



Land Use Committee Agenda

City of Newton In City Council

April 02, 2024

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on April 02, 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/86965792663> or call 1-646-558-8656 and use the following Meeting ID: 869 6570 2663

The committee will be taking public comment on the following items. 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

- #159-24 Request to allow a for-profit school at 2 Wells Avenue**
TWO WELLS AVE EQUITY IND. PART. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow for a vacation day camp, which falls under the category of for-educational use school at 2 Wells Avenue, Ward 8, Newton Centre, on land known as Section 84 Block 34 Lot 02K, containing approximately 436,175 sq. ft. of land in a district zoned LIMITED MANUFACTURING. Ref: Sec. 7.3.3, 4.4.1, 6.3.14.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
2 Wells- <https://newtonma.viewpointcloud.com/records/818044>
- #160-24 Request to allow a retaining wall exceeding four feet in height in a setback and to exceed FAR at 54-56 Indiana Terrace**
INDIANA TERRACE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow retaining walls along the sides and rear of the dwelling exceeding four

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.

feet in height within the side setback at 54-56 Indiana Terrace, Ward 5, Newton Upper Falls, on land known as Section 51 Block 40 Lot 06, containing approximately 7,760 sq. ft. of land in a district zoned Multi Residence 1. Ref: Sec. 7.3.3, 5.4.2.B, 3.2.3, 3.2.10 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

54-56 Indiana- <https://newtonma.viewpointcloud.com/records/818123>

#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 on February 27, 2024

265-267 River- <https://newtonma.viewpointcloud.com/locations/100566>

Respectfully Submitted,

Andrea Kelley, Chair