

REVISED

11:56 am, Jul 05, 2024



City Council Docket

RECEIVED

By City Clerk at 11:56 am, Jul 05, 2024

July 9: Land Use

July 10: Programs & Services, and Public
Facilities

July 22: Zoning & Planning

July 23: Land Use

August 6: Land Use

Page 157

Continued

POSTED
City Clerk

Monday, July 8, 2024

7:45PM, Hybrid

To be reported on

Monday, August 12, 2024

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers on Monday, July 8, 2024, at 7:45PM. To view this meeting on Zoom use this link <https://newtonma-gov.zoom.us/j/84822528059> at the above date and time:

One tap mobile

US: +13092053325, 848 2252 8059

Land line

+1 309 205 3325 US

Webinar ID: 848 2252 8059

You may also:

1. Watch a live broadcast of the meeting on NewTV's government channel (Comcast 9, RCN 13, 614(HD), Verizon 33).
2. View a live stream on NewTV's Youtube channel at:
<https://www.youtube.com/channel/UCQvNeCJkA3PftuLLvfAh3cQ>

1

City of Newton

City Council Docket

Referred to Land Use Committee

Public Hearing 07-09-2024

#273-24 Request to Rezone 2 parcels to Multi Residence 1

RIVER STREET DEVELOPMENT LLC petition for SPECIAL PERMIT/SITE PLAN

APPROVAL to rezone 2 parcels as follows: 329-331 River Street (Section 44

¹ 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.

Block 15 Lot 11) and 335 River Street (Section 44 Block 15 Lot 12) from SINGLE RESIDENCE 3 to MULTI RESIDENCE 1.

Public Hearing 07-09-2024

#274-24 Request to allow six attached single-family dwellings in three buildings and to allow reduced parking stall depth at 329-331 River Street and 335 River Street

RIVER STREET DEVELOPMENT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwellings and combine the two lots for the construction of six attached single-family dwellings in three separate buildings with parking dimensional waivers at 329-331 River Street and 335 River Street, Ward 4, West Newton, on land known as Section 44 Block 15 Lots 11 and 12, containing approximately 28,534 sq. ft. of land in a district zoned SINGLE RESIDENCE 3 (329-331 River Street and 335 River Street, to be rezoned to MULTI RESIDENCE 1). Ref: Sec. 7.3.3, 3.4.1, 5.1.7.B.2, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 07-09-2024

#275-24 Request to exceed FAR and to allow retaining walls exceeding four feet in height at 8 Everett Street

SAM AND RANDIE GOLDBERGER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing garage and construct a new attached garage and mudroom as well as a 2.5 story rear addition, requiring relief to exceed the maximum FAR and to allow retaining walls exceeding four feet in height in the front yard at 8 Everett Street, Ward 6, Newton Center, on land known as Section 61 Block 25 Lot 07, containing approximately 18,608 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 07-09-2024

#276-24 Request to allow a garage exceeding 700 square feet at 102 Gordon Road

STEPHANIE AND ARTHUR ANDERSEN III petition for SPECIAL PERMIT/SITE PLAN APPROVAL to remove a wall between the two-car garage and workshop to allow for additional garage space exceeding 700 square feet at 102 Gordon Road, Ward 5, Waban, on land known as Section 53 Block 08 Lot 18, containing approximately 16,407 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.4.4.E, 3.4.4.H.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 07-09-2024

- #277-24 Request to increase the nonconforming FAR, to further extend the nonconforming height of a detached accessory building, to allow a dormer exceeding 50% and to allow a dormer with an uninterrupted wall plane at 62 Lenox Street**

HEATHER EGAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to establish an as of right accessory apartment within the carriage house and construct oversized dormers further extending the nonconforming FAR at 62 Lenox Street, Ward 2, West Newton, on land known as Section 32 Block 49 Lot 09, containing approximately 28,131 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.3.A.3, 7.8.2.C.2, 1.5.4.G.2.a, 1.5.4.G.2.b, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 07-23-2024

- #289-24 Request to further extend nonconforming FAR at 29 Trowbridge Avenue**

ROBERT OTERI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 1,426 square foot, two-story addition which further extends the nonconforming FAR at 29 Trowbridge Avenue, Ward 2, Newtonville, on land known as Section 22 Block 24 Lot 15, containing approximately 8,175 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 07-23-2024

- #290-24 Request to vertically extend nonconforming front setbacks at 224 Adams Avenue**

JEAN WONG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a full second story on the detached one-car garage, vertically extending nonconforming front setbacks at 224 Adams Avenue, Ward 3, West Newton, on land known as Section 34 Block 35 Lot 08, containing approximately 5,309 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 07-23-2024

- #291-24 Request to allow a dormer exceeding 50% and to allow a dormer with an uninterrupted wall plane at 44 Erie Avenue**

TOD AND JOHANNA HEALY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to remove portions of an old addition, remodel the interior and construct an oversized dormer allowing for attic access at 44 Erie Avenue, Ward 6, Newton Highlands, on land known as Section 52 Block 43 Lot 38, containing

approximately 13,032 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 07-23-2024

