



# Land Use Committee Report

## City of Newton In City Council

**Tuesday, February 27, 2018**

**Present:** Councilors Schwartz (Chair), Lipof, Greenberg, Auchincloss, Kelley, Markiewicz, Crossley, Laredo

**Also Present:** Councilor Downs

**City Staff Present:** Associate City Solicitor Bob Waddick, Chief Planner Jennifer Caira, Senior Planner Neil Cronin, Senior Planner Michael Gleba, Planning Associate Valerie Birmingham

All Special Permit Plans, Memos and Application Materials can be found at [http://www.newtonma.gov/gov/aldermen/special\\_permits/current\\_special\\_permits.asp](http://www.newtonma.gov/gov/aldermen/special_permits/current_special_permits.asp). Presentations for each project can be found at the end of this report.

**#65-18**      **Petition to amend Board Order #152-14 at 1186 Chestnut Street/Indiana Court**  
SEYED A ZEKAVAT petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Board Order #152-14 to allow for the construction of a second driveway at the rear of the property to be accessed from Indiana Court, Ward 5, Newton Upper Falls, on land known as Section 51, Block 40, Lot 23, containing approximately 5,383 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4 of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing Opened 02/06/2018**

**Action:**      **Land Use Approved Withdrawal without Prejudice 8-0**

**Note:**      Committee members voted unanimously to approve the withdrawal without prejudice.

**#68-18**      **Petition to allow for profit educational use at 227 Washington Street**  
EUI CHOI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a for-profit learning center in the existing day care at 227 Washington Street, Ward 1, Newton, on land known as Section 71, Block 07, Lot 01, containing approximately 5,553 sq. ft. of land in a district zoned BUSINESS 2. Ref: 7.3.3, 7.4, 4.4.1 of the City of Newton Rev Zoning Ord, 2015.

**Action:**      **Land Use Held 8-0**

**Note:**      With a request from the petitioner to hold the item, Committee members voted unanimously to hold #68-18.

**#18-18**      **Special Permit Petition to allow oversized dormer at 165 Harvard Street**  
DIEGO TEBALDI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow dormer greater than 50% of the exterior wall below it at 165 Harvard Street, Ward 2, Newtonville, on land known as Section 22, Block 23, Lot 2, containing approximately 9,273 sq. ft. of land in a

district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 1.5.4.G.2, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing Opened 01/09/2018 and continued to 02/06/2018**

**Action:** Land Use Approved 6-0-2 (Crossley, Kelley abstaining)

**Note:** Petitioner Diego Tebaldi presented the request to construct a rear dormer on the second floor at 165 Harvard Street. Because the proposed dormer is greater than 50% of the exterior wall below it, the dormer requires zoning relief. Mr. Tebaldi noted that there was a new addition built and because it is off set from the principal structure, does not count towards continuous exterior wall space.

Senior Planner Neil Cronin presented the requested relief and criteria for consideration as follows:

Special Permits per §7.3.3 of the NZO to

- Allow a dormer wider than 50% of the exterior wall below (§1.5.4.G.2 and §1.5.4.G.2.b).

When reviewing the requested special permits the Council should consider whether:

- The specific site is an appropriate location for a single-family dwelling with dormer wider than 50% of the exterior wall below (§7.3.3.C.1).
- The proposed structure, as developed and operated, will not adversely affect the neighborhood (§7.3.3.C.2).
- The structure as proposed will not be a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3).
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4).

Mr. Cronin demonstrated the location and proposed dormer as shown on the attached presentation. Because the addition constructed in 2014 is approximately 2' off set from the principal structure, Inspectional Services does not consider the first floor façade as a single façade. Because of this, the proposed dormer size is 50% larger than the size of the original first floor exterior façade. A Committee member noted that the construction of the large dormer will compromise the integrity of the structure without adequate support. Committee members questioned whether the item should be voted Subject to Second call, pending review by a structural engineer. It was confirmed that the Ordinance limiting the size of second floor dormers is for aesthetic, not structural purposes. Mr. Tebaldi stated that an architect has reviewed the plans. Committee members agreed that addressing structural issues is not under the Council's purview and noted that the petitioner must submit final building plans which are subject to review by Inspectional Services. A Committee member suggested that the petitioner discuss the concern raised with his architect. One Councilor noted that there are discrepancies in the architectural drawings that reflect changes to the windows and a chimney. Mr. Tebaldi confirmed that the only proposed change to the structure is the dormer and confirmed that the chimney and windows will not be changed.

Councilor Auchincloss motioned to close the public hearing which carried unanimously. Councilor Auchincloss motioned to approve the petition. Committee members reviewed the following draft findings:

1. The specific site is an appropriate location for a single-family dwelling with a dormer wider than 50% of the exterior wall below because dormers are featured in the neighborhood and the dormer, as proposed, will not affect the dimensional standards of an old lot in the Multi-Residence 1 zone. (§7.3.3.C.1)
2. The proposed structure, as developed and operated, will not adversely affect the neighborhood because the dormer is located on the rear façade not visible from the street. (§7.3.3.C.2)
3. The structure as proposed will not be a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

Committee members reviewed the following conditions for the Council Order:

1. Plan References.
2. Prior to the issuance of a building permit, the petitioner shall receive a final inspection for the addition known as Permit #12110758 in the Inspectional Services Department.
3. Standard Building Permit Condition.
4. Standard CO Condition.

With no changes to proposed conditions, Committee members voted 6-0-2 with abstentions from Councilors Crossley and Kelley.

**#71-18      Petition to amend Special Permit #515-61 at JFK Circle**

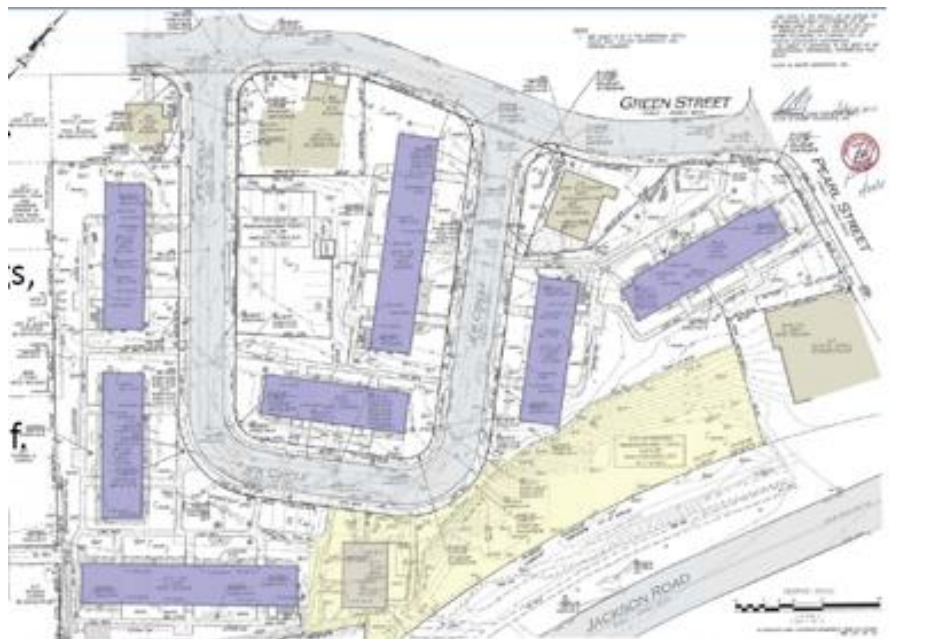
NEWTON HOUSING AUTHORITY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Board Order #515-61 to remove 26,366 sq. ft. of land from the existing lots at 83-127 and 106-128 JFK Circle to develop 55 affordable elderly housing units, requiring a Comprehensive Permit, to extend non-conforming front setbacks and for waivers relative to parking at 83-127 John F Kennedy Circle and 106-128 John F Kennedy Circle, Ward 1, Newton, on land known as Section 12, Block 01, Lot 29 and Section 12, Block 01, Lot 32, containing approximately 124,061 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 7.4, 7.8.2.C.2, 5.1 of the City of Newton Rev Zoning Ord, 2015.

**Action:**      Public Hearing Opened on February 13 and February 27, 2018; Land Use Held 8-0

**Note:**      Attorney Alan Schlesinger, office at 1200 Walnut Street, represented the Newton Housing Authority. The petitioner made an initial presentation for the proposed Site Plan amendment on February 13, 2018. Because additional relief was identified, the item required re-advertising and was continued to February 27, 2018. The petition before the Land Use Committee is a Special Permit Petition to remove 26,366 sq. ft. from the Jackson Gardens site on JFK Circle. Because Jackson Gardens was the subject site of a Special Permit and Site Plan Approval, the removal of the square footage requires an amendment to the Special Permit. If approved, it is the Newton Housing Authority's intent to use the 26,366 sq. ft. lot to develop a new structure to be used for 55 units for mixed income, elderly housing (Haywood House). The development will be presented as a request for a Comprehensive Permit before the Zoning Board of Appeals.

Atty. Schlesinger demonstrated the location of the portion of the site to be removed (in yellow) as shown below and on the attached presentation. The parcel to be removed currently contains a community building for Jackson Gardens. The community room would be demolished for the location of eight parking stalls. As part of the Haywood House development, a new community space will be built for use by residents of both Jackson Gardens and Haywood House. Atty. Schlesinger stated that while the landscaping plan has not been reviewed by the Planning Department, he anticipates that it will be reviewed prior to the next meeting. Atty. Schlesinger introduced members of the development team present including; Chair of the Housing Authority Rick Kronish, Baker Wohl Principal Architect Ahmed Idris, Housing Authority Christine Long and Housing Partners Eleanor White.

