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By City Clerk at 1:19 pm, Oct 18, 2024



Land Use Committee Agenda

City of Newton

In City Council

October 22, 2024

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on October 22, 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/86146751112> or call 1-646-558-8656 and use the following

Meeting ID: 861 4675 1112

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

#395-24 Request for Extension of Time to Exercise Special Permit #264-23 at 1349 Centre Street

MYRTHA CHANG petition for EXTENSION OF TIME to October 2, 2026 to amend the site plan associated with the special permit and to allow dimensional relief for the additional paved parking area at 1349 Centre Street, Ward 6, Newton Centre, on land known as Section 51 Block 04 Lot 03, containing approximately 10,579 sq. ft. of land in a district zoned BUSINESS 2. Ref: Sec. 7.3.3, 5.1.8.A.1, 5.1.13, 5.1.9.A, 5.1.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

1349 Centre- <https://newtonma.viewpointcloud.com/records/797694>

#394-24 Request for Extension of Time to Exercise Special Permit #366-23 at 255 Jackson Street

MARY BETH JOHNSON petition for EXTENSION OF TIME to December 18, 2026 to construct a rear addition consisting of an attached garage with two stories of living space above, further extending the nonconforming 3.5-story structure at

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.

255 Jackson Street, Ward 6, Newton Centre, on land known as Section 62 Block 24 Lot 24, containing approximately 14,368 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.

255 Jackson- <https://newtonma.viewpointcloud.com/records/806471>

#393-24 Request for Extension of Time to Exercise Special Permit #260-22 at 34,36,38,48,50 Crafts Street, 19-21 Court Street

CRAFTS DEVELOPMENT, LLC AND SRG HOLDCO INVESTMENTS, LLC petition for EXTENSION OF TIME to November 6, 2025 to EXERCISE Special Permit Council Order #260-22 to allow an Elder Housing with Services facility, to allow a development in excess of 20,000 sq. ft., to allow a seven-story building, to allow a building 84 feet in height, to allow parking within the side setback, to reduce the required parking stall width, to reduce the required parking stall depth, to reduce the required parking stall depth for accessible stalls, to allow a reduced drive aisle width for two-way traffic and to waive the lighting requirements at 34, 36, 38, 48, 50 Crafts Street, 19 Court Street and 21 Court Street, Ward 2, Newton, on land known as Section 23 Block 16 Lots 7, 8, 9, 10, 11, 12 and 13, containing approximately 115,818 sq. ft. of land in districts zoned MAN and MR1 (to be rezoned to BU4). Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.2.10, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.1.8.A.1, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

Craft Documents- <https://newtonma.viewpointcloud.com/records/759874>

#360-24 Request to allow parking in the front setback and within five feet of the front lot line at 31 Chase Street

CARA CANDAL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to expand the existing driveway to accommodate two parking stalls within the front setback and to further extend nonconforming parking to allow an additional parking stall within five feet of the front lot line at 31 Chase Street, Ward 6, Newton Centre, on land known as Section 61 Block 37 Lot 05, containing approximately 7,036 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 5.1.7.A, 5.1.13, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

31 Chase- <https://newtonma.viewpointcloud.com/records/841616>

- #363-24 Request to allow parking in the front setback and within five feet of the front lot line at 140 Derby Street**
DERBY HOLDINGS LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the existing attached garage into living space, requiring construction of a second parking stall in the driveway, resulting in two parking stalls within the front setback and an additional stall within five feet of the front lot line at 140 Derby Street, Ward 3, West Newton, on land known as Section 34 Block 35 Lot 03, containing approximately 5,000 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 5.1.7.A, 5.1.13, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
140 Derby- <https://newtonma.viewpointcloud.com/records/844166>
- #361-24 Request to allow a dormer exceeding 50% of the wall plane below at 67 Chester Street**
NANCY BAUER AND MARK RICHARD petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a dormer allowing a combination of dormers exceeding 50% of the length of the wall below at 67 Chester Street, Ward 6, Newton Highlands, on land known as Section 52 Block 03 Lot 12, containing approximately 10,200 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.
67 Chester- <https://newtonma.viewpointcloud.com/records/835189>
- #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.
Land Use Held 7-0; Public Hearing Opened on 08/27/24
56 Chapel- <https://newtonma.viewpointcloud.com/records/834895>

#362-24 Request to allow four single-family attached dwellings, to reduce the side setback, and to allow a driveway within 10 feet of the side lot line and parking within 20 feet of a boundary line at 51 Oak Avenue

YZ FLEET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing dwelling and construct four single-family attached dwellings in two buildings, resulting in a reduced side setback, a driveway within 10 feet of the side lot line, and parking within 20 feet of a boundary line at 51 Oak Avenue, Ward 3, West Newton, on land known as Section 33 Block 22 Lot 17, containing approximately 29,700 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 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

51 Oak- <https://newtonma.viewpointcloud.com/records/841045>

**Respectfully Submitted,
Andrea Kelley, Chair**