



Land Use Committee Agenda

City of Newton In City Council

Tuesday, May 1, 2018

7:00 PM
Chamber

#200-18

Update on the Special Permit for the Station at Riverside

COUNCILOR GENTILE requesting an update on Special Permit Board Order #258-12(2), the Special Permit for The Station at Riverside, including the status of the lease and lease payments between the MBTA and BH Normandy Riverside LLC and to discuss a petition from the City to MassDOT and the MBTA to issue a new RFP for a ground lease at the Riverside MBTA Station. This new RFP to be developed in consultation with the LFIA, LNA & the ACA consistent with the previous RFQ/RFP.

8:00 PM
Or Later

#91-18

Petition to Amend Special Permits #273-14(2) & #40-07 on Elm Street

NICORE CONSTRUCTION CORP./ANTONIO BONADIO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Orders #273-14(2) and #40-07 to allow for the location of a new driveway, requiring an amendment to the site plan at 5-7 Elm Street and 11-19 Elm Street, Ward 3, West Newton, on land known as Section 33 Block 23 Lot and Section 33 Block 23 Lot 16, containing approximately 26,320 sq. ft. of land in a district zoned MR2 and MR1. Ref: Sec. 7.3, 7.4, 6.2.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015

Please see the attached request to Postpone to May 8, 2018

#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.

#210-18

Special Permit Petition to amend Special Permit Board Order #129-16 at 23 Howe Rd

MARIA SANTOS petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #129-16 to amend the site plan approved in 2016 to allow for the removal of dormers, redistribution of living space and enclosing a portion of a patio, resulting in a reduced FAR of .59 where .62 was approved and .44 is allowed at 23 Howe Road, Ward 8,

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.

Newton Centre, on land known as Section 81, Block 11A, Lot 37, containing approximately 6,591 sq. ft. of land in a district zoned SINGLE RESIDENCE 2 . Ref: 7.3, 7.4, of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#209-18 Special Permit Petition to exceed FAR at 138 Arnold Road

LOUS FRANCHI/JAMS REALTY LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to EXCEED FAR by allowing additional attic space above an attached garage, creating an FAR of .35 where .33 is allowed at 138 Arnold Road, Ward 8, Newton Centre, on land known as Section 81, Block 01, Lot 03, containing approximately 15,250 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#211-18 Special Permit Petition to further increase nonconforming FAR at 48 Cotton Street

ROBERTA AND PHILIP LEVY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mudroom and half bath, connecting an attached garage ,as well as a basement addition for improved exterior access, extending the existing nonconforming FAR to .48 where .39 is allowed and .45 exists 48 Cotton Street, Ward 7, Newton, on land known as Section 73, block 22, Lot 02, containing approximately 9,153 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.9, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.

#212-18 Petition to amend Board Orders #91-15 and #182-09(2) at 180 Needham Street

C P NEEDHAM STREET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Orders #91-15 and #182-09(2) to allow a for-profit learning center in the second-floor office space at 180 Needham Street, Ward 8, Newton Upper Falls, on land known as Section 83, Block 28, Lot 01, containing approximately 8,960 sq. ft. of land in a district zoned MULTI USE 1. Ref: 7.3, 7.4, 4.4.1, 6.3.14 of the City of Newton Rev Zoning Ord, 2015.

Respectfully submitted,

Greg Schwartz, Chair

Terrence P. Morris, Esq.
Law Offices of Terrence P. Morris LLC
57 Elm Road
Newton, MA 02460
617 202-9132

April 12, 2018

By electronic transmission

Councilor Gregory Schwartz, Chairman
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459

Re: 5-7 & 11-19 Elm Street
Public Hearing Petition #273-14(2) and #40-07

Dear Mr. Chairman:

Please accept this letter requesting that the above-referenced matter scheduled before the Land Use Committee on Tuesday May 1, 2018, be deferred to May 8, 2018. The postponement is being requested because to allow for sufficient time to complete the necessary plans and for preparation of the staff report.

I understand that, as a procedural matter, this request may require the petitioner's assent to an extension of the statutory time period in which the Council has to act. Accordingly, please accept this communication as an assent to voluntarily extend said period to June 4, 2018, if necessary.

Thank you for your consideration.

Sincerely,

Terrence P. Morris

Terrence P. Morris

Cc: Nadia Khan, Clerk of Committee *via email*
Neil Cronin, Senior Planner, *via email*