Housing Authority Chair Rick Kronish, 22 Chestnut Terrace, Newton Housing Authority provided an overview of Haywood House. He stated that the Housing Authority is the largest provider of affordable housing in the City, housing over 1300 low income residents. He noted that it is the mission of the Housing Authority to expand the housing stock, provide supportive social services while creating a sense of community. Mr. Kronish noted that the proposed development will contain 55 mixed income units for residents aged 62 and older. The proposed unit mix is as follows: 11 units at or below 30% AMI, 21 units 31%-60% AMI and 10 units between 60%-90% AMI. Six units will be designated for individuals currently or at risk of homelessness. Three units in the development will be fully accessible and all units will be fully adaptable and visitable. Mr. Kronish noted that the Housing Authority has held community meetings and held site visits. Additionally, the CPC has approved \$2.4 million dollars in funding for the project. Mr. Kronish submitted the (attached) Livable Newton endorsement as well as the (attached) petition in support of the proposed development.



Baker Wohl Principal Architect Ahmed Idris, presented an overview of the changes to the site plan. He stated that after the public hearing on February 13, a traffic circulation study was completed. The traffic study included a review of emergency vehicle access to the site. Mr. Idris noted that several “no

parking” zones would be beneficial for emergency access. As part of the Special Permit process, the petitioner proposes to locate 22 spaces within the site, 8 to be located where the existing community room is. A total of 55 spaces would be available for the two developments. Mr. Idris confirmed that it is the petitioner’s intent to capture all rainwater and drainage in cisterns for release into the existing sanitary and storm water systems. He confirmed that drainage calculations will be submitted prior to the next public hearing. Mr. Idris noted that an existing ramp will be made ADA compliant.

Mr. Idris stated that although the existing community room will be removed to locate parking, the new community room will be double in size, including a fitness space, common area and management office. It is expected that the new community room will serve as a gateway between the two communities. In response to questions raised relative to the proximity of Haywood House to the culvert and sidewalk. Mr. Idris noted that at the closest point, the culvert is approximately 20’ from the building and the sidewalk is 36-69’ from the building. From Jackson Road, the building is approximately 61’-62’ from the sidewalk. Mr. Idris confirmed that the petitioner will revise the proposed site plan to include bicycle accommodations.

Atty. Schlesinger responded to the concerns raised by the Planning Department relative to the parking stalls that abut the public way. He noted that where there are three proposed stalls abutting Green Street, two stalls currently exist. Atty. Schlesinger noted that he spoke with Conservation Commission Planner Jennifer Steele who confirmed that there is no wetlands jurisdiction and the land is not conservation land. Her continued that a finding of no environmental effect has been issued under NEPA HUD funding. Atty. Schlesinger stated that he spoke to Parks and Recreation Commission Bob DeRubeis who is open to the idea of a passive recreation or seating area on the land above the culvert if it were offered and funded by the Newton Housing Authority. It was noted that the non-conforming stalls on the site are legal non-conformities as they existed prior to the enactment of the parking ordinance. Atty. Schlesinger noted that with the exception of the stalls that abut Green Street; modifications to the parking will create more conforming stalls than the existing ones.

Senior planner Michael Gleba reviewed the requested relief and criteria for consideration as follows:

Special permit per §7.3.3 to:

- amend Special Permit #515-61 (*to allow the removal of 26,336 square feet of land along Jackson Road from the existing 83-127 John F. Kennedy Circle property*), and
- allow parking within any required front or side setbacks and within five feet of the street (§5.1.8.A.1, §5.1.13)
- allow parking within five feet of a residential structure (§5.1.8.A.2, §5.1.13)
- allow reduced stall dimensions (§5.1.8.B.1, §5.1.8.B.2, §5.1.13)
- allow an entrance/exit drive exceeding 25 feet in width (§5.1.8.D.2, §5.1.13)
- waive perimeter screening requirements (§5.1.9.A, §5.1.13)
- waive interior landscaping requirements (§5.1.9.B, §5.1.13)
- waive lighting requirements (§5.1.10.A, §5.1.13)
- waive bicycle parking requirements (§5.1.11, §5.1.13)

When reviewing this request, the Council should consider whether:

- The site is an appropriate location for the proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan. (§7.3.3.C.1)
- The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will adversely affect the neighborhood (§7.3.3.C.2)
- The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

Mr. Gleba reviewed the proposed site plan and demonstrated the location of the parcel to be removed, on the right side of the property, adjacent to Jackson Road. He noted that the area is zoned primarily multi-residence, with some business and mixed use in the vicinity. Mr. Gleba reviewed the proposed changes to the site plan emphasizing the proposed locations of several parking stalls, on curves and with no 5' buffer to the sidewalk. He demonstrated the existing conditions and the locations of the proposed parking stalls on the photos shown in the attached presentation. He noted that there are two trees that will need to be removed to locate parking. Mr. Gleba stated that due to the proximity of some parking stalls to the sidewalks (JFK Circle, Green Street), the Planning Department has concerns relative to pedestrian safety.

#### **Public Comment**

Tim Snyder, 341 Linwood Avenue, Believes that it is advantageous that the NHA owns and will maintain the land. He believes the proposed is a good request and utilization of space and traffic flow that provides the necessary parking. He notes that it will address a small piece of the affordable housing shortage.

Donvito Dimercuril, 26 Green Street, has concerns about the existing traffic. He noted that you cannot pull out during school hours and does not believe that a five-story building belongs at the site. He has questions about ownership of the property.

Kevin McCormick, 52 Madison Avenue, supports the livable Newton petition.

Julia Malakie, 50 Murray Road, noted that the Site Plan amendment request shouldn't be adversely affecting existing residents. She noted that there will be tree loss on the parcel at the most pleasant part of the site. She noted that if you cannot locate parking without taking down trees, the new building is too big.

Lois Martin, 175 Adams Street, Stated that she was informed that there is 3-5 year wait for senior housing. She noted that the City desperately needs senior housing and questioned if there will be another community room and walk-in showers. Ms. Martin noted that the parking will have a huge impact on the Jackson Gardens site and suggested that the Housing Authority should take a part of Aquinas to locate some parking. She questioned whether there will there be two elevators and if the solar has been included in the proposal.

Shawn Roche, 42 Jacobs Terrace, supports the project. He stated that five-story senior housing should be allowed everywhere until there is adequate senior housing. He noted that often parking is overbuilt and questioned whether the parking can be added on later.

Nancy Patriacca, 110 Nevada Street, supports senior housing, but has concerns about the density of the project. She has concerns about the removal of trees and impact of parking. Ms. Patriacca believes that the area should remain open space and any removed landscaping should be replaced. Ms. Patriacca stated that some streets will be difficult to maneuver emergency vehicles and questioned why the smaller roads are being used for circulation for emergency vehicles. She noted that the petitioner should be careful not to create additional hazards with the new parking stalls and stated that if the development is too dense, parking will become an issue. She noted that most residents were in favor of original proposal containing 34 units, but believes that 55 units seems really excessive on this lot.

An unnamed resident on Jackson Street, was supportive of the original proposal for a smaller building and questioned the process for the petitioner. The Chair explained that if the site plan is approved, the petitioner will present the petition before the ZBA. He noted that the petitioner should improve or maintain the safety and traffic in the area. He stated that the proposed parking stalls at JFK Circle and Green Street seem dangerous. He noted that the trees should be maintained and the petitioner should make a positive impact on the site.

Tamara Bliss, 9 Lewis Street, Supports the petition to build 55 units. Ms. Bliss stated that by 2030, seniors will compose 1/3 of the population, noting that 88% of seniors want to stay in the City. Ms. Bliss stated that there are limited options for senior housing in the City and she believes that the mixed income plan will help to begin to address the need. She noted that the Jackson Gardens residents will benefit from the project as ½ of the apartment buildings at Jackson Gardens are inaccessible. She urged Committee members to take the first step in the process and approve the site plan amendment.

Lynn Weisberg, 5 Alden Street, signed the Livable Newton letter and urged Committee members to approve the petition.

Mary Visco, 155 Adams Street, does not believe that the proposal is appropriate for the site. She noted that there is an existing parking problem. She has neighbors that park in her driveway because they don't have an alternate place to park. She believes that other site should be evaluated.

Caren Seagraves, 13 Murphy Court, has concerns about the parking configuration and noted that children who walk to school will be crossing behind the cars. She does not believe the parking can be safe, but supports senior housing.

Committee members agreed that the goal of the proposed project is a good initiative. Committee members are supportive of the spirit of the proposed project but agreed that the proposed parking plan is unsafe and not suitable. Committee members urged petitioner to consider a revised parking plan with alternate solutions (shared or reduced parking, or alternate methods of transportation. A Committee member asked that the petitioner prepare a response to the question of how the proposed development increased from 34 to 55 units. Committee members noted that while there is a need for senior housing,

creating a dense development that requires substandard stalls might not adequately meet the needs of the senior population and may create unsafe conditions for pedestrians. A Councilor asked that the petitioner consider whether the trees must be removed. Councilor Greenberg motioned to hold the item and continue to March 13, 2018. The Committee will meet for a Site visit on Monday, March 5, 2018 and will meet at the JFK Circle community room. All interested parties are invited.

**#130-18      Class 2 Auto Dealer License**

CICCONE MOTORS  
22 West Street  
Newton, MA. 02458.

**Action:**      **Land Use Approved 8-0**

**Note:**            It was confirmed that Inspectional services is not aware of any issues at the site for Ciccone Motors and the dealership is current on taxes. Committee members voted unanimously in favor of the auto dealers license.

**#131-18      Temporary license to hold Nonantum Village Day**

NONANTUM NEIGHBORHOOD ASSOCIATION requesting a temporary license pursuant to Chapter 30 Section 2.3.3 of the City of Newton Ordinances to hold NONANTUM VILLAGE DAY on Sunday, June 3, 2018.

**Action:**      **Land Use Approved 8-0**

**Note:**            Committee members reviewed the information submitted for Nonantum Village Day. Councilor Greenberg invited all Councilors to attend the 7<sup>th</sup> annual Nonantum Village Day. Committee members voted unanimously in favor of approval.

