



CITY OF NEWTON, MASSACHUSETTS

Urban Design Commission

MEETING MINUTES

A meeting of the City of Newton Urban Design Commission (UDC) was held virtually on Wednesday, July 10, 2024 at 7:00 p.m. via Zoom

<https://newtonma.gov.zoom.us/j/86816087109>

Ruthanne Fuller,
Mayor

The Chair, Michael Kaufman, called the meeting to order at 7:02 P.M.

Barney Heath,
Director
Planning & Development

I. Roll Call

Those present were Michael Kaufman (Chair), Jim Doolin, and John Downie. Bill Winkler joined at 7:04 p.m. Shubee Sikka, Urban Designer was also present.

Shubee Sikka,
Urban Designer
Planning & Development

II. Regular Agenda

Sign Permits

Mr. Kaufman asked if the Commission felt there were any applications they could approve without discussion. The Commission agreed to approve the following signs without discussion:

Members
Michael Kaufman, Chair
Jim Doolin, Vice Chair
John Downie
Robert Linsky
William Winkler
Visda Saeyan

1. 74-78 Langley Road – Luxury Realty Partners

Proposed Signs:

- One wall mounted principal sign, externally illuminated, with approximately 30 sq. ft. of sign area on the western façade facing Union Street.
- One canopy mounted secondary sign, non-illuminated, with approximately 10 sq. ft. of sign area on the southern façade facing Langley Road.

2. 303 Walnut Street – Bank of America

Proposed Signs:

- One wall mounted principal sign, internally illuminated, with approximately 24 sq. ft. of sign area on the eastern building façade facing Walnut Street.
- One wall mounted secondary sign, internally illuminated, with approximately 24 sq. ft. of sign area on the northern façade facing Austin Street.
- One wall mounted directional sign, non-illuminated, with approximately 3 sq. ft. of sign area on the northern façade facing Austin Street.

1000 Commonwealth Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

MOTION: Mr. Kaufman made a motion to approve the signs at 74-78 Langley Road – Luxury Realty Partners and 303 Walnut Street – Bank of America. Mr. Downie seconded the motion, and none opposed. All the members present voted, with a 3-0 vote, Michael Kaufman, John Downie, and Jim Doolin in favor and none opposed.

Mr. Winkler joined the meeting at 7:04 pm after the decision for the two sign applications were made.

At 7:09 pm, Mr. Kaufman suspended the Urban Design Commission, and enter the Commission in its role as Fence Appeal Board.

Fence Appeal

1. 36 Swallow Drive – Fence Appeal

Homeowner: Applicant was not present at the time UDC discussed this item and made a decision. Applicant joined the meeting at 7:30 p.m.

Fence Appeal:

The property located at 36 Swallow Drive is within a Single Residence 3 district. The applicant is proposing the following fence:

- a) South Side Lot Line (South Fence)— The applicant is proposing to add a fence, set at the south side property line, 6 feet tall solid with a 1-foot chestnut topper red cedar wooden fence for a total height of 7 feet, 182.40 feet in length.
- b) East Rear Lot Line (East Fence A)— The applicant is proposing to add a fence, set at the east rear property line, 6 feet tall solid with a 1-foot chestnut topper red cedar wooden fence for a total height of 7 feet, 84.55 feet in length.
- c) North Side Lot Line (North Fence A)— The applicant is proposing to add a fence, set at the south side property line, 6 feet tall solid with a 1-foot chestnut topper red cedar wooden fence for a total height of 7 feet, 60.5 feet in length.
- d) East Rear Lot Line (East Fence B)— The applicant is proposing to add a fence, set at the east rear property line, 6 feet tall solid with a 1-foot chestnut topper red cedar wooden fence for a total height of 7 feet, 95.85 feet in length.
- e) North Side Lot Line (North Fence B)— The applicant is proposing to add a fence, set at the south side property line, 6 feet tall solid with a 1-foot chestnut topper red cedar wooden fence for a total height of 7 feet, 22 feet in length.

The proposed fences along the side property lines appear to be not consistent with the fence criteria outlined in §5-30(d)(2) of the Newton Code of Ordinances.

The proposed fence (East Fence A) along the rear property line appears to be not consistent with the fence criteria outlined in §5-30(d)(3) of the Newton Code of Ordinances.

The proposed fence (East Fence B) along the rear property line appears to be consistent with the fence criteria outlined in §5-30(d)(3) of the Newton Code of Ordinances.

Presentation and Discussion:

The Commission discussed the fence appeal. The Commission asked staff about the waiver the applicant is looking for. Staff commented that they are allowed a 6-foot tall on side and rear lot lines and an 8-foot-tall fence on the rear lot line where it abuts another rear lot line. The UDC commented that there doesn't seem to be any mitigating circumstances except that the applicant

wants another foot for privacy. The Commission commented privacy is not one of the issues they deliberate on. There are no exceptions in the ordinance about pools.

MOTION: Mr. Doolin moved the motion to deny the appeal for the 7-foot-tall fence along side and rear lot lines. Mr. Winkler seconded the motion. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed. The motion was denied.

At 7:18 p.m., the Commission adjourned the Fence Appeal Board portion of the meeting and reconvened as the Urban Design Commission.

III. Old/New Business

1. Approval of Minutes

The Commission reviewed the minutes of June meeting.

MOTION: Mr. Kaufman made a motion recommending approval of the regular meeting minutes for June as submitted. Mr. Winkler seconded the motion. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed. The decision is hereby incorporated as part of these minutes.

IV. ADJOURNMENT

Mr. Kaufman made a motion to adjourn the meeting and there was general agreement among the members.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted by Shubee Sikka.

Approved on August 13, 2024.