

**RECEIVED**

By City Clerk at 11:06 am, Mar 29, 2024



**POSTED**  
City Clerk

## City Council Reports Docket

March 19: Land Use

March 20: Public Safety & Transportation and  
Programs & Services

March 25: Finance and Zoning & Planning

March 27: Committee on a Whole

March 28: Real Property Reuse Committee

**REVISED**

11:06 am, Mar 29, 2024

Page 71

7:45 PM, Hybrid

To be reported on

Monday, April 1, 2024

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers on Monday, April 1, 2024, at 7:45 PM. To view this meeting on Zoom use this link

<https://newtonma-gov.zoom.us/j/89265112164>

at the above date and time:

One tap mobile

US: +13092053325, 892 6511 2164

Land line

+1 309 205 3325 US

Webinar ID: 892 6511 2164

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>

1

### City of Newton

### In City Council Items to be Acted Upon

#### Referred to Land Use Committee

03/19/2024

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

<sup>1</sup> 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.

- #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 on March 12, 2024**  
**Land Use Approved 8-0; Public Hearing Closed 8-0**
- #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.  
**Land Use Approved 8-0; Public Hearing Closed 8-0**
- #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.  
**Land Use Approved 7-0-1 (Councilor Laredo Abstaining); Public Hearing Closed 8-0**
- #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.  
**Land Use Approved 7-0 (Councilor Laredo Not Voting)**

- #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.  
**Land Use Approved 7-0 (Councilor Laredo Not Voting)**
- #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.  
**Land Use Held 8-0 on January 23, 2024**  
**Land Use Denied 4-1-2 (Councilor Farrell Opposed) (Councilors Laredo and Lobovits Abstain) (Councilor Downs Not Voting); Public Hearing Closed 8-0**
- #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.  
**Land Use Held 8-0 on February 6, 2024**  
**Land Use Approved 8-0; Public Hearing Closed 8-0**

**Referred to Zoning & Planning Committee**

03/25/2024

Present: Councilors Baker (Chair), Oliver, Albright, Wright, Krintzman, Getz, Danberg, and Kalis; also present: Councilors Leary, and Farell

- #154-24 Appointment of Ramzi Elfekih to the Economic Development Commission**  
 HER HONOR THE MAYOR appointing Ramzi Elfekih, 15 Taft Street, Newton as a member of the Economic Development Commission for a term of office set to expire on April 1, 2027. (60 Days: 05/18/2024)  
**Zoning & Planning Approved 8-0**
- #155-24 Appointment of Hedy Jarras to the Economic Development Commission**  
 HER HONOR THE MAYOR appointing Hedy Jarras, 439A Dedham Street, Newton as a member of the Economic Development Commission for a term of office set to expire on April 1, 2027. (60 Days: 05/18/2024)  
**Zoning & Planning Approved 8-0**
- #156-24 Reappointment of Charles Tanowitz to the Economic Development Commission**  
 HER HONOR THE MAYOR reappointing Charles Tanowitz, 51 Harding Street, Newton as a member of the Economic Development Commission for a term of office set to expire on May 14, 2027. (60 Days: 05/18/2024)  
**Zoning & Planning Approved 8-0**
- #24-24 Request for discussion and possible ordinance amendments relative to aiding small businesses impacted by development**  
 COUNCILORS ALBRIGHT AND KELLEY request the Planning Department with the assistance of the Economic Development Commission, research and develop mechanisms including ordinance changes or other means to assist local businesses impacted by development similar to the Somerville work. The goal of this docket item will be to help small commercial/retail/independent and locally-owned businesses remain in Newton as development occurs.  
**Zoning & Planning Held 8-0 on January 8, 2024**  
**Zoning & Planning Held 8-0 on January 22, 2024**  
**Zoning & Planning Held 8-0**
- #43-24 Quarterly update on projects using the VCOD overlay district**  
 COUNCILORS ALBRIGHT AND DANBERG requesting updates on any potential projects brought to the Planning Department under the new Village Center Overlay District. The updates should include indications of interest and actual permits filed; for which villages and under which zoning districts; number of stories and units.  
**Zoning & Planning Held 6-0 (Councilor Albright Not Voting) on February 15, 2024**  
**Zoning & Planning Held 8-0**

**#44-24      Requesting re-evaluation and possible amendments to Inclusionary Zoning Ordinance**  
 COUNCILORS DANBERG, ALBRIGHT, KALIS, WRIGHT, OLIVER, MALAKIE, LIPOF, LUCAS, AND GETZ requesting a discussion with the Planning and Development Department and the Newton Housing Partnership about the City's Inclusionary Zoning Ordinance and possible amendments to the ordinance to include 4-6 units, including raising the requirements for the number of affordable units in large developments.