**#132-18      President's Appointment of Councilor Rice to the NWH Neighborhood Council**

PRESIDENT LAREDO re-appointing Councilor John Rice, 9 Selden Street, Waban, as the Ward 5 Council Representative, to the Newton-Wellesley Neighborhood Council pursuant to Condition #29 of Special Permit #470-04 for a term of office to expire on December 31, 2019. (60 days: 04/16/18)

**Action:**      **Land Use Approved 8-0**

**#102-18      President's Appointment of Councilor Auchincloss to the Austin St Liaison Committee**

PRESIDENT LAREDO appointing Councilor Jake Auchincloss as the Ward 2 Council representative to the Austin Street Liaison Committee (as created by condition #8 of the Special Permit Council Order #119-15) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:**      **Land Use Approved 8-0**

**#103-18      President's Appointment of Councilor Leary to the Austin Street Liaison Committee**

PRESIDENT LAREDO appointing Councilor Alison Leary as the Ward 1 Council representative to the Austin Street Liaison Committee (as created by condition #8 of the



Special Permit Council Order #119-15) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** **Land Use Approved 8-0**

**#104-18** **President's Appointment of Stephen Logowitz to the Austin Street Liaison Committee**  
PRESIDENT LAREDO appointing Stephen Logowitz, 28 Clyde Street, Newtonville, as a Newtonville Resident Representative to the Austin Street Liaison Committee (as created by condition #8 of the Special Permit Council Order #119-15) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** **Land Use Approved 8-0**

**#105-18** **President's Appointment of Bill Honeycutt to the Austin Street Liaison Committee**  
PRESIDENT LAREDO appointing Bill Honeycutt as the Newtonville Business Representative to the Austin Street Liaison Committee (as created by condition #8 of the Special Permit Council Order #119-15) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** **Land Use Approved 8-0**

**#106-18** **President's Appointment of Brian Shaw to the Austin Street Liaison Committee**  
PRESIDENT LAREDO appointing Brian Shaw as the Newtonville Business Representative to the Austin Street Liaison Committee (as created by condition #8 of the Special Permit Council Order #119-15) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** **Land Use Approved 8-0**

**#107-18** **President's Appointment of Michael Tucci to the Austin Street Liaison Committee**  
PRESIDENT LAREDO appointing Michael Tucci, 191 Jackson Road, Newton as the Jackson Road Area Representative to the Austin Street Liaison Committee (as created by condition #8 of the Special Permit Council Order #119-15) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** **Land Use Approved 8-0**

**#99-18** **Appointment of Councilor Kalis to the Chabad Neighborhood Council**  
PRESIDENT LAREDO appointing Councilor David Kalis as the Ward 8 Council Representative to the Chabad-Lubavitch Neighborhood Area Council (as created by Condition #20 of Special permit Council Order #319-03) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** **Land Use Approved 8-0**

**#100-18** **President's Appointment of David Yu to the Chabad Neighborhood Council**  
PRESIDENT LAREDO appointing David Yu, 22 Rachel Road, Newton Centre to the Chabad-Lubavitch Neighborhood Area Council (as created by Condition #20 of Special permit Council Order #319-03) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** **Land Use Approved 8-0**

**#101-18** **President's Appointment of Elyse Friedman to the Chabad Neighborhood Council**

PRESIDENT LAREDO appointing Elyse Friedman, 370 Dedham Street, Newton Centre to the Chabad-Lubavitch Neighborhood Area Council (as created by Condition #20 of Special permit Council Order #319-03) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** Land Use Approved 8-0

**#97-18 Appointment of Councilor Baker to the Boston College Neighborhood Council**

PRESIDENT LAREDO appointing Councilor R. Lisle Baker as the Ward 7 Council Representative to the Boston College Neighborhood Council for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** Land Use Approved 8-0

**#98-18 Appointment of Councilor Norton to the Boston College Neighborhood Council**

PRESIDENT LAREDO appointing Councilor Emily Norton as the Ward 2 Council Representative to the Boston College Neighborhood Council for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** Land Use Approved 8-0

**#93-18 Appointment of Elizabeth Smith to the Washington Place Liaison Committee**

PRESIDENT LAREDO appointing Elizabeth Smith, 40 Foster Street, Newtonville, to the Washington Place Construction Liaison Committee (as created by condition #19 of the Special Permit Council Order #96-17) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** Land Use Approved 8-0

**#94-18 Appointment of Meghan Smith to the Washington Place Liaison Committee**

PRESIDENT LAREDO appointing Meghan Smith, 34 Foster Street, Newtonville, to the Washington Place Construction Liaison Committee (as created by condition #19 of the Special Permit Council Order #96-17) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** Land Use Approved 8-0

**#95-18 Appointment of Wayne Koch to the Washington Place Liaison Committee**

PRESIDENT LAREDO appointing Wayne Koch, 64 Greylock Road, West Newton, to the Washington Place Construction Liaison Committee (as created by condition #19 of the Special Permit Council Order #96-17) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:** Land Use Approved 8-0

**#96-18 Appointment of Robert Fitzpatrick to the Washington Place Liaison Committee**

PRESIDENT LAREDO appointing Robert Fitzpatrick, 167 Lowell Avenue #1, Newtonville, to the Washington Place Construction Liaison Committee (as created by condition #19 of the Special Permit Council Order #96-17) for a term to expire December 31, 2019. (60 days: 04/06/18)

**Action:**        **Land Use Approved 8-0**

**Note:**        The Chair noted that the Washington Place Liaison Committee members have not come before the Land Use Committee. Councilor Auchincloss noted that the Ward 2 Councilors discussed the appointments with the President. President Laredo noted that he was guided by the Ward 2 Councilors and while the Newtonville Area Council expressed concerns that no NVAC member was appointed, the Council Order did not require appointment of a Newtonville Area Council member. Councilor Auchincloss confirmed that the developers typically present to both bodies. Committee members had no concerns relative to the reappointments. With a motion to approve all appointments from Councilor Lipof, Committee members voted unanimously in favor.

The Committee adjourned at 8:40 pm.

**Respectfully Submitted,**

**Greg Schwartz, Chair**

## Department of Planning and Development



**PETITION #18-18**  
**165 HARVARD STREET**

SPECIAL PERMIT TO ALLOW A  
DORMER WIDER THAN 50%  
OF THE EXTERIOR WALL  
BELOW



FEBRUARY 27, 2017

### Requested Relief



Special Permits per §7.3.3 of the NZO to:

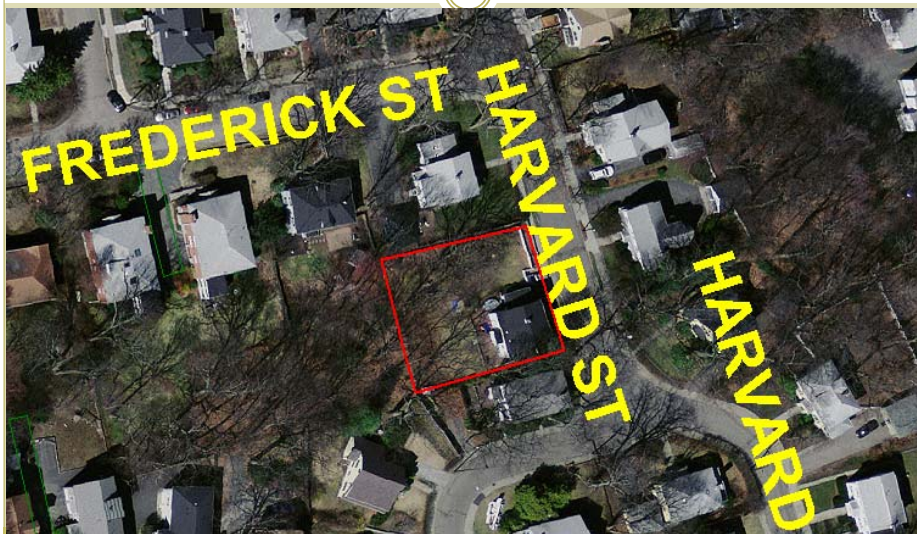
- Allow a dormer wider than 50% of the exterior wall below (§1.5.4.G.2 and §1.5.4.G.2.b).

