



## Land Use Committee Agenda

### City of Newton In City Council

**November 12, 2024**

**7:00 PM**

**Council Chambers Room 207**

The Land Use Committee will hold this meeting as a hybrid meeting on November 12, 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/89268700046> or call 1-646-558-8656 and use the following Meeting ID: 892 6870 0046

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

- #425-24**      **Class 2 Auto Dealers License**  
REGANS INC.  
2066 Commonwealth Avenue  
Auburndale, MA 02466  
<https://newtonma.viewpointcloud.com/records/847331>
- #426-24**      **Class 2 Auto Dealers License**  
NEWTON AUTO GROUP, INC.  
182 Brookline Street  
Newton, MA 02459  
<https://newtonma.viewpointcloud.com/records/847314>
- #427-24**      **Class 2 Auto Dealer License**  
NEWTON CENTRE SHELL INC  
1365 Centre Street  
Newton, MA 02459  
<https://newtonma.viewpointcloud.com/records/847045>

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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](mailto: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.

**#428-24 Class 2 Auto Dealer License**  
JACOB & ASSOCIATES  
1232 Washington Street  
Newton, MA 02465  
<https://newtonma.viewpointcloud.com/records/847191>

**#429-24 Class 2 Auto Dealer License**  
VELOCITY MOTORS  
14 Hawthorn Street  
Newton, MA 02458  
<https://newtonma.viewpointcloud.com/records/847035>

**#430-24 Class 2 Auto Dealer License**  
STAN'S AUTOMOTIVE INC.  
D/B/A NEWTON AUTOMOTIVE and SALES  
249 Centre Street  
Newton Corner, MA 02458  
<https://newtonma.viewpointcloud.com/records/847114>

**#431-24 Class 2 Auto Dealers License**  
MAP DEVELOPMENT & INVESTMENTS INC  
d/b/a CHRISTIAN TAPIA/MASTER USED CARS  
175 North Street  
Newton, MA 02460  
<https://newtonma.viewpointcloud.com/records/847082>

**#432-24 Class 2 Auto Dealer License**  
NEWTON TRADE CENTER ASSOCIATES INC  
103 Adams Street  
Newton, MA. 02458  
<https://newtonma.viewpointcloud.com/records/847014>

**Chairs Note: Docket item #433-24 is for a license for the remainder of this year, with docket item #434-24 being for next year**

**#433-24 Class 2 Auto Dealer License**  
Grand Auto Sales  
D/B/A KG MOTORS LLV  
1235 Washington Street  
Newton MA 02465  
<https://newtonma.viewpointcloud.com/records/845657>

**#434-24 Class 2 Auto Dealer License**  
Grand Auto Sales  
1235 Washington Street  
Newton MA 02465  
<https://newtonma.viewpointcloud.com/records/845657>

- #424-24 Request for Extension of Time to Exercise Special Permit #263-23 at 373 Lexington Street**  
JON HOLLINGSWORTH petition for EXTENSION OF TIME to December 4, 2026 to convert the existing nonconforming two-family dwelling into a single-family dwelling and to convert the accessory building into a second single-family dwelling where the City Council determines the dimensional controls at 373 Lexington Street, Ward 4, Auburndale, on land known as Section 41 Block 17 Lot 12, containing approximately 10,030 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 3.4.1, 7.8.2.C.2, 3.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
<https://newtonma.viewpointcloud.com/records/796829>
- #420-24 Request to exceed FAR at 16 Chaske Avenue**  
JOSH & KATIE RISSMILLER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the raze the detached garage and construct a two-story rear addition exceeding maximum FAR at 16 Chaske Avenue, Ward 4, Auburndale, on land known as Section 41 Block 19 Lot 20, containing approximately 5,253 sq. ft. of land in a district zoned SINGLE RESIDENCE 3 Ref: Sec. 7.3.3, 3.1.3, 3.1.9 of the City of Newton Rev Zoning Ord, 2017.  
<https://newtonma.viewpointcloud.com/records/843606>
- #329-24 Request to waive two parking stalls at 15-17 Playstead Road**  
YANTING AND ZHEN SUN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive two parking stalls at 15-17 Playstead Road, Ward 1, Newton, on land known as Section 71 Block 37 Lot 05, containing approximately 5,101 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
**Land Use Held 8-0; Public Hearing Opened**  
<https://newtonma.viewpointcloud.com/records/835499>
- 273-24 Request to Rezone 2 parcels to Multi Residence 1**  
RIVER STREET DEVELOPMENT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 2 parcels as follows: 329-331 River Street (Section 44 Block 15 Lot 11) and 335 River Street (Section 44 Block 15 Lot 12) from SINGLE RESIDENCE 3 to MULTI RESIDENCE 1.  
**Land Use Committee Held 7-0; Public Hearing Opened on 07/09/24**  
<https://newtonma.viewpointcloud.com/records/830618>
- #274-24 Request to allow six attached single-family dwellings in three buildings and associated parking waivers at 329-331 River Street and 335 River Street**  
RIVER STREET DEVELOPMENT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwellings and combine the two lots for the construction of six attached single-family dwellings in three separate buildings with associated parking waivers at 329-331 River Street and 335 River Street,

Ward 4, West Newton, on land known as Section 44 Block 15 Lots 11 and 12, containing approximately 28,534 sq. ft. of land in a district zoned SINGLE RESIDENCE 3 (329-331 River Street and 335 River Street, to be rezoned to MULTI RESIDENCE 1). Ref: Sec. 7.3.3, 3.4.1, 5.1.7.A.2, 5.1.8.B.2, 5.1.8.C.2, 5.1.8.D.1, 5.1.10.A, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Committee Held 7-0; Public Hearing Opened on 07/09/24**

<https://newtonma.viewpointcloud.com/records/830350>

**Respectfully Submitted,  
Andrea Kelley, Chair**

**Scott Matthews**

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**From:** Lorreen Hollingsworth [REDACTED]  
**Sent:** Friday, October 25, 2024 11:46 AM  
**To:** Scott Matthews  
**Subject:** 373 Lexington St.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi:

I'm one of the owners of 373 Lexington St. There was a special permit granted on this property on 12/4/23. I know the permit is set to expire soon.

I'm hoping that you can grant an extension on this permit. I think we may be selling the property. I don't think there will be a new buyer before 12/4/24.

I appreciate your attention to this matter.

Have a great weekend.

Lorreen Hollingsworth  
[REDACTED]