



Land Use Committee Agenda

City of Newton **In City Council**

Tuesday, May 14, 2019

7:00 PM
Chamber

The development team for the following two items will provide information relative to Stormwater Management, Sustainability, and Design Guidelines.

#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), 275-281 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 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,

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.

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.

#140-19(4) Extension of time to open public hearing for Petition #140-19(2)
MD 399 GROVE OWNER, LLC/RAMIREZ CONCORD, LLC/BH NORMANDY RIVERSIDE,
LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY agrees to an
EXTENSION OF TIME until JUNE 5, 2019 to open the public hearing on Petition
#140-19(2) to construct a mixed use, transit oriented development at 355 and 399
GROVE STREET on land known as Section 42 Block 11 Lots 3 and 4, containing
approximately 14.4 acres of land in districts zoned Mixed Use 3 Transit Oriented
(MU3), BU2 (apportion to be rezoned to MU3), BU5 (to be rezoned to MU3).

Respectfully Submitted,

Greg Schwartz, Chair

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR, JR.
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May 2, 2019

BY HAND

Ms. Nadia Khan
Committee Clerk
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
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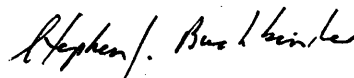
Re: Petition #140-19 and 140-19(2)/MD 399 Grove Owner, LLC
355 Grove Street and 399 Grove Street

Dear Ms. Khan,

This letter will serve as my client's assent to an extension of time within which the City Council may hold an initial public hearing on the above matters to June 5, 2019.

If you require any further information, please let me know.

Very truly yours,


Stephen J. Buchbinder

SJB/mer

cc: (By Email)
Mr. Robert Korff
Mr. Damien Chaviano
Mr. David Roache