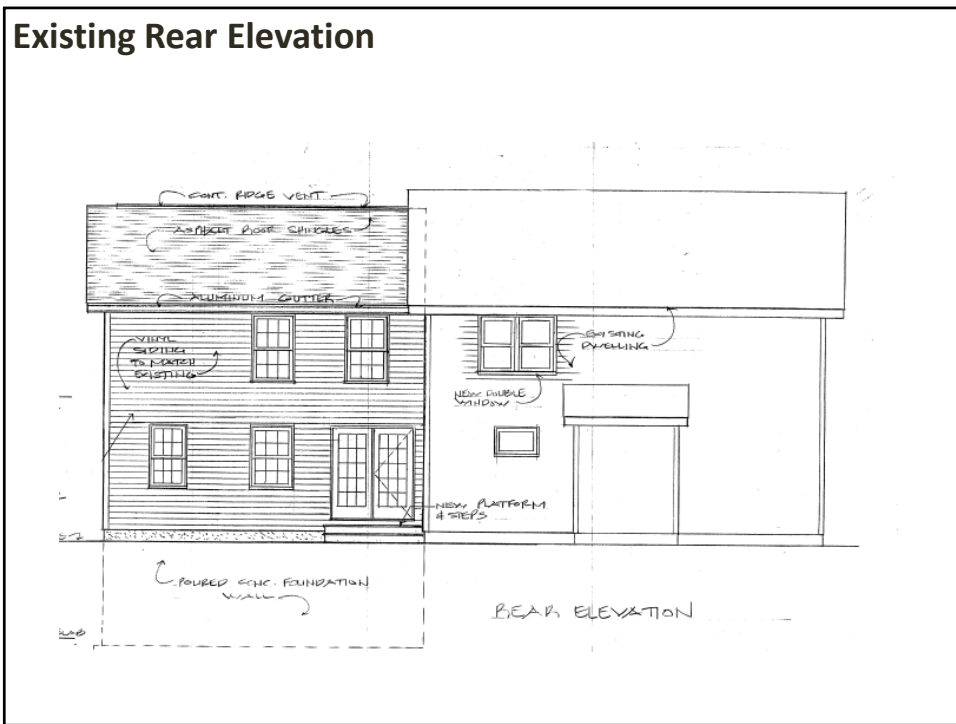
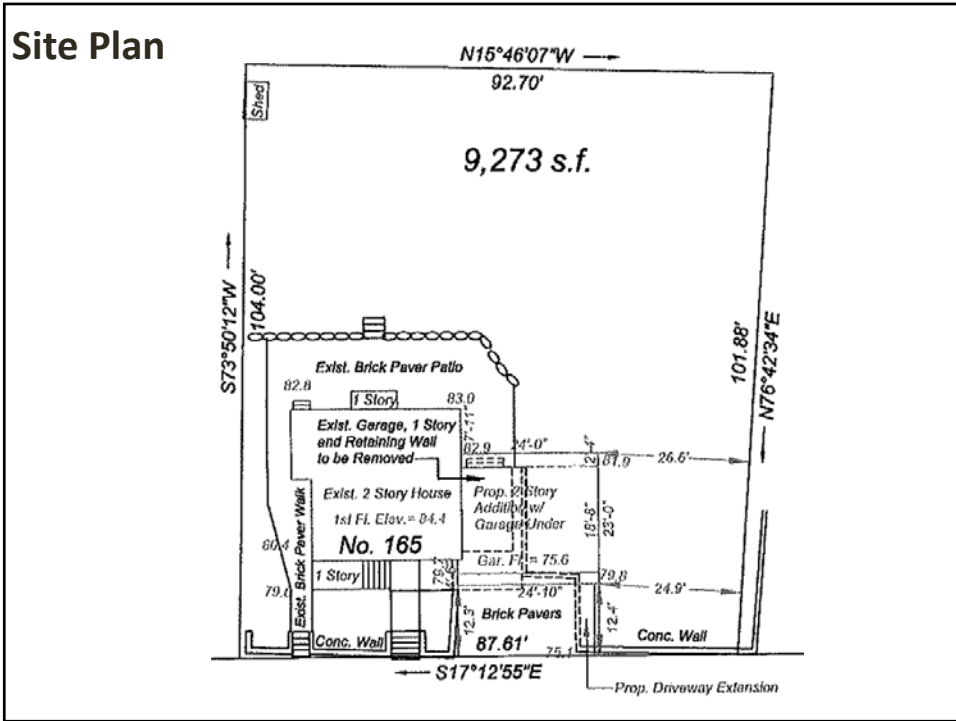
## Criteria to Consider

When reviewing the requested special permits the Council should consider whether:

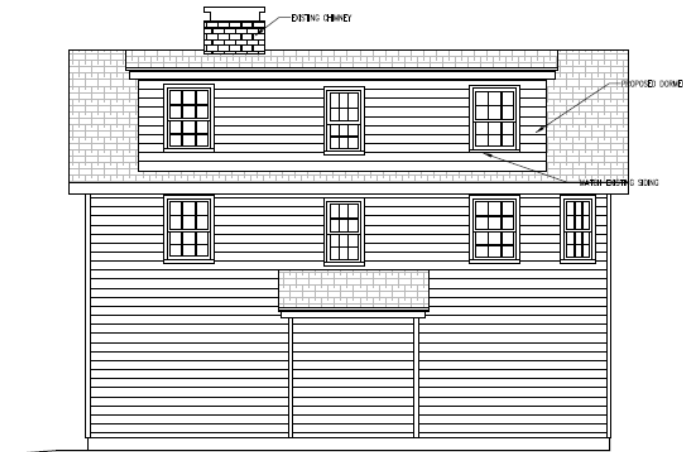
- The specific site is an appropriate location for a single-family dwelling with dormer wider than 50% of the exterior wall below (§7.3.3.C.1).
- The proposed structure, as developed and operated, will not adversely affect the neighborhood (§7.3.3.C.2).
- The structure as proposed will not be a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3).
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4).

## AERIAL/GIS MAP





## Proposed Rear Elevation



## Proposed Findings

1. The specific site is an appropriate location for a single-family dwelling with a dormer wider than 50% of the exterior wall below because dormers are featured in the neighborhood and the dormer, as proposed, will not affect the dimensional standards of an old lot in the Multi-Residence 1 zone. (§7.3.3.C.1)
2. The proposed structure, as developed and operated, will not adversely affect the neighborhood because the dormer is located on the rear façade not visible from the street. (§7.3.3.C.2)
3. The structure as proposed will not be a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

## Proposed Conditions



1. Plan References.
2. Prior to the issuance of a building permit, the petitioner shall receive a final inspection for the addition known as Permit #12110758 in the Inspectional Services Department.
3. Standard Building Permit Condition.
4. Standard CO Condition.



# Haywood House Newton Housing Authority

Newton City Council – Land Use Committee  
February 27, 2018

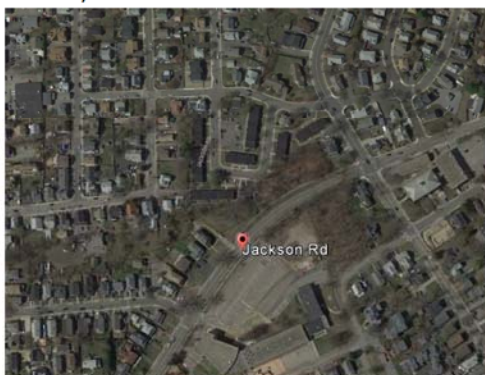


## Haywood House Main Entry facing John F. Kennedy Circle - Sidewalk Level



## Jackson Gardens Locus Plan

- Located on John F. Kennedy Circle, a Public Way off of Green St



## Newton Housing Authority Jackson Gardens

- **Newton Housing Authority (NHA)**
  - Established in 1959
  - Largest provider of affordable housing in Newton
  - Over 1300 residents
  - 500 public housing units
  - 441 Rental Assistance Vouchers
  - 57 management units
- **Mission of the NHA**
  - Provide a high standard of housing
  - Create a sense of community for residents
  - Increase affordable housing opportunities
  - Expand social services
- **Jackson Gardens:**
  - One of the four original public housing developments in Newton
  - Built in 1963, Federally-assisted
  - 64 one-bedroom units for elders and persons with disability




**Haywood House  
Development Team**

- Newton Housing Authority
  - Board of Commissioners (unpaid)
    - Rick Kronish, Chairman
    - Howard Haywood, Vice Chairman
    - Mary Panaggio, Treasurer
    - Tom Turner, Commissioner
    - Vincent O'Donnell, Commissioner
  - Amy Zarechian, Executive Director
- Development Consultant: Housing Partners, Inc.
- Owner's Project Manager: Pinck & Co.
- Designer: Baker | Wohl Architects
- Construction Manager at Risk: Colantonio Corp.
- Zoning & Permitting Counsel: Schlesinger and Buchbinder, LLP
- Tax Credit Counsel: Klein Hornig LLP
- Property Manager: Maloney Properties, Inc.



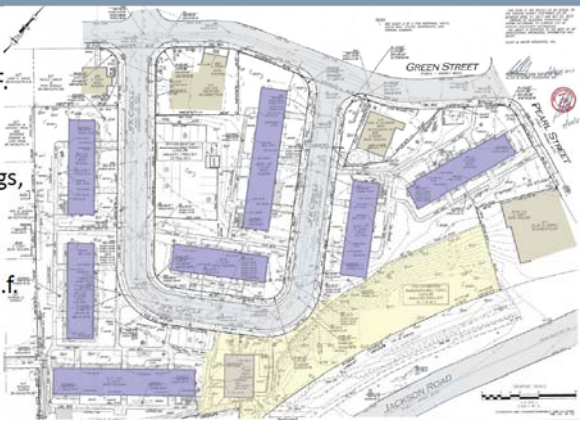

**Haywood House  
Project Summary**

- 55 one-bedroom units for elders over the age of 62.
- 32 units designated for households with income below 60% AMI, including 11 limited to households with income below 30% AMI. 70% preference for Newton residents (subject to fair housing laws).
- 10 units set aside for households with income up to 99% AMI
- 13 units for households at market incomes and middle-market rents
- 3 units fully accessible for individuals with mobility impairments (under Community Based Housing -- CBH)
- All units adaptable and visitable
- 6 units designated for individuals currently or at risk of being homeless (including 3 under state Facilities Consolidation Fund -- FCF)



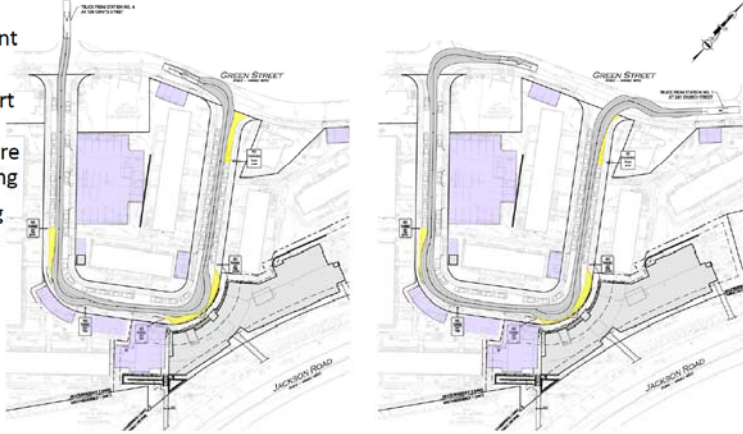

## Jackson Gardens Existing Site Plan

- Located on John F. Kennedy Circle, a Public Way
- Two Existing Parcels at John F. Kennedy Circle :
  - one inside 31,000 ± s.f.
  - one outside 89,000 ± s.f.
- 7 Existing Residential Buildings, 64 Units, and a Community Center
- 25 existing parking spaces
- Proposed parcel is 26,336 ± s.f.

