

CITY OF NEWTON  
IN BOARD OF ALDERMEN  
LAND USE COMMITTEE AGENDA  
TUESDAY, MAY 11, 2004

7:45 PM  
ALDERMANIC CHAMBER

**PUBLIC HEARINGS WILL BE HELD ON THE FOLLOWING PETITIONS:**

- #164-04     McDONALD'S CORPORATION (McCOY ASSOCIATES, INC. – FRANCHISEE) petition to AMEND SPECIAL PERMIT/SITE PLAN APPROVAL #140-78) and for an EXTENSION of a NON-CONFORMING USE to rehabilitate an existing 136-seat restaurant with the addition of drive-through and pick-up windows on the south side of the building; a menu display board, reconfiguration of the existing parking area, including lights, curb cut, signage and landscaping, and the addition of new exit driveway at 111 NEEDHAM STREET, Ward 5, on land known as Sec 51, Blk, 28, Lot 16, containing approx 40,335 sf of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-23, 30-21(a)(2), 30-21(b), 30-13(b)(1), (5), (16), 30-19(m), 30-20(l), of the City of Newton Rev Zoning Ord, 2001.
- #210-04     OMNIPOINT HOLDINGS, INC. (WHOLLY-OWNED SUBSIDIARY OF T-MOBILE USA, INC.)/ANDOVER NEWTON THEOLOGICAL petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to install façade-mounted wireless communication equipment consisting of four 72"x12"x4" panel antennae, one attached to each of the two existing chimneys on Worcester Hall and two attached to the eastern chimney at Fuller Hall; a GPS/E 911 antenna attached to a chimney on each of the two buildings; a connection from the antennae on Worcester Hall to three base transceiver station (BTS) units to be located in a newly constructed 8'x10' masonry enclosure adjacent to the building's north side and from the antennae on Fuller Hall to BTS units located in the attic at 210 HERRICK ROAD, Ward 6, NEWTON CENTRE, on land known as Sec 65 Blk 19, Lot 45, land in a district zoned SINGLE-RESIDENCE 3. Ref: Sec. 30-18(A)(e)(3) and (f), of the City of Newton Rev Zoning Ord, 2001.
- #211-04     EMERALD DEVELOPMENT GROUP, INC./LORNA & ROGER KELLY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct two new single-family attached dwellings connected to an existing single-family dwelling to create a new three-unit attached dwelling at 91 CENTRAL STREET, Ward 4, AUBURNDALE, on land known as Sec 43, Blk 14, Lot 6, containing approx 18,750 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-23, 30-24, 30-9(b)(5), (5)(b), and 30-19(m) of the City of Newton Rev Zoning Ord, 2001.

- #212-04      GREGORY & MARGARET CROOK petition for SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NON-CONFORMING STRUCTURE by adding a dormer to the third-floor of an existing dwelling at 71 AUBURNDALE AVENUE, Ward 4, AUBURNDALE, on land known as Sec 44, Blk 17, Lot 99, containing approx 3,880 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b) of the City of Newton Rev Zoning Ord, 2001.
- #213-04      BROOKLINE STREET, LLC, c/o MARK KAPLAN, 99 BALDPATE HILL ROAD petition to AMEND SPECIAL PERMIT/SITE PLAN APPROVAL nos. 504-80 & 504-80(2) by subdividing an existing 61,498 square-foot lot at 333 BROOKLINE STREET, Ward 8, into two lots in order to construct two single-family dwellings. Front Lot B, containing 26,226 sf, will be accessed through a permanent easement on the adjoining lot and rear Lot A, containing 32,224 sf, will be accessed from Brookline Street, with the remaining 3,049 sf conveyed to the abutter at 363 Brookline Street. The land, also known as Sec 82, Blk 20, Lot 15, is located in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-15(b)(4), 30-15 Floor-area-ratio, 30-19(f)(1), 30-19(m) of the City of Newton Rev Zoning Ord, 2001.

Respectfully submitted,

George E. Mansfield, Chairman