

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, MARCH 15, 2005

7:45 PM

ALDERMANIC CHAMBER

**A PUBLIC HEARING WILL BE HELD ON THE FOLLOWING ITEM:**

#437-03(2) BACK BAY SIGN/SOVEREIGN BANK/JEAN E. GRIER for SULLIVAN REALTY TRUST petition for a SPECIAL PERMIT for a free-standing sign and an amendment to the site plan approved in previously-granted special permit #437-03 at 64 NEEDHAM STREET, on land known as Sec 83, Blk 11, Lot 18, containing approx 25,731 sf of land in a district zoned MIXED USE 2. Ref: Sec 30-23, 30-24(d), 30-20(l) of the City of Newton Rev Zoning Ord, 2001.

8:15 PM

ROOM 222

**WORKING SESSION:**

#470-04 NEWTON WELLESLEY HOSPITAL CORP. petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF A NON-CONFORMING USE AND STRUCTURE for a new and relocated Emergency Department of approximately 36, 000 sf, ambulatory services space of approximately 22,000 sf, "shell space" of approximately 22,000 sf, in three levels above the Ambulatory Surgical Services Building, a 600 sf connector to the Ambulatory Surgical Building from the new Emergency Department, a 5,000 sf basement Operating Room space, enlargement of the existing garage (Special Permit # 455-89) to provide a net increase of 570 parking spaces, an enclosed pedestrian walkway connector from the west end of the Surgical Building to the Hospital (previously approved in Special Permit # 140-00, but not constructed), and a new generator on the roof of the existing main Hospital Building to support the new Emergency Department and Ambulatory Services at 2014 WASHINGTON STREET, Ward 5, on land known as Section 55, Block 1, Lots 15, 15A, 15B, 15BL, 28, 31, 33, 34 containing approximately 1, 127, 289 sf of land in a district zoned SINGLE RESIDENCE 2. Ref:30-5(b)(4), 30-8(b)(3), 30-8(b)(7), 30-15, 30-19(h), 30-19(i)(1)), 30-19(j)(1)), 30-19(m), 30-20(l), 30-21 (a)(b), 30-23, 30-24 of the City of Newton Rev Zoning Ord, amendment to condition 7 of Special Permit #128-87, second and third sentences, to allow a portion of the new generator only to exceed 232 feet, 4 inches. Except as expressly modified by this Special Permit request, all conditions of the following Special Permits to remain in full force and effect: 128-87, 455-89, 302-90, 302-90(2), 151-95, 140-00.

#471-04 ELEANOR BELLI, PRESIDENT, AMERICAN BUILDING SUPPLY petition for an AMENDMENT to SPECIAL PERMIT #278-90, granted in August, 1990 (for an extension of retail sales into an already constructed 3,950 portion of the existing building) to allow for, in the alternative, the entire space covered by that special permit to be used for either retail or service business, or to allow the use of approximately 1,330 sf of that retail space as a service business tanning salon at 199-303 NORTH STREET, Ward 3, on land known as Sec 21, Blk 12, Lot 11, containing approx. 25,291 sf of land in a district zoned MANUFACTURING. An associated parking waiver is requested to allow the existing retail food sales operation to have not less than 18 seats, where nine were previously-approved by the City in 1992, and also, if determined necessary, an additional change of non-conforming use is requested to allow for an 18-seat restaurant, in the event that the existing retail food sales is determined to qualify as a restaurant. Ref: Sec 30-24, 30-21(b), 30-19(c)(2)b) and 30-19(m) of the City of Newton Rev Zoning Ord, 2001.

**2005 Auto Dealer Licenses**

#463-03 NEW ENGLAND MOTOR MART  
1221-1229 Washington Street  
West Newton, 02465 Class 2

#471-03 VAN AUTO SALES INC.  
50 Tower Road  
Newton Upper Falls, 02464 Class 2

Respectfully submitted,

George E. Mansfield, Chairman