## John F. Kennedy Circle Circulation Improvements

- Turning Movement Study
- Adding a few short No Parking zones would improve Fire Truck maneuvering
- On-street parking is not included in parking counts

## Jackson Gardens Revised Site Plan

- Existing 25 parking spaces are maintained for Jackson Gardens
- Parking added to provide 30 added spaces for Haywood House
- Jackson Gardens front yards retained; new parking at ends of buildings
- Leaves existing utilities in place for Jackson Gardens
- Mitigation of stormwater systems and improvement of circulation on JFK Circle
- Landscape improvements will be included for Jackson Gardens
- Path to Jackson Road will be retained

**NEWTON HOUSING AUTHORITY**

## Jackson Gardens & Haywood House Community Spaces

- Haywood House contains a new Community Center which will be shared by both Developments, and will be available for other neighborhood activities.
- Existing Community Building = 1,337 s.f.
- Proposed Shared with Jackson Gardens = 2,230 s.f.

JACKSON GARDENS		HAYWOOD HOUSE	
Community Room	605 R <sup>2</sup>	Community Room	620 R <sup>2</sup>
Kitchen	244 R <sup>2</sup>	Kitchen	96 R <sup>2</sup>
Hallway	121 R <sup>2</sup>	Community Studio	141 R <sup>2</sup>
Management Office	72 R <sup>2</sup>	Management Offices (2)	327 R <sup>2</sup>
Vestibule	42 R <sup>2</sup>	Fitness Center	289 R <sup>2</sup>
Laundry	106 R <sup>2</sup>	Laundry	301 R <sup>2</sup>
Bathrooms	147 R <sup>2</sup>	Bathrooms	154 R <sup>2</sup>
<b>Total</b>	<b>1337 R<sup>2</sup></b>	<b>Total</b>	<b>2230 R<sup>2</sup></b>

**NEWTON HOUSING AUTHORITY**

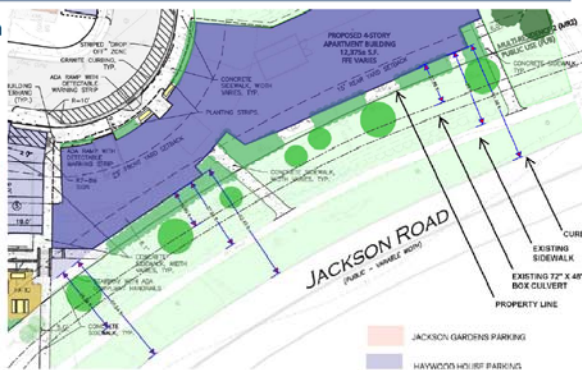
## Jackson Road Existing Site View

- Proposed building 61± feet from curb along Jackson Road
- Proposed building 36± to 39± feet from existing Jackson Road walk
- Existing box culvert on City land between sidewalk and proposed building



## Jackson Road Site Plan

- Proposed building 61± feet from curb along Jackson Road
- Proposed building 36± to 39± feet from existing Jackson Road walk
- Existing box culvert on City land along Jackson Road remains; 20± feet from building
- New patio with outdoor seating along pathway from JFK Circle to Jackson Road



## Jackson Gardens Revised Site Plan

- Existing 25 parking spaces are maintained for Jackson Gardens
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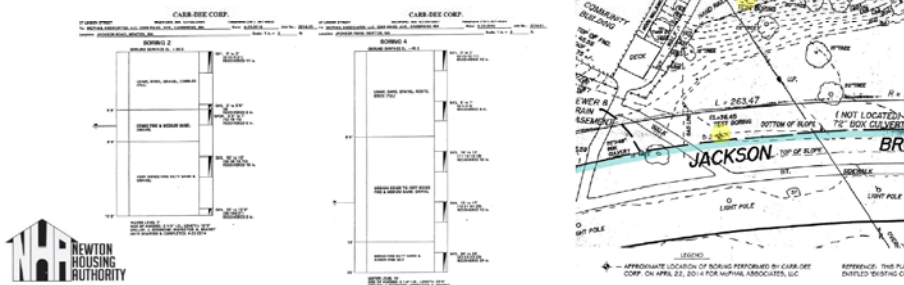
## Haywood House Newton Housing Authority

Newton City Council – Land Use Committee  
February 27, 2018



## Jackson Gardens Site Conditions

- Soil Borings have shown suitable underlying conditions for supporting building foundations.
- Fill layer at the top 4.5 to 8.5 feet, above the suitable underlying soils, will be remediated.
- Existing Box Culvert below the City land green strip along Jackson Road carries water flow – will remain as is.



## Haywood House Jackson Road – Sidewalk Level





## Haywood House Jackson Road – Birds Eye View



## Haywood House Jackson Road – Elevation



## Department of Planning and Development



**PETITION #71-18  
83-127 AND 106-128 JFK CIRCLE**

SPECIAL PERMIT/SITE PLAN APPROVAL TO AMEND BOARD ORDER #515-61 TO REMOVE 26,366 SQ. FT. OF LAND FROM THE EXISTING LOTS AT 83-127 AND 106-128 JFK CIRCLE TO DEVELOP 55 AFFORDABLE ELDERLY HOUSING UNITS, REQUIRING A COMPREHENSIVE PERMIT, TO EXTEND NON-CONFORMING FRONT SETBACKS AND FOR WAIVERS RELATIVE TO PARKING



FEBRUARY 27, 2018

## Requested Relief



Special permit per §7.3.3 to

- to amend Special Permit #515-61 (*to allow the removal of 26,336 square feet of land along Jackson Road from the existing 83-127 John F. Kennedy Circle property*), and
- allow parking within any required front or side setbacks and within five feet of the street (§5.1.8.A.1, §5.1.13)
- allow parking within five feet of a residential structure (§5.1.8.A.2, §5.1.13)
- allow reduced stall dimensions (§5.1.8.B.1, §5.1.8.B.2, §5.1.13)
- allow an entrance/exit drive exceeding 25 feet in width (§5.1.8.D.2, §5.1.13)
- waive perimeter screening requirements (§5.1.9.A, §5.1.13)
- waive interior landscaping requirements (§5.1.9.B, §5.1.13)
- waive lighting requirements (§5.1.10.A, §5.1.13)
- waive bicycle parking requirements (§5.1.11, §5.1.13)

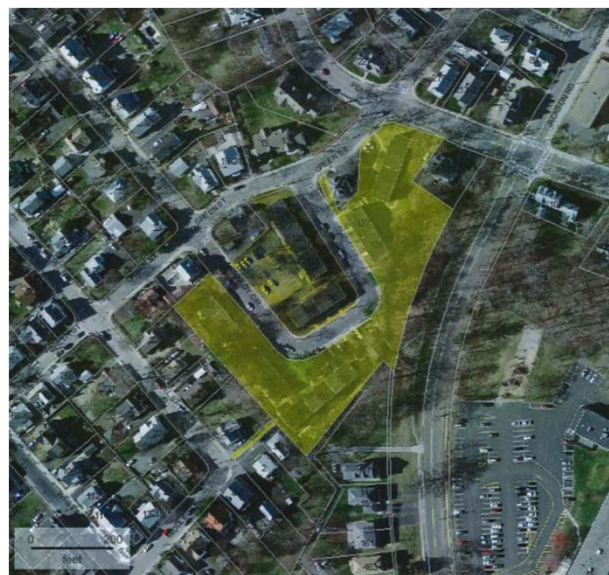
## Criteria to Consider



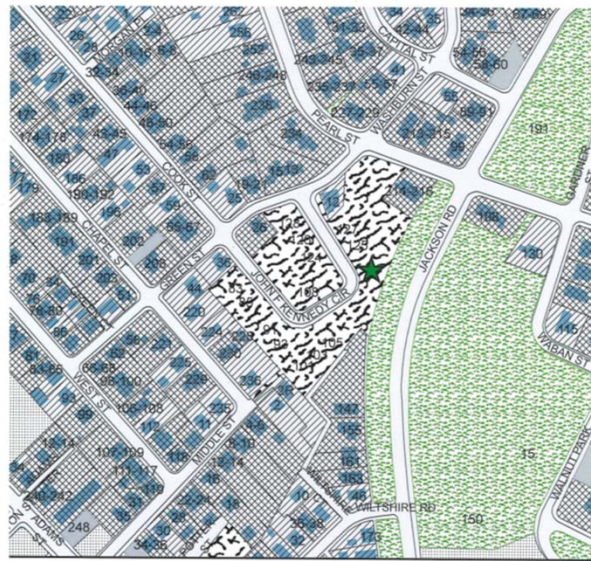
When reviewing this request, the Council should consider whether:

- The site is an appropriate location for the proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan. (§7.3.3.C.1)
- The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will adversely affect the neighborhood (§7.3.3.C.2)
- The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

## AERIAL/GIS MAP



# Land Use



## ATTACHMENT B

### Land Use

83-127 & 106-128  
JFK Circle

City of Newton,  
Massachusetts

- Land Use**
- Single Family Residential
  - Multi-Family Residential
  - Mixed Use
  - Open Space
  - Private Educational
  - Nonprofit Organizations
  - Vacant Land



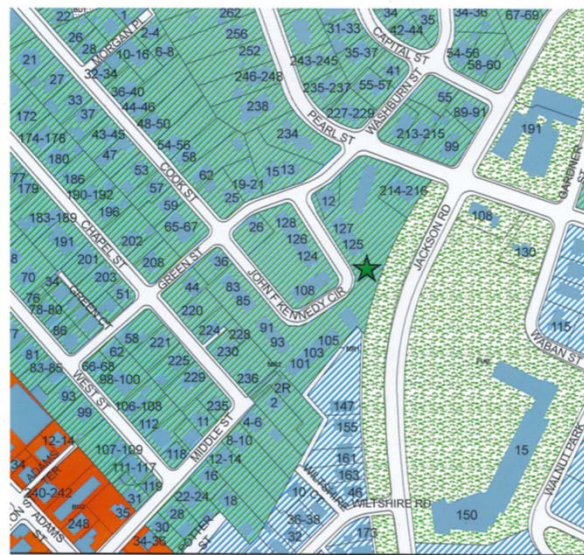
The information on this map is from the Newton Geographic Information System (GIS). The City of Newton does not guarantee the accuracy of this information. The user of this map is responsible for determining its suitability for his or her intended purpose. City Departments will not routinely reproduce information based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS  
Mayor: Pauline Fisher  
GIS Administrator: Douglas Goodfield

