

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, NOVEMBER 17, 2015

7:00 PM
Aldermanic Chamber

A public Hearing will be held in conjunction with the Planning & Development Board on the following item:

#480-14 STEPHEN VONA petition to rezone 283 MELROSE STREET, also known as Section 41, Block 14, Lot 10, from MULTI RESIDENCE 1 to a MIXED USE 4 DISTRICT.

A Public Hearing was opened and continued on May 19, continued on June 23:

#480-14(3) STEPHEN VONA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to restore and expand an existing structure known as the Turtle Lane Playhouse with office space above, to provide a mixed use building with an addition containing 6 dwelling units at street level and above and a second building containing a 23-unit multi-family dwelling 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 Table 3, 30-15(w)(1) and (4) and (w)(6), 30-5(b)(4), 30-19(d)(2), and (d)(18), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing was opened on July 14, continued on August 4, October 13, and October 20:

#416-12(4) MAIN GATE REALTY LLC petition to AMEND Special Permit/Site Plan Approval for a Change in Nonconforming Use #416-12(3), granted August 12, 2013, which limited two existing tenant spaces to office, low parking demand/turnover service, or retail uses, in order to allow office and storage space in the basement and to re-stripe an existing parking lot to create five parking stalls, where four currently exist, and to waive the dimensional requirements for the parking stalls at 242-244 COMMONWEALTH AVENUE, Ward 7, Chestnut Hill, on land known as SBL 61, 13, 11, containing approximately 7,452 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(h)(2)a) and (m) of the City of Newton Rev Zoning Ord.

A Public Hearing was opened and continued on September 10, continued on October 13 and October 20:

#416-12(5) JULIA WILLIAMSON/WALLY ZAINOUN, MAIN GATE REALTY petition to AMEND Special Permit/Site Plan #416-12(3), granted on August 12, 2013, and to AMEND special permit application #416-12(4), for which a public hearing was opened on July 13, 2015, with respect to EXTENDING a NONCONFORMING USE, to permit more than 3 customers for the service use on site at any one time and change the hours of operation of MODERN BARRE at 242-244 COMMONWEALTH AVENUE, Ward 7, Chestnut Hill, on land known as SBL 61, 13, 11, containing approximately 7,452 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing was opened and continued on October 13:

#229-15 LINDA BRENNAN & ROBERT H. LEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for a SPECIAL PERMIT to construct a detached structure for an accessory apartment accessory to a single-family dwelling at 28 ORCHARD AVENUE, Ward 5, WABAN, on land known as SBL 54, 10, 1, containing approximately 19,850 square feet of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2) of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing was opened and continued on October 13:

#231-15 CARTHAY INVESTMENT LLC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND and ALTER a NONCONFORMING USE in order to construct four attached dwellings in two new 2½-story structures and extend a nonconforming side setback at 5-7 and 9-11 CARTHAY CIRCLE, Ward 6, Newton Highlands, on land known as SBL 54, 22, 8A and 9, containing 7,130 and 7,980 square feet of land, respectively, in a district zoned BUSINESS 2. Ref: 30-24, 30-23, 30-21(b), 30-15 Table 3, of the City of Newton Rev Zoning Ord, 2012

A Public Hearing will be opened on the following petition:

#289-15 SIMON & LEANNE TAYLOR petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to extend a NONCONFORMING STRUCTURE and USE in order to add dormers, one of which is 60% of the wall plane below, to the half story above the second floor, which will increase the existing nonconforming Floor Area Ratio from .62 to .71, where .45 is the maximum allowed, onto an existing 3½-story, two-family dwelling at 136 EASTBOURNE ROAD, Ward 7, Newton Centre, on land known as BL 73, 43, 5, containing approximately 5,952 square feet of land in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15 Table A, 30-15(u)(2), 30-15(t)(1), 30-8(a) of the City of Newton Rev Zoning Ord, 2012.

