

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, NOVEMBER 18, 2014

7:00 PM

Aldermanic Chamber

Public hearings will be held on the following items, with a working session to follow in room 222:

#285-06(2) BELL ATLANTIC MOBILE OF MASS. CORP. LTD. d/b/a VERIZON WIRELESS/THE COVENANT RESIDENCES ON COMMONWEALTH CONDOMINIUM TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to install antennas on the roof inside faux chimney structures and to place accessory radio equipment and an emergency stand-by power generator inside an equipment shelter to the rear of property at 35 COMMONWEALTH AVENUE, Ward 7, Chestnut Hill on land known as SBL 63, 1, 8, containing approximately 48,000 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-18A(e)(6) and 10 and 30-18A(i) of the City of Newton Rev Zoning Ord, 2012.

Note: The Hearing on the above petition was opened and continued on July 15, please see the attached letter requesting Withdrawal without Prejudice.

#361-14 SMADAR BABCHUCK petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create an accessory apartment in an existing two-stall attached garage with an office and common space above at 206 WISWALL ROAD, Ward 8, NEWTON CENTRE, on land known as SBL 84, 21, 10, containing approximately 11,109 sf 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.

Note: The Hearing on the above petition was opened on November 6 and continued to this evening.

#260-14 HENRY J. & DENISE S. DELICATA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create two tandem parking stalls within the front and side setbacks (on the right side) of an existing two-family dwelling at 358-360 NEVADA STREET, Ward 1, on land known as SBL 14, 16, 44, containing approximately 7,140 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-19(g)(1) and (2), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

#345-14 YURIY MATSKEVITCH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING USE in order to replace and reconfigure an existing addition and to add an attached breezeway and two-car attached garage to an existing nonconforming two-family dwelling, increasing the Floor Area Ratio from .32 to .42, where .35 is the maximum allowed by right, at 182 BEETHOVEN AVENUE, Ward 5, on land known as SBL 54, 12, 7, containing approximately 15,000 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

- #359-14 ELIZABETH BLAZAR & TIM SULLIVAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING STRUCTURE in order to extend an existing deck, increasing an existing nonconforming setback, at 5 COOLIDGE ROAD, Ward 7, Newton Centre, on land known as SBL 73, 34, 12, containing approximately 5,400 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2012.
- #363-14 DAVID HORNSTEIN/40 HAMPSHIRE STREET LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to convert an existing detached carriage house to an accessory apartment at 40 HAMPSHIRE STREET, Ward 3, WEST NEWTON, on land known as SBL 32, 41, 2, containing approximately 43,377 sf of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-8(d)(2) of the City of Newton Rev Zoning Ord, 2012.
- #180-13(2) JOHN F. MCCARTHY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to AMEND special permit #180-13, granted on August 12, 2013, for increased Floor Area Ratio for a garage, in order to expand an existing parking allow for two vehicles to park in the front setback at 20 BURRAGE ROAD, Ward 7, on land known as SBL 73, 28, 6, containing approximately 5,771 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-19(g)(1), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.
- #362-14 SEPHARDIC CONGREGATION OF NEWTON, INC./EDMUND I. SHAMSI petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 26 parking stalls and associated dimensional requirements for an orthodox synagogue at 556 WARD STREET, Ward 2, NEWTON CENTRE, on land known as SBL 13, 32, 2, containing approximately 12,142 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-19(d)(13) and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,
Marc C. Laredo, Chairman

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact the Newton ADA Coordinator, John Lojek, at least two days in advance of the meeting: jlojek@newtonma.gov or 617-796-1145. For Telecommunications Relay Service dial 711.

GEHRING & ASSOCIATES, LLC
Wireless Planning & Zoning

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November 12, 2014

Board of Aldermen
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459-1449

**RE: Application for Special Permit and Site Plan Review Submitted by
Bell Atlantic Mobile of Mass. Corp. Ltd., d/b/a Verizon Wireless
Proposed Wireless Communications Equipment on an Existing
Building at 35 Commonwealth Avenue, Section 63, Block 1, Lot 8**

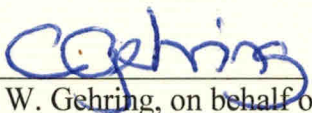
Dear Members of the Board of Aldermen:

Bell Atlantic Mobile of Massachusetts Corporation Ltd., d/b/a Verizon Wireless hereby respectfully requests that the above-captioned application be withdrawn without prejudice. Rather than encumber the Board's docket with additional continuance requests, the Applicant would prefer to simply withdraw without prejudice at this time.

Thank you.

Sincerely,

Gehring & Associates, LLC

By 

Carl W. Gehring, on behalf of Bell Atlantic Mobile of Massachusetts Corporation Ltd.
d/b/a Verizon Wireless

cc: Egor Evsuk – Verizon Wireless Real Estate Department