Scale: 0' 10' 20' 30' 40' 50' 60' 70' 80' 90'

Map Date: February 07, 2018

# Zoning



## ATTACHMENT C

### Zoning

83-127 & 106-128  
JFK Circle

City of Newton,  
Massachusetts

- Legend**
- Multi-Residence 1
  - Multi-Residence 2
  - Business 1
  - Business 2
  - Public Use



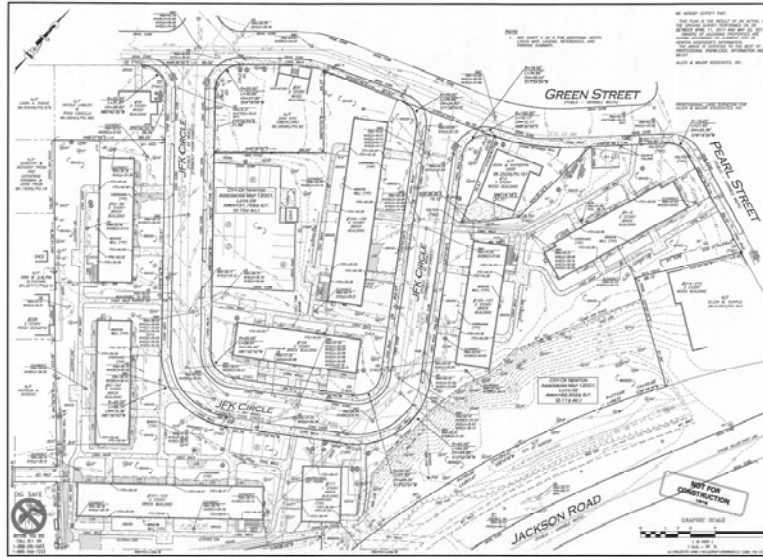
The information on this map is from the Newton Geographic Information System (GIS). The City of Newton does not guarantee the accuracy of this information. The user of this map is responsible for determining its suitability for his or her intended purpose. City Departments will not routinely reproduce information based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS  
Mayor: Pauline Fisher  
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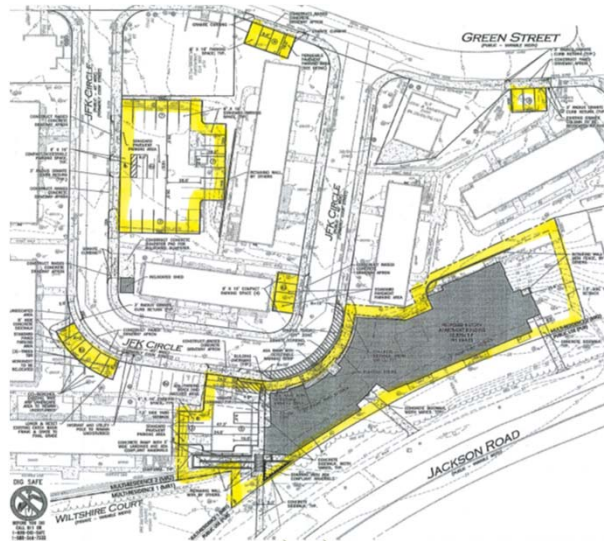
Scale: 0' 10' 20' 30' 40' 50' 60' 70' 80' 90'

Map Date: February 07, 2018

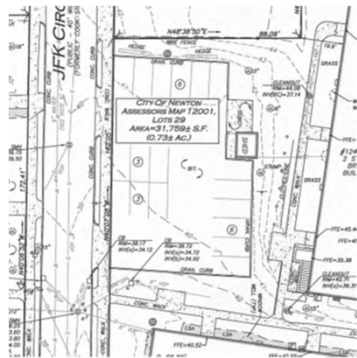
### Site Plan- existing



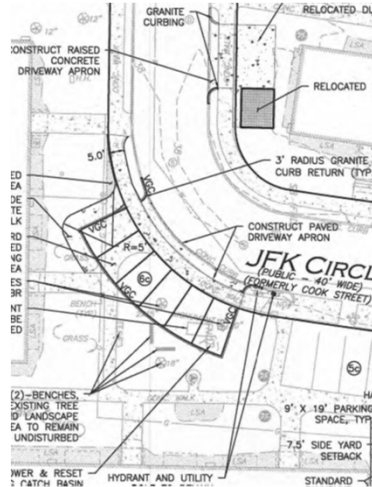
### Site Plan- proposed



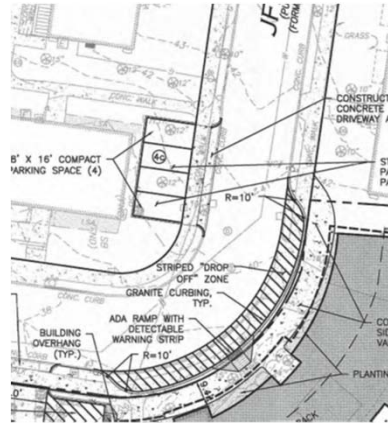
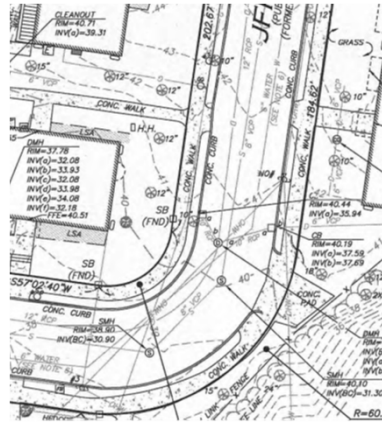
### Site Plan Detail: Existing (L) & Proposed (R) Expanded parking area- JFK Circle



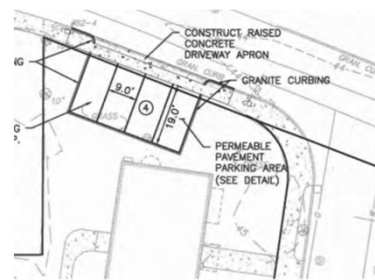
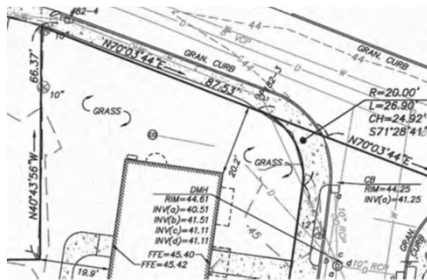
### Site Plan Detail: Existing (L) & Proposed (R) 6 new parking stalls- JFK Circle



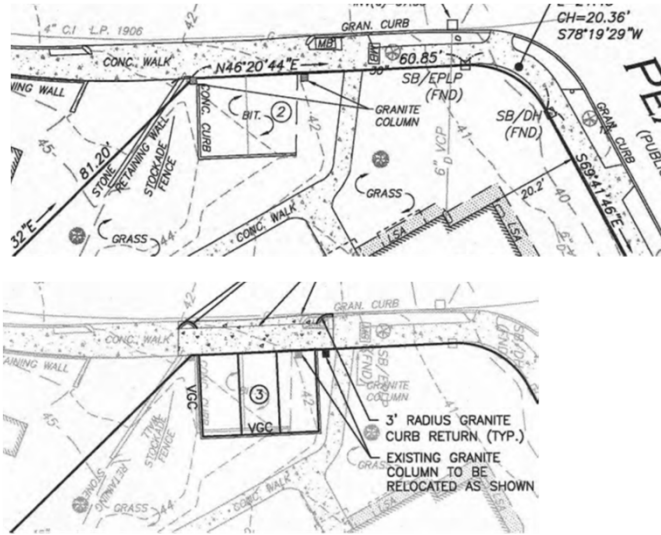
### Site Plan Detail: Existing (L) & Proposed (R) 4 new parking stalls- JFK Circle



### Site Plan Detail: Existing (L) & Proposed (R) 4 new parking stalls- Green Street



### Site Plan Detail: Existing (T) & Proposed (B) 1 additional stall- Green Street



### Photos





**Photos**



**Photos**



**Photos**



**Photos**



**Photos**



**Photos**



**Photos**



**Photos**



**Photos**



# Livable Newton

Coalition for inclusive, sustainable development

---

BY ELECTRONIC MAIL

February 25, 2018

To: Councilor Greg Schwartz, Land Use Committee Chair  
Members of the Land Use Committee

RE: In support of Haywood House at Jackson Gardens

We believe the proposal to create 55 new mixed income residential units for seniors at Jackson Gardens will be a positive addition to Newton's housing stock. As indicated in many recent studies and the City's 2016 Housing Strategy, the City needs more housing for low- and moderate-income households, including for seniors. This project will provide a quality living environment for its residents and offer benefits to the community at large including:

- Optimal use of existing land for affordable housing;
- Ample accommodations for the disabled;
- A new community center for use by residents and community at large;
- A gym and exercise programs for residents of the facility and community;
- Improved site lighting;
- Use of existing infrastructure and improved drainage; and
- Landscaping with native trees and shrubs.

In the spirit of informing future review of this "friendly 40B" we recommend some refinements we believe will further integrate the structure into the fabric of the neighborhood:

- Utilize architectural articulation, detailing, colors and materials of the building creatively to minimize its apparent height and interface it with existing topography while maintaining the proposed number of new units;
- Further develop usable outdoor space to create enjoyable connections with the outdoors that also complement the site design and building;
- Create a pedestrian-friendly streetscape with mature vegetation;
- Affirm how parking meets the needs of the facility, such as convenient parking for caregivers, family members and other visitors.

