



## Land Use Committee Agenda

### City of Newton In City Council

**November 19, 2024**

**7:00 PM**

**Council Chambers Room 207**

The Land Use Committee will hold this meeting as a hybrid meeting on November 19, 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/81075649392> or call 1-646-558-8656 and use the following Meeting ID: 810 7564 9392

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

**#444-24**

#### **Appointments to the Newton Wellesley Hospital Neighborhood Council**

PRESIDENT LAREDO recommending the appointment of the following individuals to the Newton Wellesley Neighborhood Council pursuant to Condition #29 of Special Permit #470-04 granted on April 19, 2005:

Jay Flynn, 41 Longfellow Road  
Marjorie Summers, 238 Dorset Road  
Theresa Fitzpatrick, 1935 Beacon Street  
Alex Koppenheffer, 183 Dorset Road  
George Swetz, 120 Dorset Road  
Chris Letourneau, 1855 Commonwealth Ave

**#457-24**

#### **Class 2 Auto Dealers License**

MOTORCARS OF BOSTON INC.

1191 Washington Street

West Newton, MA 02465

<https://newtonma.viewpointcloud.com/records/849938>

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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.

- #445-24 Request for Extension of Time to Exercise Special Permit #262-23 at 193 Lake Avenue**  
ROBERT AND LAURA KAY HUGHES petition for EXTENSION OF TIME to October 15, 2026 to renovate and expand the detached accessory building for use as an accessory apartment with dimensional waivers at 193 Lake Avenue, Ward 6, Newton Highlands, on land known as Section 52 Block 17 Lot 05, containing approximately 26,818 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 6.7.1.E.7.B, 3.4.3.A.3, 3.4.3.A.4, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
193 Lake- <https://newtonma.viewpointcloud.com/records/771753>
- #446-24 Request for Extension of Time to Exercise Special Permit #356-22 at 11 Florence Street and 318 Boylston Steet**  
SELTZERS GARDEN CITY INC petition for EXTENSION OF TIME to November 6, 2026 to allow Elder Housing with services, to allow a development in excess of 20,000 sq. ft., to allow a five-story building, to allow a retaining wall greater than 4' in height within a setback, to allow free-standing signs, to allow parking within the front setback, and to waive lighting requirements at 11 Florence Street and 318 Boylston Street, Ward 8, Newton, on land known as Section 82 Block 04 Lots 47 and 49, containing approximately 82,946 sq. ft. of land in a district zoned BU2 (318 Boylston Street, to be rezoned to BU4) and MR1 (11 Florence Street, 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, 5.4.2.B, 5.1.8.A.1, 5.1.13, 5.1.10.A, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.  
11 Florence- <https://newtonma.viewpointcloud.com/records/748615>
- Note:** *The Committee will review a request for a consistency ruling for 300 Cabot Street. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services to allow changes to the elevations, relocating a landing and stairs closer to the street, and modifications to the dormers. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*  
300 Cabot Street- <https://newtonma.viewpointcloud.com/records/846022>
- #421-24 Request to allow a restaurant with more than 50 seats and to waive 11 parking stalls at 30-34 Langley Road**  
FLORENCE CELLI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to increase the number of seats to 75 and to waive 11 parking stalls at 34 Langley Road, Ward 6, Newton Centre, on land known as Section 61 Block 33 Lot 14, containing approximately 18,994 sq. ft. of land in a district zoned BUSINESS 1 Ref: Sec. 7.3.3, 4.4.1, 6.4.31, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.  
30-34 Langley- <https://newtonma.viewpointcloud.com/records/841962>

- #422-24 Request to allow four attached single-family dwellings with dimensional and parking waivers at 640 Watertown Street**  
BRENDON-SILVA LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct four attached single-family dwellings with dimensional and parking waivers at 640 Watertown Street, Ward 2, Newtonville, on land known as Section 21 Block 26 Lot 18, containing approximately 16,020 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, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.  
640 Watertown- <https://newtonma.viewpointcloud.com/records/826590>
- #423-24 Request to allow three attached single-family dwellings, to waive the required lot coverage, lot area, and side and rear setback requirements, parking in the front setback and a retaining wall exceeding four feet in height at 15 Algonquin Road**  
15 ALGONQUIN LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct three single-family attached dwellings in one building with associated dimensional relief at 15 Algonquin Road, Ward 7, Chestnut Hill, on land known as Section 63 Block 01 Lot 13A, containing approximately 12,496 sq. ft. of land in a district zoned MULTI RESIDENCE 1 Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 5.1.7.A, 5.1.13, 6.2.3.B.2, 5.4.2.B.1 of the City of Newton Rev Zoning Ord, 2017.  
15 Algonquin- <https://newtonma.viewpointcloud.com/records/843620>
- #262-24 Review of Unspent Mitigation Funds**  
COUNCILORS LOBOVITS, LAREDO, BIXBY, FARRELL, OLIVER, KELLEY, MICLEY, BLOCK, WRIGHT, MALAKIE, ALBRIGHT, and LUCAS requesting a discussion with the Planning Department regarding the status of all designated but unspent mitigation funds received by the city. The presentation should include (a) a list of all unspent funds, broken down by project, amount, and date of receipt; and (b) the intended use of the individual funds and the anticipated date of expenditure.  
**Land Use Held 7-0 on 9/17/2024**

