



# Land Use Committee Agenda

## City of Newton In City Council

Tuesday, July 10, 2018

**6:00 PM**  
**Room 211**

**Chairs Note:** The Committee will discuss Committee procedures and scheduling for future major Special Permit petitions.

**#196-18**      **President's Appointment of Lynn Yetra to the BC Neighborhood Council**  
PRESIDENT LAREDO re-appointing Lynn Yetra, 15 Rochester Road, Newton, as the Boston College Law School Campus neighborhood Representative to the Boston College Neighborhood Council for a term to expire December 31, 2019.

**#197-18**      **President's Appointment of Kenneth Lyons to the BC Neighborhood Council**  
PRESIDENT LAREDO reappointing Kenneth Lyons, 170 Suffolk Road, Chestnut Hill, as a member of the Boston College Neighborhood Council for a term to expire December 31, 2019.

**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.

**#360-18**      **Special Permit Petition for Temporary Waiver of Parking for Annual Tent Sale**  
BLOOMINGDALE'S DEPARTMENT STORES, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL for a 5-YEAR permit for a temporary tent to hold an ANNUAL rug sale in May and the temporary displacement of approximately 153 parking spaces for the event at 175

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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.

BOYLSTON STREET, Ward 7, Chestnut Hill. Ref: Sec. 7.3.3, 5.1.4, 5.1.13, 4.4.1, 6.4.29 of the City of Newton Rev Zoning Ord, 2015.

**#361-18 Special Permit Petition for Restaurant with more than 50 seats**

BLOOMINGDALE'S DEPARTMENT STORES, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a restaurant with four outdoor tables, requiring a Special Permit for a restaurant with greater than 50 seats at 225 BOYLSTON STREET, Ward 7, Chestnut Hill. Ref: Sec. 7.3.3, 7.4, 5.1.4, 5.1.13, 4.4.1, 6.4.29 of the City of Newton Rev Zoning Ord, 2015.

**#362-18 Petition to allow four attached dwellings at 21-25 Gardner Street**

OLIMPIA FUSCO AND GUISEPPE BOVE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to combine two parcels to allow four attached dwelling units in two structures, requiring a Special Permit to allow single-family dwellings in an MR2 district, to allow reduced side setbacks for attached single-family dwellings in an MR2 district, to allow a reduced front setback for attached single-family dwellings in an MR2 district, to allow a reduced rear setback for attached single-family dwellings in an MR2 district and to allow reduced lot coverage for attached dwellings in an MR2 zoning district at 21-25 Gardner Street, Ward 1, Newton, on land known as Section 11 Block 25 Lots 7 & 8, containing approximately 18,717 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1, 3.2.4 of the City of Newton Rev Zoning Ord, 2015.

**8:00 PM  
Or Later**

**#288-18 Special Permit Petition to allow RMD at 24-26 Elliot Street**

CYPRESS TREE MANAGEMENT, INC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a registered medical marijuana dispensary in a non-conforming structure, to waive minimum stall dimensions, to waive minimum aisle width for two-way traffic, to waive perimeter screening requirements, to waive interior landscaping requirements, to waive requirements for interior planting, to waive requirement for interior tree planting, to waive requirements for bumper overhang area landscaping, to waive requirements for 1-foot candle lighting and to allow the RMD to be located within 500' of a school at 24-26 Elliot Street, Ward 5, Newton Highlands, on land known as Section 51 Block 25 Lot 01, containing approximately 25,320 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec 7.3.3, 7.4, 6.10.3, 6.10.3.D.1, 6.10.3.F.2, 4.1.3, 6.10.3.D.5, 7.8.1.C.1, 7.8.2.C.2, 5.1.12, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.C.1, 5.1.8.C.2, 5.1.9.A, 5.1.9.B.1, 5.1.9.B.2, 5.1.9.B.3, 5.1.9.B.4, 5.1.10.A.1 of the City of Newton Rev Zoning Ord, 2015.

**Respectfully submitted,**

**Greg Schwartz, Chair**

# Lynn Yetra

15 Rochester Road | Newton, MA 02458 | 617-721-9185 | acldonovan@comcast.net

## EDUCATION:

**Syracuse University**, Syracuse, NY  
*Bachelor of Science Degree*  
Major: Special Education

Graduated May 1974

## LICENSURE:

**MA Real Estate Salesperson's License** (1996)

## SALES & MANAGEMENT EXPERIENCE:

**Present Company Gifts**, Newton MA  
*Sales Associate*

September 1998 - June 2002

- Sold giftware, jewelry, and paper products

**DeWolfe Real Estate**, Newton MA  
*Real Estate Agent*

September 1996 - June 1998

**Kaplan & Fox: The Boston Design Center**, Boston MA  
*Salesperson*

March 1989 - October 1990

- Sold fine furniture, accessories, artwork, and fabrics from a wide variety of manufacturers to interior designers and their clients

**Marcus & Marcus Antiques**, Wellesley MA  
*Sales Associate*

November 1987 - March 1989

- Sold antique furniture, and accessories to designers and retail customers
- Maintained inventory and financial records
- Developed promotional materials

**Crate & Barrel**, Cambridge MA  
*Store Manager*

October 1981 - May 1987

- Sold furniture, accessories, and housewares
- Received regular promotions
- Responsible for all aspects of store operation including customer service, staff supervision, inventory control, coordinating vendors and maintaining physical plant

## TEACHING & ADMINISTRATION

**Danvers State Hospital**, Danvers MA  
*Adult Basic Education Program*

March 1980 - June 1980

- Supervised staff
- Managed grant money
- Provided direct care to residents

**Shore Collaborative: John T. Berry Vocational Rehabilitation Center**, North Reading MA  
*Program Supervisor/Coordinating Teacher*

September 1976 - June 1979

- Provided instruction in basic life skills to young adults with cognitive disabilities
- Assisted in program administration and staff supervision

**Boston Public Schools: Bigelow School**, South Boston MA  
*Special Education Classroom Teacher*

September 1975 - June 1976

**The Language & Cognitive Development Center**, Boston MA  
*Teacher & Outreach Worker of Autistic Children*

September 1974 - June 1975

## ASSOCIATIONS

Newton Art Association, Newton Open Studios, Monotype Guild of New England

**Kenneth P. Lyons**  
170 Suffolk Road  
Chestnut Hill, MA 02467

**Education:** Newton North High School '93, Newton, MA

**Trinity College**, Hartford, Connecticut  
Bachelor of Arts in Political Science, May 1997  
Minor in Classical Antiquity

**Suffolk University Law School**, Boston, Massachusetts  
Juris Doctor, May 2000

**Honors:** Distinguished, First Year Best Brief Competition '98  
Honorable Mention, Best Oral Advocate Competition '98  
Dean's List: 1998-1999 and 1999-2000

**University of Miami Law School**  
International Law, May 2001

**Honors:** Outstanding Achievement, European Union Law, 2000

**BAR ADMISSION & LICENSES:**

**MASSACHUSETTS BAR**, admitted January, 2001.  
**REAL ESTATE BROKER**, licensed in Massachusetts.  
**NOTARY PUBLIC**, appointed in Massachusetts.

**Professional Experience:**

**Lyons & Associates, LLC, Boston, MA**  
Attorney/ Managing Partner  
Head of commercial real estate practice.

**Lyons Investments, Boston MA**  
Manager  
Real Estate Investment Company

**Associations:**

Chestnut Hill Association, President

University Club of Boston, Board Member 2007-2011  
Scholarship Committee, Chairman 2007-2011