#364-14 PHI PROPERTIES LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a ~~four~~ three-unit multi-family dwelling with 9 below grade parking stalls and associated parking waivers if necessary at 9 CHANDLER STREET, Ward 1, NONANTUM, on land known as SBL 14, 10, 4 and 5, containing a combined total of 13,153 sf of land in a district zoned MULTI RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-9(c)(1), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012. (*A public hearing without a presentation was opened on December 9, 2014; however, the petition has been amended.*)

A Public Hearing was opened and continued on September 10, continued on October 20:

#147-15 BSL NEWTON DEVELOPMENT, LLC/ANDOVER NEWTON THEOLOGICAL SCHOOL petition for a SPECIAL PERMIT/ SITE PLAN APPROVAL and EXTENSION of a NONCONFORMING STRUCTURE to renovate the top two floors of an existing dormitory (Farwell Hall) to include 12 reconfigured dormitory rooms and to use the bottom three floors and a proposed new attached structure for a 51-unit assisted living facility and to waive 28 parking stalls and various dimensional requirements of Sec 30-19 at 157 HERRICK ROAD, Ward 6, Newton Centre, on land known as SBL 65, 19, 45, containing approximately 871,960 square feet of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-9(b)(2), 30-5(b)(2), 30-19(d)(4), (d)(5), (h)(1), (2)a and b), (h)(3), (h)(4), (i)(1), (j)(1), (k), and (m) of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing was opened and continued on September 10:

#180-15 EIGHTH RUN, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to add two dwelling units to an existing 1½-story single-family dwelling, which will involve removing historically insignificant additions and relocating the existing dwelling, and to exceed the maximum lot coverage, locate parking within 20 feet of a side lot line, and locate a driveway within 10 feet of a side lot line at 28 SUMNER STREET, Ward 7, Newton Centre, on land known as SBL 73, 48, 21, containing approximately 21,205 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-9(b)(5)a, and b), 30-15 Table 1, 30-19(m), of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing was opened and continued on July 14:

#149-15 JOAN DEVINE, TRUSTEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow an increase in Floor Area Ratio from .45 to .58 for a customized modular home that was permitted at 14 CHARLEMONT STREET, Ward 8, Newton Highlands, on land known as SBL 83, 33, 18, containing approximately 8,251 square feet of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing was opened and continued on September 10 and closed on October 13

#181-15 AYENG FONG & BINH NGUYEN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to add a third unit onto the rear of an existing two-family dwelling at 220-222 CALIFORNIA STREET, Ward 1, NONANTUM, on land known as SBL 11, 10, 16, containing approximately 9,510 sf of land in a district zoned BUSINESS 1. Rev: Sec 30-24, 30-23, 30-11(d)(8), 03-19(h)(1), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

NOTE: Please see attached request to withdraw the petition without prejudice:

A Public Hearing will be opened on the following petition:

#274-15 STORAGE DEVELOPMENT PARTNERS, LLC/NORCROSS TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish two existing buildings and construct a 113,187 square-foot self-storage facility with 11 parking stalls at 255-257 NEWTONVILLE AVENUE, Ward 2, Newtonville, on land known as SBL 12, 16, 8, containing approximately 75,634 sf of land in a district zoned MANUFACTURING. Ref: Sec. 30-24, 30-23, 30-12(g)(1), 30-15 Table 3, 30-19(d)(15), (h)(1), (h)(2)c, (i)(1), (j)(1), (g)(1), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

NOTE: Please see the attached request to withdraw the petition without prejudice.

Respectfully submitted,

Marc C. Laredo, Chairman

Linda M. Finucane

From: Yeng Fong <yengfong2000@yahoo.com>
Sent: Tuesday, November 10, 2015 4:47 PM
To: Linda M. Finucane
Cc: Stephen Pantalone
Subject: Withdraw

Hi Linda,

My name is Ayeng Fong. I live at 220 California st. Newton MA. 02458. I have filed for a special permit and gone to a couple of hearing. At this time I would like to withdraw my application without prejudice so that I can try to change my plans and file again in January.

Thank You,
Yeng

Sent from my iPhone

 SCHLESINGER^{AND}
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ROBIN GORENBERG

November 10, 2015

Marc C. Laredo, Chairman
Land Use Committee
Board of Aldermen
1000 Commonwealth Avenue
Newton, MA 02459

Re: Docket # 274-15 - 255-257 Newtonville Ave. Storage Development Partners

Dear Chairman Laredo;

Petitioners Storage Development Partners LLC and Norcross Trust request approval of the Board to withdraw the application for a special permit without prejudice.

As reason for the request the petitioners state that ongoing discussions with the neighborhood are leading to significant redesign of the project which cannot be completed in time for the hearing scheduled for November 17.

The petitioners intend to re-file the item with the City Council in 2016.

Very truly yours,


Alan J. Schlesinger

cc: Land Use Committee
Ward 1 and Ward 2 Aldermen
Stephen Pantalone
Tamara Bliss
Darryl Kusek, David Levenfeld