

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, JULY 30, 2013

7:00 PM
Room 222

The public hearing opened on May 14, 2013 will be continued and if closed the item will be taken up in working session:

#141-13 ZION YEHOASHUA & NIKZUN GORDON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to re-grade an existing driveway to make it less steep by rebuilding existing retaining walls within the setback at a maximum height of 6 feet and to provide 2 parking spaces with the front setback at 74 NEWTONVILLE AVENUE, Newton, Ward 1, on land known as SBL 12, 21, 25 containing approx. 10,021 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-19(g)(1), 30-19(m), 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.

The public hearing opened on June 11 will be continued and if closed the item will be taken up in working session:

#180-13 SURGE CAPITAL CORPORATION petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create garage parking for 2 cars beneath a single-family dwelling currently under construction which will increase the Floor Area Ratio to .48 where .45 is allowed by right at 20 BURRAGE ROAD, Ward 7, on land known as SBL 73, 28, 6, containing approx. 5,771 sf of land in a district zoned SINGLE FAMILY 2. Ref: Sec 30-24, 30-23, 30-15(u) and Table A of the City of Newton Rev Zoning Ord, 2012.

#178-13 RIVERSIDE CHILDREN'S CENTER /THE UNION CHURCH OF WABAN petition to AMEND SITE PLAN APPROVAL #704-83, granted on 12/19/83 for a nursery school for no more than 15 children, to increase the enrollment to a maximum of 55 students and for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 8 parking stalls and for associated waivers including parking within front and side setbacks and within 5' from a street; required dimensions for parking stalls and minimum aisle width; landscape screening and interior landscaping requirements; lighting requirements including waiving barriers at edges of surfaced areas; minimum 3-foot wide curb ramps; bicycle parking facilities at 14 COLLINS ROAD, Ward 5, Waban, on land known as SBL 55, 48, 36 and 37, Ref: Sec 30-24, 30-23, 30-5(a)(3)(d)(iii), 30-19(d)(16), 30-19(h)(1), (2)(a), (2)(b), (3)(a), (i)(1), (i)(1)a, (i)(2), (j)(1)a, (j)(1)b, (j)(2)e, (j)(2)f, (k), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

- #416-12(3) MAIN GATE REALTY petition to AMEND Special Permit/Site Plan Approval for a Change in Nonconforming Use #416-12, granted on 2/10/13 for retail and/or office uses, to allow a massage therapy business 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)(1) of the City of Newton Rev Zoning Ord, 2012.
- #217-13 JEAN TEILLON, CHUNGDAHM READWRITE/DAN WOOLEY & JOHN FINLEY, III, TRUSTEES c/o CREATIVE DEVELOPMENT CO., LLC. petition for a Special Permit/Site Plan Approval for a for-profit educational use formerly occupied by the non-profit Newton Community Service Center at 1254 CHESTNUT STREET/70 LINDEN STREET, Ward 5, Newton Upper Falls, on land known as SBL 51, 35 and 34, 1 and 2, containing approximately 93,480 sq. ft., in a district zoned MANUFACTURING. Ref: Sec 30-24, 30-23, 30-5(b)(2) of the City of Newton Rev Zoning Ord, 2012.
- #325-06(3) RUSSIAN SCHOOL OF MATHEMATICS/RJ WELLS MANAGEMENT, LLC. petition to AMEND Special Permit/Site Plan Approval #325-06, granted on 12/18/06 for a for-profit education use, a waiver of parking provisions, and two free-standing signs, in order to increase the class size from 10 to 15 students; increase the number of classes at a time from 10 to 17; allow up to 28 employees on-site at a time; allow a revised parking, drop-off , and pick-up plan with a new driveway; and a revised lighting plan and a revised directional and signage package at 200 WELLS AVENUE, Ward 8. Ref: Sec 30-24, 30-23 of the City of Newton Rev Zoning Ord, 2012.
- #325-06(4) RUSSIAN SCHOOL OF MATHEMATICS /RJ WELLS MANAGEMENT, LLC requesting that the restriction adopted by Board Order #276-68(3), dated November 18, 1968, and subsequent amendments be further amended to reflect the amendments proposed in petition #325-06(3) and to legalize an existing shed and construct a fenced-in play area ancillary to the for-profit school at 200 WELLS AVENUE, Ward 8.

NOTE: Public Hearing not required.

- #258-12(2) BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed use, transit oriented development including an office building of approximately 225,000 sq. ft., a residential building containing 290 apartments with 5,000 sq. ft. of retail space, a three story building containing approximately 15,000 sq. ft. of retail space and approximately 8,000 sq. ft. of community space, and related site improvements; to permit office use on the ground floor, medical office use, retail and personal establishments of more than 5,000 sq. ft., eating and drinking establishments of more than 5,000 sq. ft. ,retail banking and financial services, and health club establishments on the ground floor; and reduced minimum setbacks of side setback of office building, and front setback of retail/community building; parking facility design standards

including stall width, stall depth, maneuvering space for end stalls, minimum width for entrance and exit driveways, tandem stalls, number of required off-street loading facilities and design standards of same, landscape screening requirements, surfacing and curbing requirements and one foot candle lighting at 327 GROVE STREET, Ward 4, on land known as SBL 42, 11, 3A containing approx. 9.4 acres of land in a proposed Mixed Use 3 Transit Oriented Zoned district. Ref: Sec 30-13(f), Table A Footnote ; 30-13(g); 30-15(v)(1); 30-15, Table 3; 30-19(d)(22); 30-19(h); 30-19(h)(2)a); 30-19(h)(2)b); 30-19(h)(2)e); 30-19(h)(4)a); 30-19(h)(5)a); 30-19(i); 30-19(i)(1)a); 30-19(j); 30-19(j)(1)a); 30-19(j)(2)d); 30-19(l); 30-19(l)(2); 30-19(l)(3); 30-19(m); 30-23; 30-24; 30-24(i)(7) of the City of Newton Revised Zoning Ord, 2012. (**Public hearing opened on 10/16/12, continued on 11/27/12, closed on 12/18/12; 90 days 09-24/13**)

Respectfully submitted,

Ted Hess-Mahan, Chairman

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need please contact the Newton ADA Coordinator Trisha Guditz, 617-796-1156, via email at TGuditz@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.