- #292-24 Request to alter/extend the nonconforming side setback and to further reduce nonconforming open space at 16 Braeland Avenue**
ELISA VAN DAM petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a one-story attached two-car garage which will further extend the nonconforming side setback and further reduce the nonconforming open space at 16 Braeland Avenue, Ward 6, Newton Centre, on land known as Section 61 Block 37 Lot 20, containing approximately 5,599 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.2.3, 7.8.2.C.2, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Referred to Zoning & Planning Committee

- #285-24 Appointment for Ed Olhava to the Community Preservation Committee**
HER HONOR THE MAYOR appointing Ed Olhava, 11 Scarsdale Road, Newton as a member of the Community Preservation Committee for a term of office set to expire on August 12, 2027. (60 Days: 09/04/2024)

- #286-24 Appointment of Timothy LeBlanc to the Newtonville Historic District Commission**
HER HONOR THE MAYOR appointing Timothy LeBlanc, 33 Woodland Road, Auburndale as a member of the Newtonville Historic District Commission for a term of office set to expire on August 12, 2027. (60 Days: 09/06/2024)

- #287-24 Appointment of Nancy Greenberg to the Chestnut Hill Historic District Commission**
HER HONOR THE MAYOR appointing Nancy Greenberg, 33 Woodland Road, Auburndale as a member of the Chestnut Hill Historic District Commission for a term of office set to expire on August 12, 2027. (60 Days: 09/06/2024)

Referred to Programs & Services Committee

- #280-24 Reappointment of Joan Belle Isle to the Council on Aging**
HER HONOR THE MAYOR reappointing Joan Belle Isle, 295 Tremont Street as a member of the Council on Aging for a term of office set to expire on July 19, 2027. (60 Days: 09/06/2024)

- #282-24 Reappointment of Barbara Lischinsky to the Commission on Disability**
HER HONOR THE MAYOR reappointing Barbara Lischinsky, 1942 Washington Street, Newton as a member of the Commission on Disability for a term of office set to expire on July 31, 2027. (60 Days: 09/06/2024)
- #283-24 Reappointment of Lucille Chansky to the Commission on Disability**
HER HONOR THE MAYOR reappointing Lucille Chansky, 259 Jackson Street, Newton as a member of the Commission on Disability for a term of office set to expire on July 3, 2027. (60 Days: 09/06/2024)
- #284-24 Appointment of Nathan Persampieri to the Commission on Disability**
HER HONOR THE MAYOR appointing Nathan Persampieri, 108 Washington Park, Newtonville as a member of the Commission on Disability for a term of office set to expire on May 31, 2025. (60 Days: 09/06/2024)
- #288-24 Requesting discussion and amendments to Chapter 14 Senior Services**
HER HONOR THE MAYOR requesting discussion and amendments to Chapter 14 of the City Ordinances to change the name of the Department of Senior Services and to combine the Advisory Board with the Council on Aging (COA) into one body.

Referred to Public Facilities Committee

Public Hearing 07-10-2024

- #278-24 Verizon petition for a Grant of Location on Chase Street**
VERIZON petitioning for a grant of location to relocate one jointly-owned pole, P. 6 located on the northerly side of Chase Street approximately 13 feet southwesterly from its existing location to accommodate a new driveway. (Ward 6)

Public Hearing 07-10-2024

- #279-24 Request for sewer extension in Dedham Street**
KEVIN HENNIGAN, 27 Champa St #1, Newton, petitioning to relocate the existing City sanitary sewer main located at 949 Dedham Street to a portion of the property just easterly of its current alignment to allow for an expansion of the dwelling on the property. (Ward 8) PETITIONER TO PAY ENTIRE COST
- #281-24 Reappointment of Jay Snyder to the Citizens Commission on Energy**
HER HONOR THE MAYOR requesting to reappoint Jay Snyder, 2117 Commonwealth Avenue as a member of the Citizens Commission on Energy for a term to expire on June 15, 2027. (60 days: 09/06/24)

Public Hearing 07-10-2024

- #293-24** **Eversource petition for Grant of Location for Commonwealth Ave**
EVERSOURCE ENERGY petitioning for a grant of location to install and maintain approximately 378 feet of conduit westerly from the new manhole MH32297 at the intersection of Auburn Street and Evergreen Avenue to support the MWRA Tunnel Boring Machine project. (Ward 4)

Referred to Finance Committee

Referred to Programs & Services and Finance Committees

- #294-24** **CPC Recommendation to appropriate \$150,000 in CPA funding**
COMMUNITY PRESERVATION COMMITTEE recommending appropriation of one hundred twenty-one thousand six hundred twenty-one dollars and sixty-two cents (\$121,621.62) in Community Preservation Act funding be appropriated from the FY24 Open Space Reserve Funds and twenty-eight thousand three hundred seventy-eight dollars and thirty-eight cents (\$28,378.38) from the CPA unrestricted fund balance for the creation of Spears Park Community Garden.