

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, JUNE 10, 2014

7:00 PM
Aldermanic Chamber

Public Hearings will be opened on the following petitions, after which the committee will hold a working session in room 222 to discuss item #424-13 and any of the other petitions for which, if the public hearings are closed, are ready for discussion:

- #152-14 SEYED A. ZEKAVAT petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to enclose an existing parking area and walkway with a roof and erect an interior staircase at 1186 CHESTNUT STREET, Ward 5, Newton Upper Falls, on land known as SBL 51, 40, 23, containing approximately 5,412 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b) of the City of Newton Rev Zoning Ord, 2012.
- #164-14 PETER SACHS for LORI BERKOWITZ & SCOTT R. PERMAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mudroom addition containing approximately 170 square feet to the rear of an existing attached garage, which will increase the existing nonconforming Floor Area Ratio from .45 to .46, exceeding the .35 maximum allowed by right, at 37 FERNCROFT ROAD, Ward 5, Waban, on land known as SBL 53, 7, 15, containing approximately 12,659 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15(u)(2), 30-15 Table A, and 30-21(b) of the City of Newton Rev Zoning Ord, 2012.
- #165-14 RICHARD D. SEWALL petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing single-family dwelling and construct two sets of two attached single-family dwellings for a total of four dwellings including waivers from the side-and rear-yard setback and lot coverage requirements and relief to locate a driveway within 10 feet of a side lot line at 3-5 AUBURN STREET, Ward 3, on land known as SBL 33, 3, 15 & 16, containing approximately 23,426 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, 30-15(b)(5)a) and b) of the City of Newton Rev Zoning Ord, 2012.

Note: Please see the attached letter requesting a continuance to July 15.

#166-14 CREDERE VENTURES LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to enclose an existing carport in order to create a garage containing approximately 324 sf at 22 LENOX STREET, Ward 2, West Newton, on land known as SBL 32, 50, 5, containing approximately 9,353 sf of land in a district zoned SINGLE RESIDENCE 1. Ref: 30-24, 30-23, 30-15 Table A, 30-15(u)(2), and 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

Public hearing opened on January 14, continued to February 11, continued to March 11, 201; continued to April 8; continued to May 1; continued to date to June 3, and continued to this evening.

#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.

Respectfully submitted,

Marc C. Laredo, Chairman

Terrence P. Morris, Esquire
Attorney at Law
57 Elm Road
Newton, MA 02460
617 202-9132

June 6, 2014

By electronic transmission

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

Re: 3-5 Auburn Street
Public Hearing Petition #165-14

Dear Mr. Chairman:

Please accept this letter as a formal request that the public hearing before the Land Use Committee scheduled for Tuesday June 10, 2014 on the above-referenced matter, be postponed. I understand that, as a procedural matter, this request may require you to formally open the hearing with a vote to continue it until the Committee's next regularly scheduled hearing date in July.

Thank you for your consideration.

Sincerely,

Terrence P. Morris

Terrence P. Morris

Cc: Linda Finucane, Clerk of Committee *via email*
Dan Sexton, Sr. Planner *via email*
Richard Sewall *via email*

