

City Council  
**Chairs Meeting**  
Tuesday, April 16, 2024  
6:30 pm



The City Council will hold this meeting as a Hybrid meeting, virtual and in Room 204 on Tuesday, April 16, 2024 at 6:30 pm. To view this meeting use this link at the above date and time: <https://newtonma-gov.zoom.us/j/89829239314>

Or One tap mobile : +13017158592,, 824 9802 1969 # or +13052241968,, 824 9802 1969#  
Or Dial: +1 301 715 8592  
Webinar ID: 898 2923 9314

**Agenda:**

1. Committee report structure.
2. Review of school and municipal building visits to date and suggestions for future visits/information gathering.
3. Discussion and evaluation of new format for hosting virtual meetings.
4. Review and discussion of best practices for running meetings, including how and when to have a public comment when it is and is not required.
5. Review and discussion concerning Council communications.
6. Other topics that may be raised by Councilors.

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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.



# Land Use Committee Report

## City of Newton In City Council

**Tuesday, January 09, 2024**

1. (12 Font Calibri- is the font and size the report should be in—Below is how the reports introduction should look like on all reports)—Calibri is ADA compliant Font
2. Present, Also Present, City Staff Present needs to be bolded

**Present:** Councilors Kelley (Chair), Block, Downs, Farrell, Leary, Lobovits, and Lucas; absent: Councilor Laredo

**Also Present:** Councilors Albright, Oliver, and Wright

**City Staff Present:** Deputy Chief Planner Alyssa Sandoval, Senior Planner Joseph Iadonisi, Senior Planner Cat Kemmett, and Assistant City Solicitor Jonah Temple

All Special Permit Plans, Designs, Plan Memoranda and Application Materials, both past and present, can be found at the following link: [NewGov - City of Newton Land Use Committee Special Permit Search](#). Have a paragraph similar to this on all agendas. "All agendas and reports, both past and present, can be found at the following link: (put the link to committee page on Newton's website"

For more information regarding this meeting, a video recording can be found at the following link [January 9, 2024 Land Use Meeting](#) For video recordings, format in the following way (Date of Meeting, name of the meeting)—if the recording is not available yet link to the general new gove watch page-- <https://www.youtube.com/@newtvgovernment>

When writing the item please keep the following format:

1. Action and Note should not be underlined
2. When introducing somebody first introduce them with full name and title, after that you can refer them as Mr. and Ms.
3. Refer to one councilor as *A Councilor* and two Councilors as *Councilors*
4. When adding link to the report use hyperlinks
5. Do not use a question and answer session, but write in the flow of the meeting.
6. Remember this is not transcription, but a summarization of the main points and what occurred at the meeting
7. Appointments and Reappointments should be one paragraph
8. When individual(s) make the same point combine them into one paragraph
9. Use words such as stated, noted, expressed, questions, asked, answered when describing what is being said
10. For the the motion and vote it should be a separate paragraph at the end of the item in the following format:

- a. Councilor \_\_\_\_\_ made a motion to \_\_\_\_\_ which \_\_\_\_\_ (passed/failed) \_\_\_\_\_ (Vote)  
b. When the vote is unanimous, write that it passed/failed unanimously

#13-24

**Request to further extend nonconforming FAR at 140 Dickerman Road**

MARTINE MARTELL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to enclose a second level sunporch and construct a new basement access, further extending the nonconforming FAR at 140 Dickerman Road, Ward 5, Newton Highlands, on land known as Section 54 Block 38 Lot 12, containing approximately 6,600 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. 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.

**Action:** Land Use Approved 7-0; Public Hearing Closed 7-0

**Note:** Joe Iadonisi, Senior Planner presented the request to convert the porch to a living space and to construct a new basement access further extending nonconforming FAR at 140 Dickerman Road. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/809603> . All work will be done within the existing footprint.

Lee Dearborn, principal designer and general contractor explained the work that would be done at the property. This work will conceal the bulkhead to the basement from the back yard.

The public hearing was opened, and no members of the public spoke about this item.

A councilor asked if there would be changes to the impervious surface. Mr. Dearborn noted there would be no change.

Councilors expressed support for the project.

The public hearing was closed.

The committee reviewed the draft Council order and Councilor Downs motioned to approve which passed unanimously.

At the end of the report it needs to state "The committee adjourned at \_\_\_\_\_ (Time)"