

CITY OF NEWTON
IN BOARD OF ALDERMEN
LAND USE COMMITTEE AGENDA
TUESDAY, MAY 5, 2015

7:00 PM
Room 211/Aldermanic Chamber

#214-10(7) ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY, BAKER, LAREDO, LIPOF, FULLER requesting a discussion with the Inspectional Services and Planning Departments and New England Development about the as-built condition of Chestnut Hill Square and its apparent lack of conformity with the plans and elevations as approved and conditioned by the Board of Aldermen in special permit #214-10, granted on December 6, 2010.

Request for a Consistency Determination re the consistency of the retaining walls as constructed with the site plan approved in Special Permit #211-12(2), granted on June 17, 2013, to construct a single-family dwelling at 24 Wilde Road, Waban.

Item recommitted by Board of Aldermen on April 6, 2015:

#366-14 ARMAN CHITCHIAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct an addition and reconfigure an existing two-family dwelling to two side-by-side attached dwellings, which will increase the Floor Area Ratio from .24 to .42, 41 where ~~.36~~ .38 (with the 2% bonus) is allowed, at 143 LINCOLN STREET, Ward 5, NEWTON HIGHLANDS, on land known as SBL 52, 1, 18, containing approximately 11,775 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012. *A public hearing was opened and continued on 12/9/2014, continued to February 10, 2015; continued on March 17* HEARING CLOSED; APPROVED AS AMENDED 6-0-1 (Harney abstaining) on March 31, 2015 **(90 days: June 29, 2015)**

A Public Hearing will be held on the following item:

#76-15 LESLIE SEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an accessory apartment in a two-family house at 34-36 BROADLAWN PARK, Ward 8, Chestnut Hill, on land known as SBL 82, 46, 6, containing approximately 13,913 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-9(h)(1) of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing will be held on the following item:

- #78-15 BETH KIRSCH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow more than three customers or pupils in a home business and to waive one parking stall associated with the proposed business at 27 WALDORF ROAD, Ward 5, Newton Highlands, on land known as SBL 54, 46, 8, containing approximately 4,883 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(c)(4), (c)(11)c and e) 30-8(c) and (c)(9) of the city of Newton Rev Zoning Ord, 2012.
- #59-15 YONG MOU CHEN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an accessory apartment exceeding 1,000 sq. ft. but less than the maximum of 1,200 sq. ft. in an existing single-family dwelling at 1765 BEACON STREET, Ward 5, Waban, on land known as SBL 55, 9, 4, containing ±20,800 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-8(d)(1)c) of the City of Newton Rev Zoning Ord, 2012.
- #63-15 TOM TIMKO, COPPER BEECH DESIGN for JAYANT & MANJIRI BHAWALKAR petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to allow an increase to a nonconforming three-story single-family dwelling which will increase the Floor Area Ratio from .32 to .52, where .43 is the maximum allowed by right, at 15 HOLMAN ROAD, Ward 4, Auburndale, on land known as SBL 43, 43 5 and 43, 43 4A, containing ±6,970 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

REFERRED TO LAND USE AND FINANCE COMMITTEES

- #375-14(5) HIS HONOR THE MAYOR requesting that Sec. 17-3. **Fees for certain licenses and permits.** of the Revised Ordinances of the City of Newton, 2012, relative to Special Permit fees, be amended by striking in (15)a) "\$350.00" and in (15b) "\$750.00" and by substituting "\$500.00" and "\$1,000.00," respectively, and by deleting (15c) in its entirety and re-lettering d) to c) and e) to d), effective July 1, 2015. [04/15/15 @ 4:57 PM]

REFERRED TO ZONING & PLANNING, LAND USE & FINANCE COMMITTEES

- #273-12 ALD. CROSSLEY & HESS-MAHAN requesting a restructuring and increase in fees for permits charged by the Inspectional Services Department and fees charged by the Planning Department and City Clerk to assure that fees are both sufficient to fund related services provided and simple to administer.
- #75-15 KENNETH LYONS, 170 Suffolk Road, appointed by President Lennon as a member of the BOSTON COLLEGE NEIGHBORHOOD AREA COUCIL for a term to expire December 3,1 2015 (*Resume attached*).

- #109-14(2) GEORGE SALLES requesting a one-year EXTENSION of TIME in which to EXERCISE special permit #109-14, granted on May 19, 2014, to construct a one-story kitchen addition containing approximately 200 square feet at the rear of an existing single-family dwelling at 11 SOLON STREET, Ward 5, Newton Highlands. Ref: Sec 30-24(c)(5) of the City of Newton Rev Zoning Ord, 2012. *(Please see attached letter.)*

Request to Withdraw without Prejudice

- #480-14(2) STEPHEN VONA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to restore and expand an existing structure known as the Turtle Lane Playhouse to provide a mix of uses including preserving the theater use, adding a street-level restaurant with office space above, and constructing a separate 23-unit multi-family structure with a below grade parking garage for 30 cars at 283 MELROSE STREET, Ward 4, Auburndale, on land known as SBL 41, 14, 10 containing approximately 43,783 sf of land [currently zoned MULTI RESIDENCE 1] in a proposed MIXED USE 4 DISTRICT. Ref: Sec 30-24, 30-23, 30-13(h)(2) Table B, 30-13(j)(1),(2),(3), 30-15(w)(1) and (4)(a) and (b), (6)(b), 30-5(b)(4), 30-19(d)(2), (11), (13), (18), 30-19(k), and (m) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Marc C. Laredo, Chairman

Kenneth P. Lyons
170 Suffolk Road
Chestnut Hill, MA 02467

Education: Newton North High School '93, Newton, MA

Trinity College, Hartford, Connecticut
Bachelor of Arts in Political Science, May 1997
Minor in Classical Antiquity

Suffolk University Law School, Boston, Massachusetts
Juris Doctor, May 2000

Honors: Distinguished, First Year Best Brief Competition '98
Honorable Mention, Best Oral Advocate Competition '98
Dean's List: 1998-1999 and 1999-2000

University of Miami Law School
International Law, May 2001

Honors: Outstanding Achievement, European Union Law, 2000

BAR ADMISSION & LICENSES:

MASSACHUSETTS BAR, admitted January, 2001.
REAL ESTATE BROKER, licensed in Massachusetts.
NOTARY PUBLIC, appointed in Massachusetts.

Professional Experience:

Lyons & Associates, LLC, Boston, MA
Attorney/ Managing Partner
Head of commercial real estate practice.

Lyons Investments, Boston MA
Manager
Real Estate Investment Company

Associations:

Chestnut Hill Association, President

University Club of Boston, Board Member 2007-2011
Scholarship Committee, Chairman 2007-2011

Linda M. Finucane

From: George Salles <georgesalles@gmail.com>
Sent: Friday, April 03, 2015 2:41 PM
To: Linda M. Finucane
Subject: Fwd: 11 Solon St - Special Permit Extention

Linda:

Per our conversation, I am requesting an extension of my special permit - Dated 5/19/14 petition # 109-14 - for an extra year.

Given the harsh winter this year, my general contractor is behind on his other projects and does not anticipate starting my addition until later this year.

Please let me know what the next steps are regarding this extension.

Thank you,
George Salles

11 Solon St. Newton MA 02461
415-601-7069

RECEIVED
NEWTON CITY OFFICE
2015 APR -3 PM 2:57
DERRA, OLGA, CMAS
NEWTON, MA 02459