

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, MAY 12, 2015

7:00 PM

Room 211/Aldermanic Chamber

Public Hearings will be opened on the following items:

- #65-15(2) THOMAS C. CHALMERS AUSTIN DESIGN, INC. for KATHLEEN & NEAL KENSLEA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story rear addition to the basement and first floor levels of a single-family dwelling, which will increase the Floor Area Ratio from .35 to .41, where .36 is the maximum allowed by right, at 20 KINGSTON ROAD, Ward 6, Newton Highlands on land known as SBL 54, 21, 10, containing approximately 11,902 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.
- #89-15 NOBLE and DEVINE HOLDING COMPANY, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for a restaurant with more than 50 seats (94 seats), to allow a 1/3 reduction in the parking requirement, to waive 20 parking stalls, to allow parking in the side and rear setbacks, to allow a maneuvering aisle less than 24 feet wide, to waive screening, interior landscaping, lighting, surfacing and striping, and bicycle parking requirements at 271-283 AUBURN STREET, Ward 4, Auburndale, on land known as SBL 44, 25, 2, containing approximately 17,772 sq. ft. of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-11(d)(9), 30-19(d)(13), (d)(18), 30-19(h)(1), (3)a, 30-19(i)(1) and (2), 30-19(j)(1) and (2), 30-19(k), 30-19(m) of the City of Newton Rev Zoning Ord,
- #90-15 JAMES P. ROBERTSON JR. & CLAIRE RYAN-ROBERTSON petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE in order to raze an existing garage and rebuild a larger 1½-story garage to accommodate two cars and to build a porch and interior finished space on the front of a single-family dwelling, which will increase the Floor Area Ratio from .30 to .34, where .33 is the maximum allowed by right, at 158 NEWTONVILLE AVENUE, Ward 1, Newton, on land known as SBL 12, 22, 19, containing approximately 15,052 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(g) and (m), 30-15 Table 1, 30-15(u)(2), 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.
- #91-15 CP NEEDHAM STREET LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to convert existing retail space to a restaurant use, to allow parking requirements to be met off-site (at 188-210 Needham Street), to allow parking within a setback in a parking facility with 5 or less parking stalls, to waive off-street loading requirements, and to waive lighting and screening requirements in a

parking facility at 180 NEEDHAM STREET and to AMEND SPECIAL PERMIT/SITE PLAN APPROVAL #182-09, dated 11/07/09, which allowed up to 6,000 sf of retail space to be converted to restaurant use, in order to expand parking within a setback in a facility with more than 5 parking stalls, to increase the number of parking stalls accessed by a nonconforming aisle width, to waive requirements for vegetative screening and lighting for a parking facility with 5 or more parking stalls at 188-210 NEEDHAM STREET to accommodate the parking proposed for 180 Needham Street, Ward 8, Newton Upper Falls, both of which properties are located in a district zoned MIXED USE 1. Ref: 180 Needham Street: 30-24, 30-23, 30-13(b)(5), 30-19(f)(2), 30-19(g)(1), 39-19(i), 30-19(j), 30-19(l), 30-19(m) and 188-210 Needham Street: 30-24, 30-23, 30-21(b), 30-19(h)(1), and (h)(3), 30-19(i), 30-19(j), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

#92-15 ANDREW CONSIGLI, 131 CHARLESBANK ROAD LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 2-unit addition to an existing 2-family dwelling at 131 CHARLESBANK ROAD, Ward 1, Newton Corner, on land known as SBL 71, 7, 25, containing approximately 14,080 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-9(d)(1) of the City of Newton Rev Zoning Ord, 2012.

#93-15 CAPASSO REALTY/PACKARD COVE ASSOCIATES LLP petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 5 parking stalls, to allow parking in the front and side setbacks, to waive the maneuvering aisle width, to allow a driveway entrance in excess of 25 feet, to allow tandem parking, and to waive parking lot screening and lighting requirements in order to locate a food establishment at 339 RIVER STREET, Ward 4, West Newton, on land known as SBL 44, 15, 13, containing approximately 10,150 sq. ft. of land in a district zoned BUSINESS 2. Ref: 30-24, 30-23, 30-19(d), 30-19(h)(1), 30-19(h)(3)b) and (4)b) and (5)a), 30-19(i)(1), 30-19(j), and 30-19(m) 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]

Respectfully submitted,
Marc C. Laredo, Chairman

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact the Newton ADA Coordinator, John Lojek, at least two days in advance of the meeting: jlojek@newtonma.gov or 617-796-1145. For Telecommunications Relay Service dial 711.