



# Land Use Committee Agenda

## City of Newton In City Council

**Tuesday, November 13, 2018**

**7:00 PM**  
**Chamber**

**#562-18      Request for an Extension of Time for Special Permit at 19-21 Beaconwood Road**  
LENTO DEVELOPMENT, LLC/KENNETH LENTO petition for an EXTENSION OF TIME to EXERCISE SPECIAL PERMIT COUNCIL ORDER #129-17 to raze and replace a two-family structure and allow a 4% reduction to the required lot area after combining lots at 19-21 Beaconwood Road, Ward 8, on land known as Section 54, Block 22, Lot 0044 and Section 54, Block 022, Lot 0047, containing approximately 9,602 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3, 7.4, 7.8.4.D.4, 7.8.4.D.5, 7.8.4.A of the City of Newton Rev Zoning Ord, 2017.

**Chairs Note: The presentation for the following two items will be relative to Site Design and Open Space. A Site Visit will be held on Tuesday, November 13, 2018 at 10:00 am. All interested parties are welcome to attend.**

**#425-18      Request to Rezone three parcels for Northland Development**  
NEEDHAM STREET ASSOCIATES, NORTHLAND TOWER ROAD INVESTORS, NORTHLAND OAK STREET, LLC petition for a change of zone to BUSINESS USE 4 for land located at 156 Oak Street (Section 51 Block 28 Lot 5A), 275-2 81  
Needham Street (Section 51, Block 28, Lot 6) and 55 Tower Road (Section 51 Block 28 Lot 5), currently zoned MU1.

**#426-18      Special Permit to allow mixed use development**  
NEEDHAM STREET ASSOCIATES, NORTHLAND TOWER ROAD INVESTORS, LLC, NORTHLAND OAK STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a mixed-use development greater than 20,000 sq. ft. with building heights of up to 96' consisting of 822 residential units, with ground floor residential units, with restaurants with more than 50 seats, for-profit schools and educational uses, stand-alone ATMs drive-in businesses, open air businesses, hotels, accessory multi-level parking facilities, non-accessory single-level parking facilities, non-accessory multi-level parking facilities, places of amusement, radio or TV broadcasting studios, and lab and research facilities, to allow a waiver of 1,600 parking stalls, to allow a reduction in the overall parking requirement to not less than 1900 stalls, to

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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.

waive dimensional requirements for parking stalls, to waive end stall maneuvering requirements, to allow driveway entrances and exits in excess of 25', to waive perimeter landscaping requirements, to waive interior landscaping requirements, to waive lighting requirements for parking lots, to waive general lighting, surfacing and maintenance requirements, to waive off-street loading facilities requirements, to waive sign requirements relative to number, size, location or design, to waive the number of signs allowed at 156 Oak Street (Section 51 Block 28 Lot 5A), 275-281 Needham Street (Section 51, Block 28, Lot 6) and 55 Tower Road (Section 51 Block 28 Lot 5), Newton Upper Falls, Ward 5, on 22.6 acres of land in a proposed BU4 district. Ref: Sec. 7.3.3, 7.4, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 7.8.2.C, 5.4.2, 4.4.1, 5.1.4, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A.1, 5.1.10, 5.1.12, 5.1.13, 5.2, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

**Respectfully submitted,**

**Greg Schwartz, Chair**

**G. MICHAEL PEIRCE, ESQ.****ATTORNEY AT LAW**

November 5, 2018

**IN HAND DELIVERY**

Nadia Kahn, Committee Clerk  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: # 129-17/19-21 Beaconwood Road/Request for Extension

Dear Nadia:

I am writing to request that you docket the accompanying letter with the City Council/Land Use Committee as a request to be placed upon an upcoming working session for an extension of time to exercise the above-captioned special permit granted to Lento Development LLC. The special permit (copy attached to letter to Chairman Schwartz) was granted September 5, 2107, filed with the city clerk on September 7, 2017 and recorded on October 4, 2017, after the expiration of the 20 day appeal period. As indicated my clients are, and have been, actively engaged in satisfying all the necessary conditions for the issuance of a building permit, all as detailed in that accompanying letter. This extension would enable them to complete that process and place them in a position to exercise their permit.

Thank you for your kind attention to this matter.

Very truly yours,

  
G. Michael Peirce

Encs.

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RECEIVED  
Newton City Clerk  
2018 NOV -5 PM 1:24  
David A. Olson, CMC  
Newton, MA 02459

City of Newton



Ruthanne Fuller  
Mayor

## Inspectional Services Department

John D. Lojek, Commissioner  
1000 Commonwealth Avenue  
Newton, MA 02459  
www.newtonma.gov

Telephone  
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(617) 796-1086  
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ISD@newtonma.gov

November 9, 2018

G. Michael Peirce, Esq.  
Attorney At Law  
Newton Wellesley Executive Office Park  
60 Walnut Street, 4<sup>th</sup> Floor  
Wellesley, MA 02481

Re: S.P. #129-17/ 19-21 Beaconwood Road/ S.P. exercise

Dear Mr. Peirce:

I have been copied on a letter, sent from your office, that is requesting the City Council to extend the time to exercise S.P. #129-17. As I read the record, your client applied for and received a Building Permit to demolish the existing house on the site. That permit was complete on 10/1/18, though the Building Inspector had issues with water on site.

It is my opinion that in the acquisition of the Building Permit to demolish the existing structure, the condition of exercising the Special Permit has been completed. Your client must still meet the conditions of the Special Permit, as well as the Massachusetts State Building Code.

Sincerely

A handwritten signature in black ink, appearing to read "John D. Lojek".

John D. Lojek

cc: Anthony Ciccariello, Deputy Commissioner ISD  
Barney Heath, Director of Planning and Development