



Land Use Committee Agenda

City of Newton In City Council

March 19, 2024

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on March 19, 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/85046572793> or call 1-646-558-8656 and use the following Meeting ID: 850 4657 2793

The committee will be taking public comment on the following items : #143-24, #139-24, #142-24, #80-24, and #69-24. Please click the raise your hand button on the bottom of your screen if you would like to speak. There is a 5 second delay after you are promoted to panelist. After your done speaking, the clerk will change you back to an attendee.

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

#145-24

Request for Extension of Time to Exercise Special Permit #33-23 at 296 Watertown Street

YOUNGSUN PARK petition for Extension of Time to March 20, 2025 to allow a three-story structure with 32 feet in height; to allow an FAR of 1.42 and to reduce the number of required parking stalls at 296 Watertown Street, Ward 1, Newton, on land known as Section 11 Block 14 Lot 02, containing approximately 5,388 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 4.1.2.B.3, 4.1.3, 5.1.4, 5.1.13 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.

- #146-24 Request for Extension of Time to Exercise Special Permit #80-22 at 162 Middlesex Road**
ALAN FLINT AND CHRISTINE GRECO petition for Extension of Time to February 22, 2025 to construct side and rear additions, increasing the nonconforming FAR and nonconforming lot coverage of 162 Middlesex, Ward 7, Newton, on land known as Section 63 Block 33 Lot 10, containing approximately 15,308 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #143-24 Request to exceed FAR at 27 Cross Hill Road**
LI XIAN LI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to the rear of the structure as well as within the footprint exceeding the FAR at 27 Cross Hill Road, Ward 8, Newton Centre, on land known as Section 82 Block 14 Lot 09, containing approximately 10,296 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
27 Cross Hill- <https://newtonma.viewpointcloud.com/records/817168>
- #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.
Land Use Held 8-0; Public Hearing Opened on March 12, 2024
157 Baldpate Hill- <https://newtonma.viewpointcloud.com/records/816678>
- #142-24 Request to allow oversized dormers in a detached accessory building at 20 Wachusett Road**
MARIANNE BECHET petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct oversized dormers in the detached accessory building at 20 Wachusett Road, Ward 7, Chestnut Hill, on land known as Section 61 Block 15 Lot 04, containing approximately 22,770 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 1.5.4.G.2.b, 1.5.4.G.2.d of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
20 Wachusett- <https://newtonma.viewpointcloud.com/records/817795>

#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- <https://newtonma.viewpointcloud.com/records/813584>

Land Use Held 8-0; Public Hearing Opened on February 6, 2024

#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>

Land Use Held 8-0; Public Hearing Opened on January 23, 2024

Respectfully Submitted,

Andrea Kelley, Chair

Scott Matthews

From: [REDACTED]
Sent: Tuesday, February 27, 2024 11:32 AM
To: Scott Matthews
Subject: SP-22-174

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Scott,

This is Tess and I am sending email to request 1 year extension for my property 296 Watertown St.

The special permit number is : SP-22-174

Please kindly let me what should I do at this point?

Btw, could you please send me a copy of my special permit if possible?

Thank you very much!

Tess

Sent from my iPhone

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*admitted in MA and NY

March 6, 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. 80-22 – 162 Middlesex Road

Dear Members of the City Council:

On behalf of Alan Flint and Christine Greco, as owners of 162 Middlesex Road, Newton, Massachusetts, please accept this letter as a formal request for a two-year extension from the date of approval to exercise Special Permit No. 80-22 under Section 7.3.2 of the Newton Zoning Ordinances. The Special Permit was granted on February 22, 2022 and due to unexpected personal/family reasons the project was delayed. The Petitioner has applied for a building permit pending the approval of this extension.

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: Alan Flint and Christine Greco