



City Council Docket

August 14: Programs & Services

August 27: Land Use

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Monday, August 12, 2024

7:45PM, Hybrid

To be reported on

Monday, September 4, 2024

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers on Monday, August 12, 2024, at 7:45 PM. To view this meeting on Zoom use this link

<https://newtonma-gov.zoom.us/j/83427282284>

at the above date and time:

One tap mobile

US: +13092053325, 834 2728 2284

Land line

+1 309 205 3325 US

Webinar ID: 834 2728 2284

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>

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City of Newton

City Council Docket

Referred to Land Use Committee

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.

Public Hearing 08-27-2024**#296-24 Request to allow oversized dormers and to further extend nonconforming FAR at 45 Bishopsgate Road**

RYAN AND JAMIE KIM petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct oversized attic dormers and further extend the nonconforming FAR at 45 Bishopsgate Road, Ward 7, Newton Centre, on land known as Section 61 Block 22 Lot 09, containing approximately 11,298 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 1.5.4.G.2.b, 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 08-27-2024**#298-24 Request to allow three attached single-family dwellings in two buildings and associated parking waivers at 56 Chapel Street**

JOHN G. NEGROTTI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct three attached single-family dwellings in two separate buildings and surface parking stalls on an undersized lot and with associated dimensional relief for the buildings and parking at 56 Chapel Street, Ward 1, Newton, on land known as Section 11 Block 06 Lot 49, containing approximately 9,478 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 6.2.3.B.2, 5.1.8.A.1, 5.1.13, 5.1.8.A.2, 5.1.8.B.6, 5.1.8.C.2, 5.1.8.D.1, 5.1.9, 5.1.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 08-27-2024**#299-24 Request to amend Special Permit #240-23 to alter the nonconforming front setback at 290 Watertown Street**

290 WATERTOWN ST LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend special permit #240-23 to further extend the nonconforming front setback and allow the relocation of the building toward the street, and to convert three garage stalls to carports at 290 Watertown Street, Ward 1, Newton, on land known as Section 11 Block 14 Lot 03, containing approximately 11,473 sq. ft. of land in a district zoned BUSINESS1. Ref: Sec. 7.3.3, 4.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 08-27-2024**#300-24 Request to amend Special Permit #392-22 at 120-126 Norwood Avenue**

120 NORWOOD REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #392-22 and to allow additional parking on site which is proposed to be located 20 feet of a lot line at 120 Norwood Avenue, Ward 2, Newtonville, on land known as Section 22 Block 09 Lot 05,

containing approximately 24,897 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 5.1.4, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 08-27-2024

#301-24 Request to extend the nonconforming two-family dwelling use, to extend the nonconforming front setback and to allow an oversized dormer at 12-14 Stoneleigh Road

DONNA CVITKOVICH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rebuild and enclose porches and add dormers, further extending the nonconforming two-family dwelling use in a single residence zone at 12-14 Stoneleigh Road, Ward 3, West Newton, on land known as Section 31 Block 18 Lot 10, containing approximately 11,021 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 3.4.1, 7.8.2.C.2, 3.2.3, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#320-24 Request for Extension of Time to Exercise Special Permit #89-23 at 49 Lenox Street

JOHN AND KYLIE MILLS petition for Extension of Time to April 18, 2025 to amend Special Permit Order #89-23 to raise the ridgeline and increase the roof pitch and construct two-story additions to both sides of the dwelling at 49 Lenox Street, Ward 3, West Newton, on land known as Section 32 Block 47 Lot 08, containing approximately 9,738 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Referred to Zoning & Planning Committee

#295-24 Discussion on Parking in Village Centers

COUNCILORS ALBRIGHT, LAREDO, OLIVER, GETZ, FARRELL, LUCAS, GREENBERG, KELLEY, HUMPHREY, MALAKIE, DOWNS, LOBOVITS, KRTINZMAN, AND MICLEY requesting a discussion on the parking needs in our commercial village centers with the Planning Director, the Commissioner of Public Works, and appropriate staff from both departments. This discussion should focus on (a) the perceived parking needs in our commercial village centers; (b) a review of past parking studies in Newton's commercial village centers, subsequent implementation efforts, and the results of those efforts; (c) parking studies in neighboring cities or towns to provide appropriate parking in commercial village or town centers, and d) best practices in parking provision as defined by parking professionals.

