extend the nonconforming FAR and lot coverage at 157 Baldpate Hill Road, Ward 8, Newton Centre, on land known as Section 82 Block 25 Lot 63, containing approximately 16,048 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. 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.

157 Baldpate Hill- <https://newtonma.viewpointcloud.com/records/816678>

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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.

**#140-24 Request to allow three stories, to further extend nonconforming side setback and to exceed FAR at 86 Floral Street**  
SEBASTIO DASILVA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to a 2.5 story two family dwelling, resulting in a three story building, to vertically extend a nonconforming side setback, modifying the front porch entry, and constructing rear decks exceeding maximum FAR at 86 Floral Street, Ward 6, Newton Highlands, on land known as Section 52 Block 36 Lot 16, containing approximately 5,942 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 3.2.3, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
*86 Floral-* <https://newtonma.viewpointcloud.com/records/796327>

**#141-24 Request to amend Special Permit #316-20 and to exceed FAR at 432 Dedham Street**  
DAVID GEFFEN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend special permit #316-20 to raze the detached garage and construct an attached garage with an accessory apartment above as well as a rear addition which exceeds the allowable FAR at 432 Dedham Street, Ward 8, Newton Centre, on land known as Section 81 Block 11 Lot 47, containing approximately 31,308 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.5, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
*432 Dedham-* <https://newtonma.viewpointcloud.com/records/817752>

**#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.  
**Action:** **Land Use Held 7-0 (Councilor Downs Not Voting); Public Hearing Opened**  
*136-144 Hancock-* <https://newtonma.viewpointcloud.com/records/813903>

Respectfully Submitted,

Andrea Kelley, Chair