



Land Use Committee Agenda

City of Newton

In City Council

December 6, 2016

**7:00 PM
Chamber**

#147-15(2) Request for an Extension of Time to exercise Special Permit #147-15

BSL NEWTON DEVELOPMENT LLC request for an EXTENSION of TIME in which to EXERCISE special permit #147-15, granted on December 8, 2015 to rehabilitate Farwell Hall, construct an addition and grant a parking waiver and associated relief from parking lot requirements at 157 Herrick Road, Ward 6, Newton Centre, said EXTENSION will run from December 8, 2016 to December 8, 2017. Ref: 7.4.5.D, of the City of Newton Rev Zoning Ord, 2015.

261-16(2) Special Permit Petition to allow site and building improvements at “The Street”

CHESTNUT HILL SHOPPING CENTER LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to ALTER A NONCONFORMING STRUCTURE to construct new buildings to allow for existing and new commercial uses including banking, office, medical office, theatre, health club, retail, restaurant and parking, to allow buildings in excess of 20,000 sq. ft., allow a building up to 60' in height, site plan review for buildings within 300' of a great pond, allow parking within a setback, extend Farmers Market special permit 230-14, update signage special permit 417-12, allow some parking stalls on portions of the site to be reduced size and in garage to be reduced stall depth, allow reduced parking facility lighting and grant exceptions for parking stall size and interior landscaping requirements at 1-55 Boylston Street, Ward 7, Chestnut Hill, on land known as SBL 63037 0025, 63037 0026, containing approximately 859,444 sq. ft. in a district zoned BUSINESS USE 4. Ref. 7.3.3, 7.4, 4.1.2.B.1, 4.1.2.B.2, 4.1.2.B.3, 5.6, 5.1.8, 5.1.13, 6.4.22, 5.8.2.C, 5.1.8.B, 5.1.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

7:30 PM or Later

#342-16 Special Permit Petition to allow self-storage and retail space at 143 Rumford Avenue

SSG DEVELOPMENT, LLC. petition to construct a three-story, 79,746 square foot self-storage facility with a height of 36 feet, increasing the FAR to 1.35 where 1.5 is the maximum allowed by right as well as a waiver of 32 parking stalls and waivers of other parking requirements at 143 Rumford Avenue (211R Lexington Street), Ward 4, Auburndale, on land known as SBL 41031 0006, containing approximately 100,186 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: 7.3.3, 7.4, 4.1.2.B.3, 4.1.3, 5.1.4, 5.1.13, 5.1.9.A.1, 5.1.10.A, 4.3.1.B.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Respectfully submitted,

Marc C. Laredo, Chair



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147-15(2)

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November 15, 2016

Marc C. Laredo
Chairman, Land Use Committee
City Council
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

David A. Olson, OMC
Newton, MA 02459

2016 NOV 15 PM 2:06

RECEIVED
Newton City Clerk

Re: City Council (Board of Aldermen) Order #147-15 - 157 Herrick Road
Benchmark Senior Living at Andover Newton Theological School

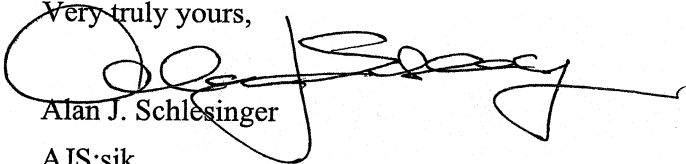
Dear Chairman Laredo;

The special permit for the Benchmark Senior Living project at 157 Herrick Road was granted unanimously by the Board of Aldermen on December 8, 2015, and the appeal period expired on December 20, 2015. Pursuant to Zoning Ordinance Section 7.4.5 D the applicant BSL Newton Development LLC requests an extension of time for exercise of the special permit until December 30, 2017.

The extension of time is requested because during the past year there has existed considerable uncertainty as to the future use and status of the Andover Newton Theological School property. The uncertainty has affected the ability of the petitioner to attract investors and lenders in the project, but the petitioner believes that the uncertainty will be favorably resolved and is currently able to take the steps necessary to exercise the permit in 2017.

In accordance with Zoning Ordinance Section 7.4.5 D a waiver of public hearing is requested.

Very truly yours,


Alan J. Schlesinger

AJS:sjk

cc: ~~Nadia Khan~~
Alexandra Ananth