

CITY OF NEWTON
IN BOARD OF ALDERMEN
LAND USE COMMITTEE AGENDA
TUESDAY, FEBRUARY 15, 2011

7:00 PM – please note time
Aldermanic Chamber

Public hearings will be held on the following items, after which the Committee will convene a working session in room 202.

- #7-11 CHARLES RIVER COUNTRY CLUB, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and to EXTEND A NON CONFORMING USE to create a short game practice area for its members and guests in a currently unimproved portion of an existing golf course (no buildings or structures are involved) at 483 DEDHAM STREET, Ward 8, on land known as SBL 83, 36, 4, containing ≈6,446,022 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(a)(2)a) of the City of Newton Rev Ord, 2007, and special permit board order #261-96. *Please see attached letter.*
- #137-10(2) SHARAD S. GANDBHIR petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an accessory apartment in an existing detached structure; to locate three parking spaces closer than five feet from the street, one of which would be located within the front setback, and to locate a 6.5-foot retaining wall in the side setback at 298-300 ADAMS STREET, Ward 1, on land known as Sec 12, Blk 2, Lot 9C, containing ≈11,529 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-5(b)(4), 30-9(h)((1), 30-19(g)(1) and 30-19(m) of the City of Newton Rev Zoning Ord, 2007.
- #23-11 NEW CINGULAR WIRELESS by AT&T MOBILITY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE for the addition of three (3) wireless communication antennas to an existing monopole at 30-36 BORDER STREET, Ward 3, West Newton on land known as SBL 33, 15, 24, containing ≈14,458 sq. ft. of land in a district zoned MANUFACTURING. Ref: Sec 30-24, 30-23, 30-18(c), 30-18(e)(8) of the City of Newton Rev Zoning Ord, 2007, and special permits #209-67 and #337-05.

Respectfully submitted
Ald. 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 Kathleen Cahill, 617-796-1125, via email at KCahill@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

SCHLESINGER AND BUCHBINDER, LLP

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February 3, 2011

BY E-MAIL AND FIRST CLASS MAIL

Alderman Ted Hess-Mahan
Chairman, Land Use Committee
Newton Board of Aldermen
1000 Commonwealth Avenue
Newton, Massachusetts 02459-1449

Re: Petition of Charles River Country Club/#7-11/483 Dedham Street

Dear Chairman Hess-Mahan,

The public hearing on the above matter has been scheduled for Tuesday, February 15, 2011. On January 28, 2011 representatives of the Charles River Country Club (the "Club") and I met with members of the Board of Trustees of The Gables, a condominium complex which directly abuts the Club. The purpose was to review the Club's proposed short game area which is the subject of the special permit petition.

There was a positive discussion of issues at the meeting and it was felt that a further meeting with the Board of Trustees, as well as a meeting with other unit owners at The Gables thereafter, would be helpful prior to the public hearing. Due to the inclement weather and the schedules of all involved, those members of the Board of Trustees of The Gables present at the January 28, 2011 meeting felt that attempting to hold these additional meetings prior to February 15, 2011 would be difficult. As a result, I offered to seek a continuance of the February 15, 2011 public hearing in order to afford sufficient time for the dialogue between the Club and its neighbors at The Gables to continue.

Therefore, I would respectfully request that the public hearing on this matter be continued to March 15, 2011 or to such other date as the Board of Aldermen may designate. To the extent that the continuance of the public hearing might result in the need for additional time for the Board of Aldermen to review and vote on this matter, then such additional time is hereby granted by the petitioner.

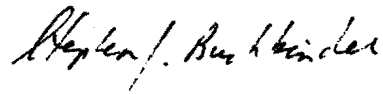
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Alderman Ted Hess-Mahan
February 3, 2011

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Please feel free to contact me if you have any questions respecting the foregoing.

Sincerely,



Stephen J. Buchbinder

SJB/mer

cc: (By E-Mail and First Class Mail)
Ms. Judith Tye, President
Board of Trustees of The Gables Condominium
Alderman Mitchell L. Fischman, Vice Chairman
Land Use Committee
Ms. Linda Finucane, Chief Committee Clerk
Mr. John Marino
Mr. Daniel C. O'Connell
Mr. William Prescott
Mr. Paul Blanus
Mr. Verne T. Porter, Jr.
Ms. Andrea Kelley