We are pleased to support housing that will make a positive difference in the lives of many who live in our community now and in the future. Securing these features through a "friendly 40B" will enable development that is appropriate in this location that would not otherwise be possible within the existing special permit, yet will leave provisions of the original special permit intact. We ask that the Council support creation of a separate parcel for this purpose and will also forward our recommendations to the ZBA for consideration. Thank you for the opportunity to comment on this important project.

Sincerely,

**Engine 6  
Progressive Newton  
U-CHAN  
Bike Newton**

Katherine Ballou

Bryan Barash

Bill Baum

Liz Baum

Claudette Belt-Aharon

Kol Chu Birke

Tom Bledsoe

John S. Bliss

Tamara J. Bliss

Kelley Brown

Adam Chaikof

Melissa Birke Chu

Abby Cohen

Isabel Cohen

Nadine Cohen

Ed Dailey

Bill Dain

Ruth Dain

Susan Davidoff

Patrick Dober, *Executive*

*Director, Brookline*

*Housing Authority*

Beverly Droz

Sarah Ecker

Mary-Ellen Efferen

Bob Engler

Louise Freedman

Gretchen Friend

Rob Gifford

Nanci Ginty Butler

Fran Godine

Daphne Collins

Hattie Gawande

Neysha Gonzalez

Laurie Hackett

Mary Ann Hill

Kathleen Hobson

Ann Hochberg

Judy Jacobson

Marcia Johnson

Rihanna Kidwell

Marian Knapp

Jason Korb

David Koven

David Knuttunen

Kathy Laufer

Lois A. Levin

Marion Lipson

Patricia Loewy

Arlene Lowney

Sarah Luria

Kevin McCormick

Tatjana Meschede

Susan Mirsky

Nahma Nadich

Kyra Zola Norsigian

Judy Norsigian

James O'Connell

Vince O'Donnell

Ellen Parker

Steve Parker

Susan Paley

Sue Parsons

John Pelletier

James Reichenbach

Kathy Rosen

James Rutenbeck

Susan Sered

Dorothea Sherwood

Geoffrey Sherwood

John Sisson

Celia Snyder

Stuart Snyder

Norma Swenson

Lexi Turner

Judy Weber

Lynne Weissberg

Marianne Ulcickas Yood

Steven Yood

Nancy Zollers

cc: Mayor Ruthanne Fuller, [rfuller@newtonma.gov](mailto:rfuller@newtonma.gov)  
Barney Heath, Planning Director, [bheath@newtonma.gov](mailto:bheath@newtonma.gov)



As Newton residents, we support the development of affordable housing to meet the needs of the community. We support the proposal for 55 units of affordable housing for seniors on Jackson Road to be developed by the Newton Housing Authority.

Name	Signature	Address
James R. Pardo	James R. Pardo	City of Newton ENGINEER 5790
Luciana Cedrone	Luciana Cedrone	18 B Middle St Newton ma 02458.
Cesidia Cedrone	Cesidia Cedrone	18 B Middle St Newton Ma 02458
Anthony Cedrone	Anthony Cedrone	16 A Middle St Newton Ma 02458.
ANITA SHEEHAN	Anita Sheehan	72 A / Jackson St
Jennifer Molinsky	Jennifer Molinsky	37 Elliot Ave Newton 02465
Naomi Krasner	Naomi Krasner	72 Nonantum St Newton 02458
Joyce P. Pardo	Joyce P. Pardo	Halcyon Rd N Center
Timothy E Snyder	Timothy E Snyder	341 Linwood Ave Apt/ Newtonville
Aaron Foster	Aaron Foster	4236 Dedham Street.
JONATHAN SAGE	Jonathan Sage	55 FARWELL ST. APT. 12 02460





As Newton residents, we support the development of affordable housing to meet the needs of the community. We support the proposal for 55 units of affordable housing for seniors on Jackson Road to be developed by the Newton Housing Authority.

Name	Signature	Address
Barbara Gooden	Barbara Gooden	77 Clements Rd
Al Calderone	Al Calderone	605 Grove St
Juel Shures	Juel Shures	348 Central St
John Dzikakis	John Dzikakis	33 Berkeley St.
Patricia White	Patricia White	24 Lockwood Rd.
Judy Murad	Judith T Murad	20 Kensick Terr
EDMOND MURAD	Edmond Murad	20 KENRICK TERR.
S. Zeldin Ganzu	S. Zeldin Ganzu	33 Nobscot Rd
Susa Freedman	Susa Freedman	340 Ward St.
Kim Bower	Kim Bower	455 Albemarle Rd.
Robert Bower	Robert Bower	455 ALBEMARLE RD
Kathy Rosen	Kathy Rosen	405 Wolcott St



As Newton residents, we support the development of affordable housing to meet the needs of the community. We support the proposal for 55 units of affordable housing for seniors on Jackson Road to be developed by the Newton Housing Authority.

Name	Signature	Address
Joan Murray	Joan Murray	69 Hatfield Rd
Amy Sangiolo	Amy Sangiolo	389 Central St.
John Sangiolo	John Sangiolo	389 Central St.
Rebekah Gewirtz	Rebekah Gewirtz	304 Lowell Ave
Elliot Small	Elliot Small	127 Dedham St.



As Newton residents, we the undersigned, support the creation of 55 units of new mixed income housing for seniors, adjacent to the existing Jackson Gardens. We have reviewed the attached documents regarding the proposed Haywood House development and agree that it will help address the critical need for affordable housing that serves senior citizens in Newton.

Name	Signature	Address
Michael Zinne		25 Oak Ave
Susan Mirsky		68 Hyde St.
Susan Davidoff		245 B. Hill St
Robert Burke		161 Dickerman Rd
Charles Shapiro		67 W. Hill Rd
Leslie Zebrowitz		62 Pine Crest Rd
William G. Kantor		382 Fenwick St 02458
Paul Shulman		854 Crested St
Diana F. Gomberg		290 Blington



As Newton residents, we support the development of affordable housing to meet the needs of the community. We support the proposal for 55 units of affordable housing for seniors on Jackson Road to be developed by the Newton Housing Authority.

Name	Signature	Address
sandra Klein	Sandra Klein	29 GRAYBICH RD
Burton Klein	Burton Klein	77 11
Adena Geller	Adena Geller	41 Collins Rd.
Hollyz Howe	Hollyz Howe	34 Stearns St.




As Newton residents, we support the development of affordable housing to meet the needs of the community. We support the proposal for 55 units of affordable housing for seniors on Jackson Road to be developed by the Newton Housing Authority.

Name	Signature	Address
Nick Carter	Nick C	51 Fisher Ave Newton 02461
NATHAN ARONOW	Nathan Aronow	79 Brookside Ave Newton 02460



As Newton residents, we support the development of affordable housing to meet the needs of the community. We support the proposal for 55 units of affordable housing for seniors on Jackson Road to be developed by the Newton Housing Authority.

Name	Signature	Address
Danny Clanton		6411 S 32nd St



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Name	Signature	Address
Rebecca Camargo	<i>Rebecca Camargo</i>	56 Central Ave Newton, MA 02460

# I SUPPORT HAYWOOD HOUSE

As Newton residents, we the undersigned, support the creation of 55 units of new mixed income housing for seniors, adjacent to the existing Jackson Gardens. We have reviewed the attached documents regarding the proposed Haywood House development and agree that it will help address the critical need for affordable housing that serves senior citizens in Newton.

View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

knappml@comcast.net

Your name \*

Marian Leah Knapp

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

250 Hammond Pond Pkwy, 706N

Thank you for your support!





# I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

susan@paleygroup.com

Your name \*

Susan Paley

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

1525 Commonwealth Ave

Thank you for your support!



## I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

Jo-Edith@Eli.com

Your name \*

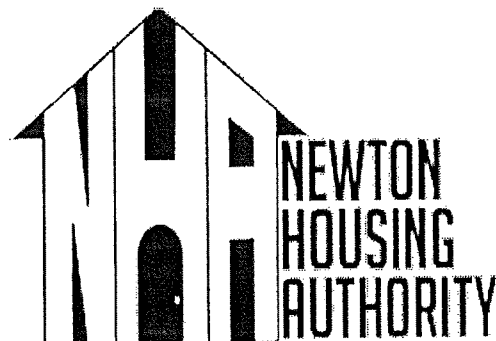
Jo-Edith Heffron

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

115 Mandalay Road - Newton Centre

Thank you for your support!



# I SUPPORT HAYWOOD HOUSE

As Newton residents, we the undersigned, support the creation of 55 units of new mixed income housing for seniors, adjacent to the existing Jackson Gardens. We have reviewed the attached documents regarding the proposed Haywood House development and agree that it will help address the critical need for affordable housing that serves senior citizens in Newton.

View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

srasala@gmail.com

Your name \*

Sue M Rasala

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

285 Tremont St

Thank you for your support!



## I SUPPORT HAYWOOD HOUSE

As Newton residents, we the undersigned, support the creation of 55 units of new mixed income housing for seniors, adjacent to the existing Jackson Gardens. We have reviewed the attached documents regarding the proposed Haywood House development and agree that it will help address the critical need for affordable housing that serves senior citizens in Newton.

View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

lweissberg@swglegal.com

Your name \*

Lynn Weissberg

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

5 Alden St.

Thank you for your support!



## I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

dasweet3@gmail.com

Your name \*

Doris Ann Sweet

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

281 Lexington St.

Thank you for your support!



## I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

judyjacobson@rcn.com

Your name \*

Judy Jacobson

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

289 Cypress Street

Thank you for your support!



# I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

jmolinsky@gmail.com

Your name \*

Jennifer Molinsky

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

37 Eliot Ave.

Thank you for your support!



# I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

tamarajbliss@icloud.com

Your name \*

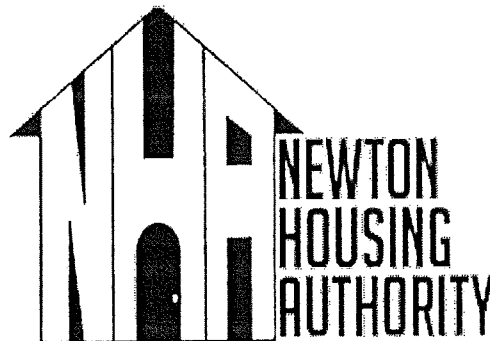
Tamara J. Bliss

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

9 Lewis Street, Newton, MA 02458

Thank you for your support!





