

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, JUNE 16, 2015

7:00 PM
Aldermanic Chamber

Public Hearings will be held on the following items, after which a working session will be held in Room 211:

- #105-15 FRANCIS HARVEY REMODELING LLC for PATRICIA BLANEY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to add two dormers to an existing two-family dwelling, which will add approximately 410 square feet of living space, increasing the Floor Area Ratio from .61 to .68, where .50 is the maximum allowed by right, at 329-331 WALTHAM STREET, Ward 3, West Newton, on land known as SBL 34, 27, 3, containing approx. 5,670 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.
- #121-15 THE NEIGHBORHOOD HARDWARE GROUP, INC./DTS TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive five parking stalls and for associated waivers of various requirements for an existing parking facility, including parking in the front and side setbacks, and screening, interior landscaping, and lighting requirements for an existing hardware store at 2-12 WINDSOR ROAD (1641 BEACON STREET) Ward 5, Waban, on land known as SBL 53, 29, 2A, containing approx..54,198 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-19(c)(2)a), 30-19(h)(1), 30-19(d)(10), 30-19(i)(1) and (2), 30-19(j), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.
- #122-15 ALLISON AVRAMOVICH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to construct an attached garage and mudroom with a new driveway off of Ward Street, which will increase the existing Floor Area Ratio from .35 to .40, where .33 is the maximum allowed by right, at 1005 CENTRE STREET, Ward 2, Newton Centre, on land known as SBL 13, 32, 14, containing approx.15,187sf of land in a district zoned SINGLE FAMILY RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-21(b), 30-15(u), 30-15 Table A of the City of Newton Rev Zoning Ord, 2012.

#123-15 OTTO MARIANO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE to legalize a third dwelling unit in a legally nonconforming dwelling with two other existing dwelling units and an existing small office and to allow parking in a setback and to waive various dimensional requirements for parking stalls, aisle width, entrance drive, and screening and lighting requirements as well as surfacing, curbing and striping requirements at 111-113 ADAMS STREET, Ward 1, NONANTUM, on land known as SBL 14, 8, 44, containing approx. 8,225 sf of land in a district zoned MANUFACTURING. Ref: Sec. 30-24, 30-23, 30-21, 30-19(h)(1), (2), (3)a), (4)a), 30-19(i), 30-19(j), 30-19(m) of the City of Newton Rev Zoning Ord, 2012 and Special Permit #249-62.

#124-15 and (2)WELLS AVENUE LLC. petition for a SPECIAL PERMIT to demolish a portion of an existing one-story building and construct a 3-story addition adjacent to the remaining portion of the building, which will increase the gross floor area in the aggregate to 20,000 or more from the existing 68,740 gross square feet to 132,598 gross square feet; to construct one or more retaining walls which may be greater than 4 feet within the setbacks; to allow parking in the rear setback; and to waive the required driveway width at 2 WELLS AVENUE, Ward 8, on land known as SBL 84, 34, 2K, containing approx. 436,175 square feet of land in a district zoned LIMITED MANUFACTURING. Ref: 30-24, 30-23, 30-12(g)(2), 30-5(b)(4), 30-19(h) and (m) of the City of Newton Rev Zoning Ord, 2012.

NOTE: Accompanying petition #124-15 is a request that the restriction adopted by Board Order #276-68(3), dated November 18, 1968, and subsequent amendments be further amended to allow the following: .

- (1) a greater percentage of office space in the entire office park to exceed 800,000 square feet in floor area;
- (2) less open space as to the subject parcel and all other parcels constituting Parcel 1 than the maximum 40% requirement;
- (3) the property and proposed building thereon to exceed the maximum Floor Area Ratio of 0.25, and to allow the maximum Floor Area Ratio for the entire Wells Office Park to exceed 0.25;
- (4) a portion of the existing parking spaces and maneuvering area to be within 40 feet of the northeasterly boundary line of Parcel 1 on the plan #1183 of 1960 of which the land of 2 Wells Avenue is a part, and which boundary line is designated on said plan as "950" feet;
- (5) retaining walls of 4 feet or greater as may be necessary within 80 feet of the northerly boundary line of said lot;
- (6) the proposed building addition to be 36 feet in height although the specified minimum setback for the proposed building from the southerly street line of Nahanton Street is 321 feet.

- #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,
- #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.

Request for Consistency Determination and for Extension of Time to Exercise Special Permit #152-14, granted on June 16, 2014, to enclose an existing nonconforming structure to create a garage at 1186 Chestnut Street, Newton Upper Falls.

Respectfully submitted,

Marc C. Laredo, Chairman