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By City Clerk at 4:58 pm, Jul 19, 2024



## Land Use Committee Agenda

### City of Newton In City Council

July 23, 2024

7:00 PM  
Room 205



The Land Use Committee will hold this meeting as a hybrid meeting on July 23, 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/84320505296> or call 1-646-558-8656 and use the following Meeting ID: 843 2050 5296

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

**Note:** *The Committee will review a request for a consistency ruling for 298-304 Elliot Street. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services due to changes between the approved plans and as built plans. These changes include the addition and configuration of retaining walls, a patio, and a minor increase in the footprint of an accessory building. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*  
298-304 Elliot- <https://newtonma.viewpointcloud.com/locations/102361>

**#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.  
44 Erie - <https://newtonma.viewpointcloud.com/records/831953>

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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.

**#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.

16 Braeland- <https://newtonma.viewpointcloud.com/records/833038>

**Chair's Note:** *Item #290-24 was amended to the following language due to an administrative error.*

**#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 dwelling, vertically extending both 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.

224 Adams- <https://newtonma.viewpointcloud.com/records/824165>

**#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.

29 Trowbridge- <https://newtonma.viewpointcloud.com/records/830107>

**#257-24 Request to amend Special Permit #176-19 to allow for changes to the approved site plan and for additional relief to allow a garage exceeding 700 square feet, to exceed FAR and retaining walls exceeding four feet in height at 1188 Chestnut Street**

PATRICIA AND CARLOS FERRIERA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #176-19 to allow for as built changes to the approved site plan, for additional relief to allow a garage exceeding 700 square feet, to exceed FAR, and for retaining walls exceeding four feet in height at 1188 Chestnut Street, Ward 5, Newton Upper Falls, on land known as Section 51 Block 40 Lot 22, containing approximately 5,807 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.4.E, 3.4.4.H.1, 3.1.3, 3.1.9, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

1188 Chestnut- <https://newtonma.viewpointcloud.com/records/828255>

**Respectfully Submitted,  
Andrea Kelley, Chair**