# I SUPPORT HAYWOOD HOUSE

As Newton residents, we the undersigned, support the creation of 55 units of new mixed income housing for seniors, adjacent to the existing Jackson Gardens. We have reviewed the attached documents regarding the proposed Haywood House development and agree that it will help address the critical need for affordable housing that serves senior citizens in Newton.

View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

lesig1994@yahoo.com

Your name \*

Lynne Sullivan

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

201 Chapel Street Newton MA

Thank you for your support!



## I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

sallylrubin@hotmail.com

Your name \*

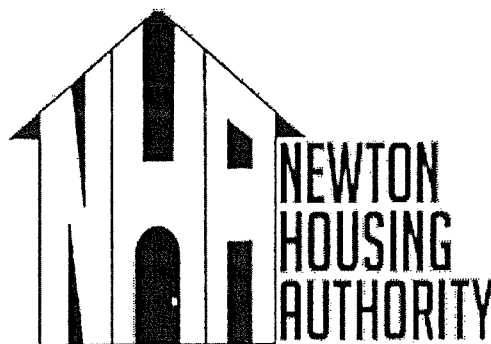
SALLY RUBIN

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

83 KIRKSTALL ROAD

Thank you for your support!



# I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

adten@verizon.net

Your name \*

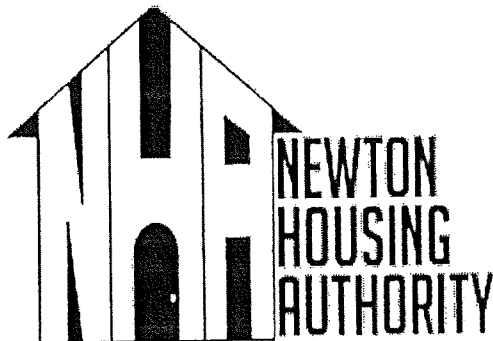
Adele Hoffman

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

250 Hammond Pond Parkway #1413N 02467

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

mc.sail@verizon.net

Your name \*

Kevin McCormick

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

52 Madison Ave, Newtonville 02460

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

TimSnyder25@gmail.com

Your name \*

Timothy E Snyder

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

341 Linwood Ave, Apt 1, Newtonville

Thank you for your support!



# I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

carolannshea.re@gmail.com

Your name \*

Carol Ann Shea

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

24 Milo St Newton 02465

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

judismt1@gmail.com

Your name \*

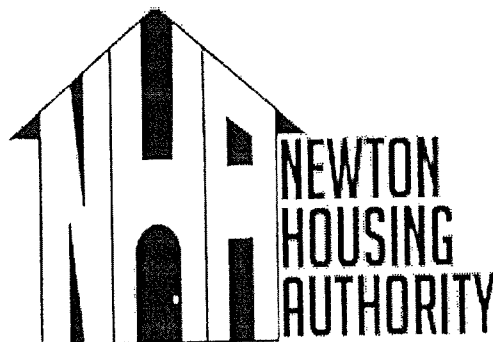
Judith Tischler

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

50 Lakewood Rd 02461

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

sekerstein@gmail.com

Your name \*

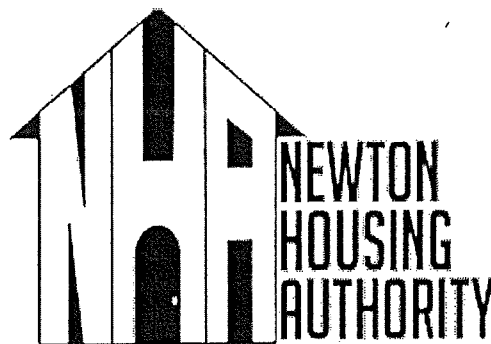
Sarah Kerstein

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

183 Charlesbank rd, Newton MA 02458

Thank you for your support!





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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

HTAUSIG@aol.com

Your name \*

HEather Tausig

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

120 garland rd

Thank you for your support!



# I SUPPORT HAYWOOD HOUSE

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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

RACHEL.E.ROSENBAUM@GMAIL.COM

Your name \*

Rachel Ethier Rosenbaum

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

44 Woodbine Street, AUBURNDALE MA 02466

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

wblloyd@gmail.com

Your name \*

Bart Lloyd

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

65 Taft Ave., Newton 02465

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

david@kovenconsulting.com

Your name \*

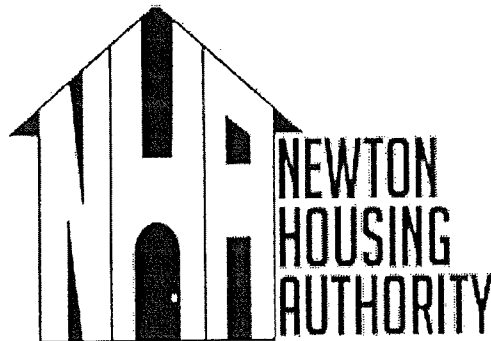
David Koven

Street address \*

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33 Harrison Street

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

carl@sussmanassociates.com

Your name \*

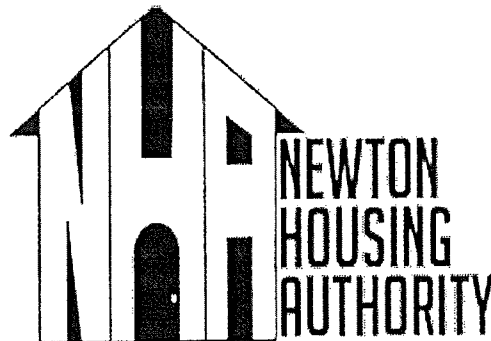
Carl Sussman

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

125 Franklin St.

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

Lubetsky@comcast.net

Your name \*

Laura Lubetsky

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

125 Franklin St.

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

tphill@bu.edu

Your name \*

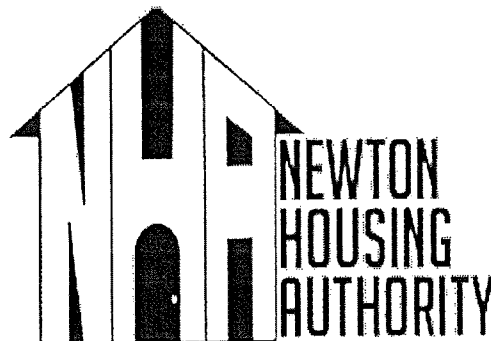
Tania Phillips

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

169 franklin st newton 02458

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

sdoover13@gmail.com

Your name \*

Sophie Dover

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

169 Franklin Street

Thank you for your support!





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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

jdover@skincarephysicians.net

Your name \*

Jeffrey Dover

Street address \*

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169 Franklin Street

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

aarongornstein@gmail.com

Your name \*

Aaron Gornstein

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

40 Princess Road

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

wabanhill@gmail.com

Your name \*

wabanhill@gmail.com

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

234 Park Street Newton MA 02458

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

alexisjanderson@comcast.net

Your name \*

Alexis Anderson

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

96 Shornecliffe Rd.

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

skramer75@yahoo.com

Your name \*

SE Kramer

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

19 Neal St, Newton MA 02462

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

mjp9972@comcast.net

---

Your name \*

Michael

---

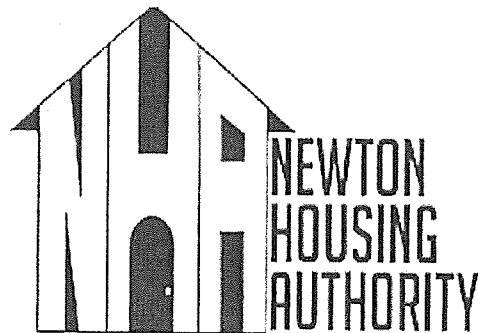
Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

82 Lincoln Street

---

Thank you for your support!



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Email address \*

godine@comcast.net

Your name \*

Fran Godine

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

19 Crofton Rd

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

lissy780@hotmail.com

Your name \*

Elissa

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

364 Newtonville Ave.

Thank you for your support!





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Email address \*

denise.mcisaac@gmail.com

Your name \*

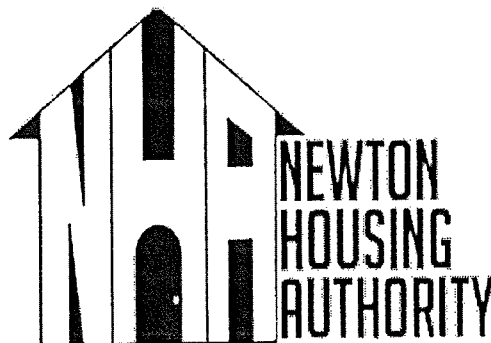
Denise McIsaac

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

42 Wessex Road

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

arubin@lasell.edu

Your name \*

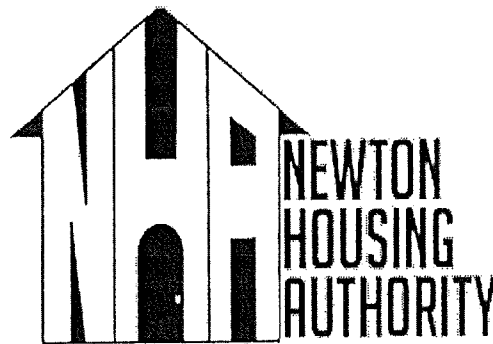
alan rubin

Street address \*

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60 seminary ave

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

achaikof@gmail.com

Your name \*

Adam Chaikof

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

101 Walker St, Apt. C3

Thank you for your support!



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View the attached documentation at this link: <https://tinyurl.com/yddb5wkp>

Email address \*

entasis@rcn.co

Your name \*

Jay Walter

Street address \*

This will only be used to verify that you are a Newton resident and will not be shared.

83 Pembroke Street

Thank you for your support!

