

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, OCTOBER 11, 2011

7:00 PM
Aldermanic Chamber

Public Hearings will be held on the following items:

- #148-11(2) CONSTANTINE TALEAS, TRUSTEE OF the BORDER TRUST 06 u/d/t dated May 1, 2006 and CONSTANTINE TALEAS, TRUSTTEE of the ELM TRUST 06 u/d/t dated November 20, 1996 petition for a Special Permit/Site Plan Approval and to extend a Non-Conforming Structure to combine three legally nonconforming lots into one conforming lot and to extend the legally nonconforming structure at 115-119 ELM STREET by attaching a 3-story mixed-use building with commercial space on the first floor and 4 dwelling units on the second and third floors, which will increase both the Floor Area Ratio, height, and number of stories, and to waive 2 parking stalls and certain dimensional parking, screening, and lighting requirements at 8 BORDER STREET and 111 and 115-119 ELM STREET, Ward 3, West Newton, on land known as Sec 33, Blk 15, Lots 29, 30, 31, containing a total of \approx 11, 044 sq. ft. of land in a district zoned Business 1. Ref: Sec 30-24, 30-24(f), 30-23, 30-21(b), 30-19(d), (h)(3), (i)(l), (j), and (m), and 30-15 Table 3 of the City of Newton Rev Zoning Ord, 2007.
- #248-11 MARK SHOHAM petition for a Special Permit/Site Plan Approval to legalize an existing accessory apartment with associated landscaping/lighting/parking waivers at 308 HOMER STREET, Ward 6, on land known as SBL 64, 7, 33, containing \approx 14, 881 sq. ft. of land in a district zoned Single Residence 2. Ref: Sec 3-24, 30-23, 30-8(d)(2), 30-19(m) of the City of Newton Rev Zoning Ord, 2007.
- #264-11 MARK & LISA KOZAK petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow two parking stalls in the front setback at 119 FALMOUTH ROAD, Ward 3, West Newton, on land known as SBL 34, 47, 16, containing approximately 7,716 sq. ft. of land in a district zoned Single Residence 3. Ref: Sec 30-24, 30-23, 30-19((g)(1), 30-19(m) of the City of Newton Rev Zoning Ord, 2007.

At the conclusion of the public hearings, the Committee will meet in room 222 to hold working session on the following item and depending on whether or not the hearings are closed on petition nos. 248-11 and 264-11:

#211-11 EASTERN BEVERAGE GROUP/EMK NEWTON CENTRE REALTY, LLC
petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and to
EXTEND/ALTER A NONCONFORMING USE from a retail market to a retail
liquor store with associated signage at 543-545 COMMONWEALTH AVENUE,
Ward 7, on land known as SBL 73, 45, 19, in a district zoned MULTI
RESIDENCE 1. Ref: special permit #166-99, Sec 30-24, 30-23, 30-21(b) of the
City of Newton Rev Zoning Ord, 2007.

Respectfully submitted,

Ted Hess-Mahan, Chairman