



Ruthanne Fuller
Mayor

CITY OF NEWTON, MASSACHUSETTS

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ZONING BOARD OF APPEALS

Brenda Belsanti, Zoning Board Clerk

The Zoning Board of Appeals will hold a public hearing on Monday, July 9, 2024 at 7:00 pm. This will be a hybrid meeting in the City Council Chamber (Room 207) and virtually via Zoom that will take place in person and via ZOOM. To view and participate in this meeting using Zoom, click this link: <https://newtonma-gov.zoom.us/j/83373758098> or dial + 13092053325,,83373758098#

AGENDA -- REVISED 09/09/24

A public hearing of the Newton Zoning Board of Appeals will be a hybrid meeting in the City Council Chamber (Room 207) and virtually via Zoom Monday, September 9, 2024 at 7:00 p.m. on the following petitions:

- 1. #08-23** 41 TusNua LLC, requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a 16-unit residential development on a 25,902 square foot lot located at 41 Washington Street within a Single-Residence 3 (SR-3) zoning district. The proposed development would consist of reconfiguring the existing dwelling and constructing an addition. The proposal includes 4 affordable units.

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals' office in City Hall at 1000 Commonwealth Avenue, and are available for review online at <https://www.newtonma.gov/government/planning/development-review/high-interest-projects/41-washington-street/-fsiteid-1#!/>

- 2. #09-19** Dunstan East Developers, LLC requesting to change the details of the Comprehensive Permit previously granted to the applicant on September 9, 2021, for a project located at 1185 Washington Street in Newton, Massachusetts that consists of 73 affordable housing units. The applicant proposes to switch the subsidy program covering the Project from the current New England Fund program with MassHousing to the Local Initiative Program with the Executive Office of Housing and Livable Communities. Pursuant to 760 CMR 56.05(11), his item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial
- 3. #01-20** The Residences on the Charles, LLP requesting to change the details of the Comprehensive Permit previously granted to the applicant on June 17, 2020, for a project located at 2-4 Los Angeles Street in Newton, Massachusetts that consists of 52 affordable housing units. The applicant proposes to switch the subsidy program covering the Project from the current New England Fund program with MassHousing to the Local Initiative Program with the Executive Office of Housing and Livable Communities. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial.
- 4. #01-20** The Residences on the Charles, LLP requesting to change the details of the Comprehensive Permit previously granted to the applicant on June 17, 2020, for a project located at 2-4 Los Angeles Street in Newton, Massachusetts that consists of 52 affordable housing units. The applicant is seeking to modify the language of Condition 35 to permit the submission of the bird strike report one year after the issuance of the first temporary certificate of occupancy. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial.

5. **#01-20** The Residences on the Charles, LLP requesting to change the details of the Comprehensive Permit previously granted to the applicant on June 17, 2020, for a project located at 2-4 Los Angeles Street in Newton, Massachusetts that consists of 52 affordable housing units. The applicant is seeking to modify the language of Condition 25 to permit the issuance of the final certificate of occupancy before the DCR Improvements are fully completed. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.