- #302-24 Aligning zoning to proposed use in new development**
COUNCILORS OLIVER, WRIGHT, LUCAS, MALAKIE, KALIS, FARRELL, GREENBERG, GETZ, AND LOBOVITS requesting discussion and possible zoning ordinance changes to align zoning to the proposed use for by right or special permit projects for new build or major renovations. The goal would be to further improve consistency in lot utilization (e.g., setbacks, open space) and structure (e.g., massing, height, FAR) within a neighborhood.
- #311-24 Requesting discussion and possible amendments to dormer regulations in Chapter 30 Zoning**
HER HONOR THE MAYOR requesting a discussion and possible amendments to dormer regulations for Residential Buildings in Chapter 30 Zoning Section 1.5.4.G to clarify language regarding overall dormer length calculations.
- #317-24 Requesting discussion and possible amendments to Section 5.4.2**
HER HONOR THE MAYOR requesting a discussion and possible amendments to retaining wall regulations for Multi-Family/Commercial/Industrial/Civic Buildings in Section 5.4.2 of Chapter 30 Zoning.

Referred to Programs & Services Committee

- #297-24 Requesting discussion on the current status of transitioning to electric school buses**
COUNCILORS LOBOVITS, HUMPHREY, MALAKIE, LAREDO, GREENBERG, ALBRIGHT, KRINTZMAN, MICLEY, AND LIPOF requesting a discussion on the investigation by NPS administration into transitioning school buses to electric powered vehicles.
- #304-24 Reappointment of John Synnott to the Newton Commonwealth Foundation**
HER HONOR THE MAYOR reappointing John, Synnott, 22 Winona Street, Auburndale as a member of the Newton Commonwealth Foundation for a term of office set to expire on August 31, 2027. (60 Days: 10/11/2024)
- #305-24 Reappointment of John Neville to the Newton Commonwealth Foundation**
HER HONOR THE MAYOR reappointing John Neville, 68 High Street, Newton Upper Falls as a member of the Newton Commonwealth Foundation for a term of office set to expire on September 18, 2027. (60 Days: 10/11/2024)

#306-24 Reappointment of John Neville to the Parks and Recreation Commission
HER HONOR THE MAYOR reappointing John Neville, 68 High Street, Newton Upper Falls as an alternate member of the Parks and Recreation Commission for a term of office set to expire on September 30, 2027. (60 Days: 10/11/2024)

#307-24 Reappointment of John Rice to the Parks and Recreation Commission
HER HONOR THE MAYOR reappointing John Rice, 9 Selden Street, Waban as an alternate member of the Parks and Recreation Commission for a term of office set to expire on October 31, 2027. (60 Days: 10/11/2024)

#321-24 Reappointment of Patrick Costello to the Farm Commission
PRESIDENT LAREDO reappointing Patrick Costello, 392 Wolcott Street, Auburndale, as a member of the Farm Commission for a term to expire on August 12, 2027. (60 Days: 10/11/2024)

Referred to Public Safety & Transportation Committee

#303-24 Requesting discussion regarding Dudley Road safety
COUNCILORS FARRELL, KALIS, LIPOF, HUMPHREY, LUCAS, GETZ, LAREDO AND LOBOVITS requesting a discussion on Dudley Road Safety due to concerns surrounding speeding, accidents, and safety of pedestrians and bikers. Included in the discussion is a review of past findings, steps taken to improve safety, and assessment of current situations by Traffic Council, the Police Department, the Fire Department, and other relevant bodies, potential solutions to make the road safer, and next steps.

