



Land Use Committee Report

City of Newton In City Council

Tuesday, April 4, 2016

Present: Councilors Laredo (Chair), Lennon, Auchincloss, Cote, Crossley, Schwartz, Lipof.
Absent: Councilor Harney. Also present: Councilor Hess-Mahan.

#18-15(2) Request for an Extension of Time for Special Permit at 17 Cushing Road

LAURA KAY HUGHES request for an EXTENSION of TIME in which to EXERCISE special permit #18-15, granted on April 21, 2015 to construct a two-story addition to the rear of an existing 2½-story single-family dwelling, to demolish an existing detached garage and build a new two-stall detached garage with storage above, which will increase the Floor Area Ratio from .31 to .57, where .40 is the maximum allowed by right, and for a front porch addition, which will encroach into the existing nonconforming setback, at 17 CUSHING STREET, Ward 6, Newton Highlands, said EXTENSION will run from April 21, 2016 to April 21, 2017. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table A, 30-15(u)(2), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2012.

ACTION: APPROVED 7-0

NOTE: Attorney Katherine Adams represented petitioner Laura Kay Hughes. The petitioner has been working towards exercising the special permit by soliciting bids. The petitioner was delayed due to a delay in obtaining the building permit. She is seeking a one year extension of time.
The extension of time was approved 7-0.

#57-15(2) Request for an Extension of Time for Special Permit at 109 Essex Street

BROOKE H. & CONAN LAUGHLIN request for an EXTENSION of TIME in which to EXERCISE special permit #57-15, granted on April 21, 2015 to demolish an existing one-story 6'x6' mudroom addition and construct a 8'x10' one-story mudroom adjoining a 10'x12' pantry, for a total floor area of 200 square-feet, on to an existing single-family dwelling at 109 ESSEX ROAD, Ward 7, Chestnut Hill, said EXTENSION will run from April 21, 2016 to April 21, 2017. Ref: Sec 30-24, 30-23, 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

ACTION: APPROVED 7-0

NOTE: Attorney Laurance Lee represented petitioners Brook and Conan Laughlin. They are requesting a one year extension of time because while they have begun construction on the home, delays have prohibited them from beginning construction on the mudroom.
The extension of time was approved 7-0.

#272-09(6) Request for an Extension of Time for Special Permit at 39 Herrick Road
HERRICK ROAD REALTY TRUST request for an EXTENSION of TIME in which to EXERCISE special permit #272-09(4), granted on March 16, 2015 to allow a three-story mixed use building containing an office use on the ground floor, four dwelling units above, and underground parking, also the waiver of 18 parking stalls, and to allow retaining walls greater than four feet in the setback at 39 HERRICK ROAD, Ward 6, Newton Centre, said EXTENSION will run from March 16, 2016 to March 16, 2017. Ref: Sec 30-24, 30-23, 30-19(d)(2), (8), (9), 30-19(f)(1), (2), 30-19(k), 30-19(m), 30-15(b)(2), 30-15 Table 3, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.

ACTION: APPROVED 7-0

NOTE: Stuart Rothman, Trustee, represented Herrick Road Realty Trust. The petitioner has procured the variance but has been delayed in receiving an easement that is necessary to begin construction. A one year extension of time is requested to allow the petitioner to begin construction.
The extension of time was approved 7-0.

#17-15(2) Request for an Extension of Time for Special Permit at 1446 Beacon Street
KRISTIAN & BARBARA TALVITIE request an EXTENSION of TIME in which to EXERCISE special permit #17-15, granted on March 16, 2015 to legalize a previous three-story addition and construct two new additions to the second and third floors, and demolish the existing detached garage and construct a new two-car detached garage, the sum of which will exceed the maximum allowable floor area ratio, and to allow two garages at 1446 BEACON STREET, Ward 5, Waban, said EXTENSION will run from March 16, 2016 to March 16, 2017. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15 Table A, 30-15(u)(2), 30-15(m)(5) of the City of Newton Rev Zoning Ord, 2012.

ACTION: APPROVED 7-0

NOTE: Peter Sachs, Architect represented petitioners Kristian and Barbara Talvitie. The petitioner was unable to supply the City with test data for the site drainage plan due to lack of scheduling coordination with their excavator. As a result, they were unable to obtain the building permit in a timely manner. They are requesting an extension of time in order to move forward.
The extension of time was approved 7-0.

Respectfully submitted,

Marc C. Laredo, Chair