

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, APRIL 8, 2014

7:00 PM  
Aldermanic Chamber

*Public Hearings will be held on the following items and, depending on the hour, the committee will convene a working session in room 222:*

*Public hearing opened on January 14, continued to February 11, continued to March 11, 201; continued to April 8.*

#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: Please see attached letter requesting the public hearing be continued to May 13, 2014.*

*Public Hearing opened on March 11, continued to this evening.*

#44-14 CAFÉ SANTIAGO, LLC/DAVID T. ZUSSMAN, TRUSTEE petition for a SPECIAL PERMIT /SITE PLAN APPROVAL to locate a restaurant of more than 50 seats, to waive the 14 parking stalls associated with the proposed restaurant, and to allow cooking classes on-site at 105 UNION STREET, Ward 6, NEWTON CENTRE, on land known as SBL 61, 36, 9, containing approximately 31,455 sq. ft. of land in a district zoned BUSINESS 1. Ref: 30-24, 30-23, 30-11(d)(9), (13), 30-19(c)(3) (d)(13), and (m), 30-5(b)(2) of the City of Newton Rev Zoning Ord, 2012.

#56-14 BOSTON FOODMART, LLC d/b/a/BAZA/TOWER BUSINESS CENTER, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to erect a freestanding sign and to maintain an existing wall sign as a secondary sign in excess of 50 square feet at 30 TOWER ROAD, Ward 5, on land known as SBL 51, 28, 8A, containing approximately 37,838 sq. ft. of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-23, 30-20(f)(2), 30-20(l) of the City of Newton Rev Zoning Ord, 2012.

- #67-14      AUCTION DIRECT PREOWNED, INC. d/b/a OLD TIME GARAGE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an EXTENSION and CHANGE in a NONCONFORMING USE for an automobile service and ancillary automobile sales at 1545 WASHINGTON STREET, Ward 4, West Newton, on land known as SBL 33, 2, 7, containing approximately 10,000 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(a)(2)b), 30-21(b) of the City of Newton Rev Zoning Ord, 2012.
- #68-14      CHRISTOPHER LOVETT petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 687-sq. ft. addition to the basement, first and second floors and attic of an existing single-family dwelling, which will increase the Floor Area Ratio from .37 to .45, where .38 is allowed, at 63 KENWOOD AVENUE, Ward 6, Newton Centre, on land known as SBL 64, 20, 25, containing approximately 9,991 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table A, 30-15(u) of the City of Newton Rev Zoning Ord, 2012.
- #69-14      JOSHUA GANN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a retaining wall of more than 4' in the rear setback, and if necessary the side setback(s) to create a usable backyard at 79 SHORNECLIFFE ROAD, Ward 7, Newton, on land known as SBL 72, 31, 24, containing approximately 20,600 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.
- #70-14      JOHN J. ROCHE, INC./ROBERT J. MARINICK FAMILY TRUST OF 1996 petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE and STRUCTURE to add a new pre-fabricated spray booth adjacent to an existing auto body shop and for related waivers from dimensional parking requirements, landscaping, and lighting requirements at 740 BEACON STREET (and O UNION STREET) on land known as SBL 61, 38, 5 and 6, containing a total of 10,888 sq. ft. of land in a district zoned BUSINESS 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 3, 30-11(g)(2), 30-19(h), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Marc C. Laredo, Chairman