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By City Clerk at 2:06 pm, Jul 05, 2024



Land Use Committee Agenda

City of Newton In City Council

July 9, 2024

7:00 PM
Room 205

POSTED
City Clerk

The Land Use Committee will hold this meeting as a hybrid meeting on July 09, 2024 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link <https://newtonma.gov.zoom.us/j/89402123417> or call 1-646-558-8656 and use the following Meeting ID: 894 0212 3417

Submitted documents for each petition can be viewed via the digital hyperlink following the item below

Chair's Note: *The following item will be a joint meeting with the Planning & Development Board.*
#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 Block 15 Lot 11) and 335 River Street (Section 44 Block 15 Lot 12) from SINGLE RESIDENCE 3 to MULTI RESIDENCE 1.

329-331 River- <https://newtonma.viewpointcloud.com/records/830618>

#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

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.

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.

329-331 River- <https://newtonma.viewpointcloud.com/records/830350>

Chair's Note: *The petitioners have submitted a request for continuance for the following item.*

#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.

8 Everett- <https://newtonma.viewpointcloud.com/records/827155>

#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.

102 Gordon- <https://newtonma.viewpointcloud.com/records/828777>

#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.

62 Lennox- <https://newtonma.viewpointcloud.com/records/829547>

**Respectfully Submitted,
Andrea Kelley, Chair**