

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, FEBRUARY 11, 2014

7:00 PM
Aldermanic Chamber

#424-13 UBC EQUITY PARTNERS, LLC/KS RETAIL MANAGE, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a future potential mixture of office, retail, services, restaurant, and storage uses, which will involve no proposed physical changes, in an existing building and to waive 37 parking stalls or to allow, if necessary, 40 off-site parking stalls in addition to the existing 185 parking stalls at 19-33 NEEDHAM STREET, Ward 5, Newton Upper Falls, on land known as SBL 51, 28, 25B, 25C, 25D, containing approximately 109,396 sf of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-23, 30-13(b)(1), (3), (4), (5), 30-19(f)(1), (2) *or* 30-19(c)(3), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Note: The public hearing was opened on January 14 and continued to this evening. The petitioners are requesting a continuance to March 11 to allow the Planning Department to review additional information they have submitted.

Public Hearings will be held on the following items, after which the Committee will convene a working session in room 222:

#330-13(3) DONNY & RAQUEL SANTANGELO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING STRUCTURE in order to connect an existing two-family dwelling to an existing detached garage with living space above, which will increase the Floor Area Ratio from .47 to .62 where .48 is the maximum allowed by right, at 3-5 MILTON AVENUE, Ward 4, West Newton, on land known as SBL 44, 14, 70, 71, containing approximately 6,962 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(a)(2)a) and (b), 30-15 Table A and 30-15(u) of the City of Newton Rev Zoning Ord, 2012.

#21-14 CHRISTOPHER HILL & SUSAN FLICOP petition for a SPECIAL PERMIT/SITE PLAN APPROVAL/EXTENSION OF A NONCONFORMING STRUCTURE to construct a one-story attached two-car garage with a back foyer entry, increasing the square footage by 655 square feet, which will increase the Floor Area Ratio from .34 to .41 where .29 is allowed by right at 163 SUFFOLK ROAD, Ward 7, Chestnut Hill, on land known as SBL 63, 19, 3 and 4, containing an approximate total of 17,976 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table A, 30-15(u) of the City of Newton Rev Zoning Ord, 2012.

- #23-14 ALBERT PINKHASOV petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for walls of more than 4 feet in the setback at 78 LOVETT ROAD, Ward 8, Newton Centre, on land known as SBL 82, 15, 97, containing approximately 16,004 square feet of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.
- #22-14 NEWTON VILLAGE CAFÉ/PETER & KATHY MIROGIANNIS, TRUSTEES of MIROGIANNIS FAMILY REALTY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to expand an existing 21-seat restaurant to 53 seats and to formalize 6 outdoor seats for a total of 60 seats; to waive the 14 parking stalls required by the additional seating; and, to legalize the existing signage including a freestanding sign at 719 WASHINGTON STREET, Ward 2, Newtonville, on land known as SBL 23 19, 4A, containing approximately 4,189 sq. ft. in a district zoned BUSINESS 2. Ref: 30-24, 30-23, 30-11(d)(9), 30-19(d)(13) and (m) and 30-20(f)(2) and (l) of the City of Newton Rev Zoning Ord, 2012.

NOTE: The Committee will also discuss a draft Parking Management Plan dated February 2014 prepared by the Planning Department. The Plan is included in the packets and available online in the Friday Packet/Land Use items.

Respectfully submitted,

Marc C. Laredo, Chairman