**Zoning & Planning Held 8-0**

**#45-24      Discussion and Possible Amendment to Inclusionary Zoning Ordinance to include Training**  
 COUNCILORS DANBERG, BIXBY, MALAKIE, DOWNS, WRIGHT, AND GETZ requesting discussion and possible amendment to require that developers and property managers provide training for their employees regarding bias toward residents of the IZ units and how to mitigate this bias.

**Zoning & Planning Held 8-0**

**#72-24      Requesting updates on the Municipal Affordable Housing Trust**  
 COUNCILORS DANBERG, ALBRIGHT, HUMPHREY, LUCAS, LIPOF, FARRELL, GETZ, BIXBY, KALIS, WRIGHT, GROSSMAN, AND KELLEY requesting periodic progress reports on establishing the Municipal Affordable Housing Trust.

**Zoning & Planning Held 7-0 (Councilor Kalis Not Voting)**

**Referred to Programs & Services Committee**

03/20/2024

Present: Councilors Krintzman (Chair), Oliver, Malakie, Humphrey, Baker, and Farrell;  
 absent: Councilors Micley and Lobovits; also present: Councilors Albright and Wright

**#134-24      Reappointment of Matthew Volpi to the Commission on Disability**  
 HER HONOR THE MAYOR reappointing Matthew Volpi, 44 Oakmont Road, Newton Centre as a member of the Commission on Disability for a term of office set to expire on April 30, 2027. (60 Days: 05/03/2024)

**Programs & Services Approved 6-0**

**#135-24      Reappointment of Sandra Lingley to the Commission on Disability**  
 HER HONOR THE MAYOR reappointing Sandra Lingley, 1938 Washington Street, Newton as a member of the Commission on Disability for a term of office set to expire on December 31, 2026. (60 Days: 05/03/2024)

**Programs & Services Approved 6-0**

**#26-24 Discussion and possible Home Rule Petition regarding moving Newton's municipal elections to even years along with federal and state elections**  
 COUNCILOR ALBRIGHT requests discussion, development of a home rule petition, and amendments to the mechanics described in the charter and/or ordinances to implement a change in Newton's municipal elections to the even years, in concert with federal and state elections to improve voter turnout in local elections.

**Programs & Services Held 6-0**

**#90-24 Requesting update on leaf-blower landscaper registration and enforcement ordinance**

COUNCILORS BAKER, MALAKIE, LOBOVITS, WRIGHT, BLOCK, AND FARRELL requesting a discussion with the Commissioner of Inspectional Services and the Chief of Police, and responsible members of their Departments as to the progress in securing compliance with the leaf-blower provisions of Newton's noise ordinance requiring landscaper registration and lawful operation of noise-compliant equipment, including the reporting and enforcement work by those Departments.

**Programs & Services Held 6-0**

**Referred to Public Safety & Transportation Committee**

03/20/2024

Present: Councilors Downs (Vice Chair), Greenberg, Lucas, Wright, Bixby and Lipof; absent: Councilors Grossman and Block; also present: Councilor Lobovits

**#125-24 Requesting a discussion regarding the traffic calming process, plans, and adequacy of resources**

COUNCILOR GROSSMAN requesting a discussion with the Department of Public Works and the Planning Department regarding traffic calming prioritization, selection of methods, effectiveness of completed projects, pending requests, adequacy of current funding and personnel, and timetable for addressing pending and new requests at current resource levels.

**Public Safety & Transportation Held 6-0**

**#127-24 Requesting a discussion to review traffic data collected by the Department of Public Works**

COUNCILORS BLOCK, BIXBY, GETZ, FARRELL, LOBOVITS, GREENBERG, LAREDO, MICLEY, LUCAS, DANBERG AND MALAKIE requesting a discussion to review traffic data collected by the Department of Public Works.

