



Land Use Committee Agenda

City of Newton In City Council

Thursday, November 8, 2018

7:00 PM
Chamber

- #421-18** **Special Permit to amend Special Permit for Kessler Woods**
KESSELER WOODS, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #102-06(15) at Kessler Woods to allow off-site relocation of the inclusionary zoning units as well as 24 additional units at 219 Commonwealth Avenue (Section 63 Block 08 Lot 19), containing approximately 10,347 sq. ft. of land in a district zoned MULTI RESIDENCE 1 from the approved site at 200 Estate Drive, Ward 8, on land known as Section 82 Block 37 Lot 95, containing approximately 640,847 sq. ft. of land in a district zoned MULTI RESIDENCE 3. Ref: 7.3, 7.4, 5.11.4, 5.11.6, 7.8.2.C of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
Please see the attached request to Withdraw without Prejudice
- #496-18** **Petition to amend Special permit #19-15 to allow veterinary hospital on Needham St**
VETERINARY EMERGENCY GROUP/WELLFORD CORP./NEWTON TECHNOLOGY PARK LLC./CROSSPOINT ASSOCIATES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #19-15 to locate a veterinary hospital in an existing Newton Nexus building at 131-181 Needham Street, Ward 5, on land known as Section 51 Block 28 Lots 10, 11, 12, 13, 14, and 15, containing approximately 11 acres of land in a district zoned MULTI USE 1. Ref: Sec. 7.3.3, 7.4, 4.4.1 of the City of Newton Rev Zoning Ord, 2017.
- #514-18** **Special Permit Petition to allow garage in excess of 700 sq. ft. at 244 Dudley Road**
RUIHUA GU petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story detached garage, greater than 700 sq. ft. containing accommodations for ten vehicles at 244 Dudley Road, Ward 8, Newton Centre, containing approximately 267,786 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3, 7.4, 3.4.2.B.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #513-18** **Petition to exceed FAR at 43 Kenwood Avenue**
MARK AND MARTHA FISHMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 161 sq. ft. second floor addition, in the existing footprint of the house,

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.

exceeding the maximum allowable FAR of .37 where .42 exists and .44 is proposed at 43 Kenwood Avenue, Ward 6, Newton Centre, on land known as Section 64 Block 20 Lot 22, containing approximately 10,652 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3, 7.4, 7.8.2.C.2, 3.1.9 of the City of Newton Rev Zoning Ord, 2017.

**8:00 PM
Or Later**

#497-18

Petition to allow single-family attached dwellings at 10 Pillion Court

MICHAEL MOSKOWITZ/TEN PILLION, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an attached dwelling unit to the existing single-family structure, reduce lot area, frontage and lot coverage requirements, to reduce front and side setback requirements and to allow a driveway along the side lot line, requiring an amendment to Variance #99442 at 10 Pillion Court, Ward 2, on land known as Section 22 Block 7 Lot 46, containing approximately 10,559 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, of the City of Newton Rev Zoning Ord, 2017.

Respectfully submitted,

Greg Schwartz, Chair

Holland & Knight

10 St. James Avenue | Boston, MA 02116 | T 617.523.2700 | F 617.523.6850
Holland & Knight LLP | www.hklaw.com

Frank G. Stearns
(617) 854-1406
frank.stearns@hklaw.com

October 19, 2018

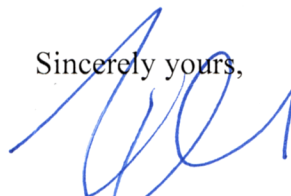
Ms. Nadia Khan
Clerk of Land Use Committee
City of Newton Clerk's Office
1000 Commonwealth Avenue
Newton, MA 02459

Re: Petition #421-18
Kessler Woods Inclusionary Housing Proposal / 219 Commonwealth Avenue

Dear Ms. Khan:

On behalf of Kessler Woods, LLC, I request withdrawal, without prejudice, of the pending request to amend the existing special permit for Kessler Woods regarding the inclusionary zoning units.

Sincerely yours,



Frank G. Stearns

FGS:dhb

cc: Neil Cronin, Planning Department
Barney Heath, Planning Department
Jen Caira, Planning Department
Ouida Young, Law Department