



# Land Use Committee Agenda

## City of Newton In City Council

Tuesday, January 15, 2019

7:00 PM  
Chamber

*The presentation for the following two items will be relative to Transportation. The proposed Transportation Demand Management Plan includes implementation of a shuttle system from the site. One of the proposed shuttles will be available for viewing from 6:00 pm – 7:00 pm on Homer Street. All interested parties are welcome to attend.*

**#425-18 Request to Rezone three parcels for Northland Development**

NEEDHAM STREET ASSOCIATES, NORTHLAND TOWER ROAD INVESTORS, NORTHLAND OAK STREET, LLC petition for a change of zone to BUSINESS USE 4 for land located at 156 Oak Street (Section 51 Block 28 Lot 5A), 275-2 81 Needham Street (Section 51, Block 28, Lot 6) and 55 Tower Road (Section 51 Block 28 Lot 5), currently zoned MU1.

**#426-18 Special Permit to allow mixed use development**

NEEDHAM STREET ASSOCIATES, NORTHLAND TOWER ROAD INVESTORS, LLC, NORTHLAND OAK STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a mixed-use development greater than 20,000 sq. ft. with building heights of up to 96' consisting of 822 residential units, with ground floor residential units, with restaurants with more than 50 seats, for-profit schools and educational uses, stand-alone ATMs drive-in businesses, open air businesses, hotels, accessory multi-level parking facilities, non-accessory single-level parking facilities, non-accessory multi-level parking facilities, places of amusement, radio or TV broadcasting studios, and lab and research facilities, to allow a waiver of 1,600 parking stalls, to allow a reduction in the overall parking requirement to not less than 1900 stalls, to waive dimensional requirements for parking stalls, to waive end stall maneuvering requirements, to allow driveway entrances and exits in excess of 25', to waive perimeter landscaping requirements, to waive interior landscaping requirements, to waive lighting requirements for parking lots, to waive general lighting, surfacing and maintenance requirements, to waive off-street loading facilities requirements, to waive sign

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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.

requirements relative to number, size, location or design, to waive the number of signs allowed at 156 Oak Street (Section 51 Block 28 Lot 5A), 275-281 Needham Street (Section 51, Block 28, Lot 6) and 55 Tower Road (Section 51 Block 28 Lot 5), Newton Upper Falls, Ward 5, on 22.6 acres of land in a proposed BU4 district. Ref: Sec. 7.3.3, 7.4, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 7.8.2.C, 5.4.2, 4.4.1, 5.1.4, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A.1, 5.1.10, 5.1.12, 5.1.13, 5.2, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

- #1-19**      **Class 1 Auto Dealer License**  
MMAG RETAIL HOLDINGS – CJ LLC.  
D/B/A MCGOVERN CHRYSLER JEEP DODGE RAM  
777 Washington Street  
Newton, MA. 02460
- #2-19**      **Class 1 Auto Dealer License**  
VILLAGE MOTORS GROUP, INC. D/B/A HONDA VILLAGE  
371 Washington Street  
Newton, MA. 02458
- #3-19**      **Class 1 Auto Dealer License**  
FLAHERTY EQUIPMENT SALES CORPORATION  
846 Walnut Street  
Newton, MA. 02459
- #608-18**    **Class 2 Auto Dealers License**  
OLD TIME GARAGE LTD.  
1960 Washington Street  
Newton Lower Falls, MA. 02462
- #609-18**    **Class 2 Auto Dealers License**  
AUCTION DIRECT PREOWNED  
1545 Washington Street  
West Newton, MA. 02465
- #610-18**    **Class 2 Auto Dealers License**  
REGANS INC.  
2066 Commonwealth Avenue  
Auburndale, MA. 02466
- #611-18**    **Class 2 Auto Dealers License**  
LIFT THROTTLE AUTOMOTIVE, LLC  
64 Hillside Avenue  
West Newton, MA. 02465

- #612-18**      **Class 2 Auto Dealers License**  
ROBERT'S TOWING, INC.  
926r Boylston Street  
Newton Highlands, MA. 02461
- #613-18**      **Class 2 Auto Dealers License**  
NEWTON TRADE CENTER ASSOCIATES, INC.  
103 Adams Street  
Nonantum, MA. 02458
- #614-18**      **Class 2 Auto Dealers License**  
JR CAR CARE, INC.  
454 Watertown Street  
Newtonville MA 02460
- #615-18**      **Class 2 Auto Dealers License**  
KC AUTO  
55 Farwell Street  
Apartment 13  
Newtonville MA 02460
- #616-18**      **Class 2 Auto Dealers License**  
MAP DEVELOPMENT, INC. d/b/a CHRISTIAN TAPIA/MASTER USED CARS  
175 North Street  
Newtonville, MA. 02460
- #617-18**      **Class 2 Auto Dealers License**  
STAN'S AUTOMOTIVE INC.  
249 Centre Street  
Newton Corner, MA. 02458
- #4-19**        **Class 2 Auto Dealer License**  
NEW ENGLAND MOTOR MART, INC.  
1231-2 Washington Street  
West Newton, MA. 02465
- #5-19**        **Class 2 Auto Dealer License**  
JACOBS AUTO SERVICE  
HUSSEM JACOB/JACOB & ASSOCIATES  
1232 Washington Street  
Newton, MA. 02465
- #6-19**        **Class 2 Auto Dealer License**  
NEWTON CENTRE SHELL

- #7-19** 1365 Centre Street  
Newton, MA. 02459  
**Class 2 Auto Dealer License**  
MOTORCARS OF BOSTON, INC.  
1191 Washington Street  
Newton, MA. 02465
- #8-19** **Class 2 Auto Dealers License**  
VELOCITY MOTORS  
14 Hawthorn Street  
Nonantum, MA. 02458
- #9-19** **Class 2 Auto Dealers License**  
ENZO'S AUTO SALES  
10 Hawthorn Street  
Nonantum, MA. 02458
- #618-18** **Class 3 Auto Dealers License**  
ECHO BRIDGE SALVAGE CO.  
16 Maguire Court  
Newton, MA. 02458
- #619-18** **Class 3 Auto Dealers License**  
SCHIAVONE BROTHERS INC.  
16 Maguire Court  
Newton, MA. 02458

**Respectfully Submitted,**

**Greg Schwartz, Chair**