Referred to Finance Committee

#308-24 Reappointment of Jeffrey Siltan as a Constable
HER HONOR THE MAYOR reappointing Jeffrey Siltan, 120 Cherry Street, Newton as a City of Newton Constable for a term of office set to expire on October 25, 2027. (60 days: 10/11/2024)

#312-24 Appropriate \$25,000 for Inspector Training
HER HONOR THE MAYOR requesting the authorization to appropriate and expend the sum of twenty-five thousand dollars (\$25,000) from Account number 5520R220-472000 (Ch. 148A ISD Fines-Court Fines) for continuing education and training of our inspectors.

- #314-24** **Appropriate \$7,416.12 for the full and final settlement of A.M. v. City of Newton**
HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of seven thousand four hundred sixteen thousand dollars and twelve cents (\$7,416.12) from Acct # 0110841-572500 (Judgements and Settlements Account) for the full and final settlement of A.M. (a minor) v. City of Newton, City claim file no. 22-001.
- #309-24** **Acceptance of a \$302,922 from the Executive Office of Public Safety & Security's State 911 Department**
HER HONOR THE MAYOR requesting authorization to accept and expend the sum of three hundred thousand nine hundred and twenty-two dollars (\$302,922) of FY25 Support & Incentive Grant funding from the Executive Office of Public Safety & Security's State 911 Department to assist with 911 Dispatch operations.
- #310-24** **Acceptance of a \$93,376 grant from the Massachusetts Department of Environmental Protections**
HER HONOR THE MAYOR requesting authorization to accept and expend the sum of ninety-three thousand three hundred seventy six dollars from the Massachusetts Department of Environmental Protection's 2024 Financial Assistance Application for Drinking Water Lead Service Line Replacement Planning Project program.
- #316-24** **Acceptance of a \$60,000 grant from the Executive Office of Public Safety & Security's Office of Grants and Research**
HER HONOR THE MAYOR requesting authorization to accept and expend the sum of sixty thousand dollars (\$60,000) of FY25 Municipal Road Safety Grant funding from the Executive Office of Public Safety & Security's Office of Grants and Research.
- #313-24** **Referred to Public Facilities & Finance Committees**
Appropriate \$105,253 for the Newton South Lighting Project
HER HONOR THE MAYOR requesting authorization to appropriate and expand the sum of one-hundred five-thousand two-hundred fifty-three dollars (\$105,253) from the Energy Stabilization Fund to fund an LED Lighting Project at Newton South High School.

Referred to Public Facilities & Finance Committees

#315-24 Transfer \$215,000 for new traffic signal equipment

HER HONOR THE MAYOR requesting authorization to transfer and expend the sum of two-hundred fifteen-thousand dollars (\$215,000), from Trio mitigation funds, identified in Council Order #96-17, Condition #6 for the purchase and installation of new traffic signal equipment at the Lowell Avenue/Washington Street intersection.

Referred to Public Facilities & Finance Committees

#318-24 Authorization for MWRA loan program for Sewer CIP Project 10

HER HONOR THE MAYOR requesting authorization to borrow four-million four-hundred three-thousand dollars (\$4,403,000) in an interest free loan, payable in 1/10 installments over 10 years, from the Massachusetts Water Resources Authority (MWRA) Sewer Infiltration/Inflow Local Financial Assistance Program Phase 15, loan program for the design and construction of Sewer CIP Project 10.

Referred to Public Facilities & Finance Committees

#319-24 Authorization for MWRA loan program

HER HONOR THE MAYOR requesting Authorization to borrow one-million nine-hundred fifty-seven thousand three-hundred dollars (\$1,957,300) in an interest free loan, payable in 1/10 installments over 10 years, from the Massachusetts Water Resources Authority (MWRA) Phase 4 water loan program.