**Public Safety & Transportation Held 6-0**

- #128-24 Requesting a discussion to review city-wide traffic analysis**  
COUNCILORS BLOCK, LOBOVITS AND FARRELL requesting a discussion to discuss a city-wide traffic analysis.

**Public Safety & Transportation Held 6-0**

**Referred to Finance Committee**

03/25/2024

Present: Councilors Gentile, Malakie, Grossman, Greenberg, Humphrey, Bixby and Micley;  
absent: Councilor Lipof also present: Councilors Lucas and Krintzman

- #129-24 Update on plans for remaining ARPA funds**  
COUNCILORS MALAKIE, LUCAS. OLIVER, FARRELL, GETZ, BIXBY, AND BLOCK requesting an update from the Mayor's Office on plans for utilizing remaining ARPA funds, opportunity for new public input and potential changes in anticipated uses, and the plan for the December 31, 2024 contracting deadline, including how subsequent cost overruns or underruns will be handled.

**Finance Held 7-0**

- #131-24 Accept and expend an Emergency Management Preparedness Grant**  
HER HONOR THE MAYOR requesting authorization to accept and expend a reimbursement grant of twenty-five thousand, six-hundred dollars (\$25,600) from the Massachusetts Emergency Management Agency (MEMA) for an Emergency Management Preparedness Grant (EMPG) to improve operations of Newton's Emergency Operations Center.

**Finance Approved 7-0**

**Referred to Land Use and Finance Committees**

- #157-24 Request for proposals from outside special counsel to ensure compliance and enforcement of applicable permits at the "Turtle Lane" site in Auburndale.**

Councilors Gentile, Block, Laredo, and Krintzman requesting that the Mayor through the Law Department solicit proposals from outside special counsel to assist the City in the analysis of the City's rights and remedies to ensure compliance with, and enforcement of, applicable permits and approvals at the "Turtle Lane" site in Auburndale.

**Finance Held 7-0**

**#37-24 Discussion and possible ordinance amendment concerning noticing requirements**  
 COUNCILORS MALAKIE, LAREDO, and LUCAS change and/or policy change to include renters and tenants in addition to property owners when notification is required for special permits, Traffic Council items, and other proposed changes.

**Finance Held 7-0**

**Referred to Zoning & Planning and Finance Committee**

**#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 on 02/6/24**

**Finance Approved 7-0**

**Referred to Real Property Reuse Committee**

03/28/2024

Present: Councilors Danberg (Chair), Lucas, Getz, Gentile, Oliver, Malakie, Laredo and Lipof;  
 also present: Councilors Block, Krintzman, Albright and Kelley

**#36-24 Reuse of parcel of land on Grove and Hancock Street**  
 DIRECTOR OF PLANNING & DEVELOPMENT submitting on November 3, 2023 a letter stating that the 36,356 sq. ft. City owned parcel of land known as 169 Grove Street and 136 Hancock Street, should be made available for sale or lease, pursuant to the City of Newton Ordinances Section 2-7.

**Real Property Reuse Held 7-0, Public Hearing set for 03/28/2024 on 1/25/24**  
**Real Property Reuse Held 7-0 (Councilor Lipof not voting), Public Hearing Continued**

**Referred to Committee of the Whole**

03/27/2024

Present: Councilors Albright, Baker, Bixby, Block, Downs, Danberg, Farrell, Gentile, Getz, Greenberg, Grossman, Humphrey, Kalis, Krintzman, Laredo, Leary, Lipof, Lobovits, Lucas, Malakie, Micley, Oliver, and Wright; absent: Councilors Kelley

**#161-24 Discussion on the findings from the Community Dialogue Working Group**  
 Councilors Bixby, Krintzman, Micley, Lobovits and Oliver, acting as the Community Dialogue Working Group, requesting time to present and discuss findings from the responses to the survey and public comment session. The conversation will include recommended actions for the council to evaluate, approve and act on.

**Committee on the Whole Held 21-0 (Councilors Albright and Lucas Not Voting)**