



Land Use Committee Agenda

City of Newton In City Council

Tuesday, May 8, 2018

7:00 PM
Chamber

- #180-18** **Petition to amend Board Orders 43-10 and 307-12(2) at 199 Boylston Street**
TIM FOX/SIMON MALLS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow non-accessory parking to lease 496 parking stalls to off-site, third party users, requiring amendments to Special Permit Board Orders #43-10 and #307-12, a waiver for 496 parking stalls and approval to allow non-accessory parking at 199 Boylston Street, Ward 7, Chestnut Hill, on land known as Section 65 Block 08 Lot 100, containing approximately 324,691 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: 7.3.3, 7.4, 4.4.1, 5.1.4, 5.1.1 of the City of Newton Rev Zoning Ord, 2015.
Please see the attached request to postpone to May 15, 2018
- #137-18** **Petition to allow 18-unit multi family dwelling at 189-193 Adams St/19 Quirk Ct**
183-193 ADAMS STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a multi-family development in a business district with greater than 20,000 gross floor area, with a four-story structure 41' in height, containing an 18-unit dwelling with ground floor units, to allow an FAR of 1.31, to allow a density bonus to reduce the lot area per unit and increase the number of inclusionary units, to allow a reduction of the requirement for parking to 1.25 stalls per unit, to allow parking in the setback, to allow parking within 5' of a building containing dwelling units, to waive minimum stall dimension requirements, to allow a reduction in the minimum width of a entrance/exit drive, to allow a reduction in the minimum width of maneuvering aisles, to waive lighting requirements and to waive perimeter landscape screening requirements in Ward, 1, Newton, at 189-193 Adams Court, Section 14 Block 15 Lot 39, Section 14 Block 15 Lot 38 and 19 Quirk Court Section 14 Block 15 Lot 44, containing a combined lot area of approximately 19,349 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: 7.3.3, 7.4, 4.4.1, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.1.4, 5.1.13, 5.1.8.A.1, 5.1.8.A.1, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.C.1, 5.1.8.C.2, 5.1.8.D.1, 5.1.9.A, 5.1.10.A, 5.11.4, 5.11.15, 4.1.2 of the City of Newton Rev Zoning Ord, 2015.
Please see the attached request to postpone to May 15, 2018
- #213-18** **Special Permit Petition to extend nonconforming front setback at 140 Windermere Rd**

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.

JOHN AND DANIEL ARONE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to FURTHER EXTEND NONCONFORMING SETBACK by constructing a second-floor deck above the existing sunporch, extending the existing nonconforming setback vertically at 140 Windermere Road, Ward 4, Auburndale, on land known as Section 43, Block 08, Lot 19, containing approximately 12,445 sq. ft. of land in a district zoned SNIGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

- #214-18** **Special Permit Petition to exceed FAR and lot coverage at 458 Woodward Street**
STEFFI AND ERIC KARP petition for SPECIAL PERMIT/SITE PLAN APPROVAL to relocate stairs and enclose an existing porch, further increasing the existing nonconforming lot coverage and nonconforming FAR to .63 where .59 exists and .44 is allowed at 458 Woodward Street, Ward 5, Waban, on land known as Section 53, Block 26, Lot 16, containing approximately 6,276 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #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
- #253-18** **Request for an extension of time for Special Permit at Elm Street**
AGREEMENT TO AN EXTENSION OF TIME in which to ACT on petition #91-18 to amend Special Permits #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; said extension will run to June 30, 2018.
- 8:00 PM**
Or Later
- #215-18** **Special Permit Petition to allow a rear-lot subdivision at 156 Otis Street**
156 OTIS STREET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a rear lot subdivision to create two lots, raze the existing single-family dwelling and construct single-family dwellings on each lot at 156 Otis Street, Ward 2, West Newton, on land known as Section 24, Block 13, Lot 14A, containing approximately 43,700 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.5, 3.1.10 and 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #178-18** **Petition to amend Board Order #257-13(4) at 145 Wells Ave**
ANDRIAN SHAPIRO/WELLS AVENUE BUSINESS CENTER, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the hours of operation and increase the number of

customers at one time, requiring an amendment to Special Permit Board Order #257-13(4) at 145 Wells Avenue, Ward 8, Newton Centre, on land known as Section 84 Block 34 Lot 2G, containing approximately 86,256 sq. ft. of land in a district zoned LIMITED MANUFACTURING. Ref: 7.3.3, 7.4 of the City of Newton Rev Zoning Ord, 2015.

Respectfully submitted,

Greg Schwartz, Chair

Nadia Khan

From: Tim.Fox@simon.com
Sent: Thursday, May 03, 2018 10:13 AM
To: Nadia Khan
Cc: Neil Cronin
Subject: Re: Request Extension

Nadia,

Please consider this email our request for continuance until the 5/15 Land Use Committee Hearing.

Thanks,
Tim

Timothy Fox
Development Director



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

May 3, 2018

By electronic transmission

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

Re: 189-193 Adams Street
Public Hearing Petition #137-18

Dear Mr. Chairman:

Please accept this letter requesting that the above-referenced matter scheduled before the Land Use Committee on Tuesday May 8, 2018, be deferred to May 15, 2018. The postponement is being requested because to allow for sufficient time to complete the necessary plans, respond to requests for additional documentation and for preparation of the staff report.

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*

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

May3, 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:

The Committee Clerk has informed me that due to the Land Use Committee's heavy schedule, there is the possibility that the City Council may not be able to act on the above-referenced matter before the extended time period of June 4, 2018. Accordingly, please accept this communication as an assent to a voluntary further extension of said period to June 30, 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*