**Respectfully Submitted,  
Andrea Kelley, Chair**

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**From:** [Frank.Stearns@hklaw.com](mailto:Frank.Stearns@hklaw.com) <[Frank.Stearns@hklaw.com](mailto:Frank.Stearns@hklaw.com)>  
**Sent:** Tuesday, October 1, 2024 12:39 PM  
**To:** Marc C. Laredo <[mlaredo@newtonma.gov](mailto:mlaredo@newtonma.gov)>; David Kalis <[dkalis@newtonma.gov](mailto:dkalis@newtonma.gov)>  
**Cc:** Condon, Jeffrey R <[jcondon2@mgb.org](mailto:jcondon2@mgb.org)>  
**Subject:** Newton-Wellesley Hospital Neighborhood Council Designees

[**DO NOT OPEN** links/attachments unless you are sure the content is safe. ]

Marc: Per your request, below is biographical information about the persons who have agreed to serve on the Newton-Wellesley Hospital Neighborhood Council.

**Frank Stearns | Holland & Knight**

Of Counsel

Holland & Knight LLP

10 St. James Avenue, 11th Floor | Boston, Massachusetts 02116

Phone 617.854.1406 | Mobile 617.610.8104

[frank.stearns@hklaw.com](mailto:frank.stearns@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

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[Add to address book](#) | [View professional biography](#)

| Street                                | Name                           | Email      | Phone Number | Bio of Individual  |
|---------------------------------------|--------------------------------|------------|--------------|--|
| Longfellow Road                       | Jay Flynn                      | [REDACTED] | [REDACTED]   | Longtime neighbor of Newton-Wellesley Hospital and previous member of the Neighborhood Council. Past participant of the community group working with the Woodland Station Apartments |
| Dorset Road                           | Majorie Summers                | [REDACTED] | [REDACTED]   | Longtime neighbor of Newton-Wellesley Hospital and previous member of the Neighborhood Council.  |
| Beacon St                             | Theresa Fitzpatrick            | [REDACTED] | [REDACTED]   | Longtime neighbor of Newton-Wellesley Hospital and previous member of the Neighborhood Council.  |
| Dorset Road                           | Alex Koppenheffer              | [REDACTED] | [REDACTED]   | Real estate executive.<br><br>Little League coach in Newton  |
| Dorset Road                           | George Swetz                   | [REDACTED] | [REDACTED]   | Long time neighbor of the hospital and executive with Skanska Construction   |
| Across Washington St or Walsingham St | Chris LeTourneau (Woodland CC) | [REDACTED] | [REDACTED]   | Serves as the Secretary on Woodland Golf Course Board, and Newton Resident.<br><br>Assistant Vice President / Marketing Officer for The Village Bank in Newton                       |

STEPHEN J. BUCHBINDER  
ALAN J. SCHLESINGER  
LEONARD M. DAVIDSON  
A. MIRIAM JAFFE  
SHERMAN H. STARR, JR.  
BARBARA D. DALLIS  
KATHRYN K. WINTERS  
KATHERINE BRAUCHER ADAMS  
FRANKLIN J. SCHWARZER  
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October 29, 2024

**BY HAND and EMAIL**

Mr. Scott Matthews  
Committee Clerk  
Newton City Council  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Council Order #262-23 (Special Permit)  
193 Lake Avenue, Newton

Dear Mr. Matthews,

On October 16, 2023 the City Council granted a special permit for a detached accessory apartment at 193 Lake Avenue. Pursuant to Section 7.3.2.E of the Zoning Ordinances, the petitioners, Robert and Laura Kay Hughes, respectfully request an extension of the time within which to exercise the special permit for two additional years to October 15, 2026.

The petitioners have been diligently pursuing a building permit and hope to commence construction soon.

Sincerely,



Kathryn K. Winters

KKW/reo  
cc: (By Email)  
Councilor Victoria L. Danberg  
Councilor Alan Lobovits  
Councilor Martha Bixby





Valerie A. Moore

Direct Line: (617) 439-2233

Fax: (617) 310-9233

E-mail: vmoore@nutter.com

October 30, 2024

118200-12

**Via Hand Delivery and Electronic Mail**

Mr. Scott Matthews  
Committee Clerk  
Newton City Council  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Request for Extension of Special Permit #356-22  
11 Florence Street and 318 Boylston Street

Dear Mr. Matthews:

Nutter McClennen & Fish LLP represents Sunrise Development, Inc. On November 6, 2023, the City Council voted to grant a zone change and special permit/site plan approval for a proposed elderly housing with services development at 11 Florence Street and 318 Boylston Street. Pursuant to Section 7.3.2.E of the Zoning Ordinances, the petitioner, Sunrise Development, Inc., with the consent of the landowners, Seltzers Garden City, Inc. and Seltzers Realty LLC, respectfully requests a further extension of the time within which to exercise the special permit for two additional years to November 6, 2026.

Please let us know if you would like any additional information as you consider the request. We look forward to discussing this matter with the Land Use Committee at its next available meeting. Kindly advise when this matter is docketed and referred to the Land Use Committee.

Very truly yours,

A handwritten signature in blue ink that reads "Valerie A. Moore".

Valerie A. Moore

VAM:

cc: Philip Kroskin

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