

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, NOVEMBER 18, 2003

7:00 PM – PLEASE NOTE TIME

Room 222

- #382-03 EMERALD DEVELOPMENT GROUP, INC./EMILY INVESTMENTS LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to alter the existing grade more than three feet to accommodate below-grade parking for two cars in a garage with access from Wessex Road at 6 WESSEX ROAD, Ward 7, NEWTON CENTRE, on land know as Sec 73, Blk 48, Lot 42, containing approx 9,586 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-(5)(b)(4) of the City of Newton Rev Zoning Ord, 2001.
- #437-03 SULLIVAN REALTY TRUST, JEAN GREER, TRUSTEE/WINCHESTER REALTY TRUST, JAMES McDONALD, TRUSTEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to use off-site leased land adjoining 60-64 Needham Street to provide parking for a portion of a building located at 60 Needham Street (use to be converted from manufacturing to a bank) on land known as Sec 83, Blk 11, Lots 18, 17, and a portion of lot 12, containing approx 54,000 sf of land located in districts zoned MIXED USE 2, MULTI RESIDENCE 1, and MANUFACTURING. Ref: Sec 30-24, 30-23, 30-19(f)(20, (3) and 30-19(m) of the City of Newton Rev Zoning Ord, 2001.
- #436-03 MARK PROCTOR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to alter by more than 3 feet the contours of the land to construct stone walls and fill in the rear yard to create a terraced flat area for a swimming pool at 470 COMMONWEALTH AVENUE, Ward 7, NEWTON CENTRE, on land known as Sec 61, Blk 5, Lot 6, containing approx 12,360 sf of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2001.
- #435-03 VADIM GOODMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NON-CONFORMING STRUCTURE for a second-floor addition placed over the existing house partially in the rear setback and a new attached garage/breezeway at 6 ELSWORTH ROAD, Ward 3, WEST NEWTON, on land known as Sec 34 Blk 47, Lot 10, containing approx 5,798 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2001.
- #319-03 CHABAD-LUBAVITCH, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for waivers of parking from off-street parking requirements at 229 DEDHAM STREET, Ward 8, on land known as Sec 83, Blk 6, Lot 10, containing approx 15,190 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-19(c)(1), 30-19(g)(1), 30-19(c)(2)(a), 30-19(d)(13), 30-19(m) of the City of Newton Rev Zoning Ord, 2001.

REQUESTS FOR WITHDRAWALS WITHOUT PREJUDICE:

#207-03 OTIS DEVELOPMENT LLC/FIRST CHURCH OF CHRIST SCIENTIST petition to change from SINGLE RESIDENCE 2 to MULTI RESIDENCE 2 land known as Section 24, Block 17, Lot 3 located at 391 WALNUT STREET, containing approximately 40,509 square feet of land.

207-03(2) OTIS DEVELOPMENT LLC./FIRST CHURCH OF CHRIST SCIENTIST petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF A NON-CONFORMING USE and STRUCTURE to convert an existing 3-story church into a multi-family building containing 12 dwelling units with a one-level basement garage parking for 9 cars and additional 16 exterior grade-level parking spaces (6 uncovered and two 1-story covered parking buildings or sheds each containing 5 spaces) at 391 WALNUT STREET, Ward 2, NEWTONVILLE, on land known as Sec24, Blk 17, Lot 3, containing approx 40,509 sf of land in a PROPOSED MULTI RESIDENCE 2 district. Ref: Sec 30-9(d)(1), 30-8(b)(7), 30-9(b)(1) & (4), 30-9(d)(1), 30-15(m)(5)(a) & (b) & (c)30-24, 30-23, 30-21(b), 30-20(l), 30-5(B)(4), 30-19(m) of the City of Newton Rev Zoning Ord, 2001.

#65-02 LAND USE COMMITTEE proposing RESOLUTION to Mayor Cohen requesting funding of zoning enforcement function in Inspectional Services Department.

REFERRED TO PROGRAMS & SERVICES AND LAND USE COMMITTEES

#267-02 ALD. BASHAM requesting creation of rules for Board of Aldermen acting as Special Permit granting authority.

PROGRAMS & SERVICES REFERRED TO 2004-05 BOARD on 11/5/03.

#293-03 ALD. SANGIOLO asking the Land Use Committee to request enforcement of the conditions of Special Permit #67-98 granted to Hebrew College.

#297-02 ALD. CICCONE requesting ordinance change to require that all light duty (2 ½ tons or less) commercial vehicles for businesses located on MAGUIRE COURT use COURT STREET access and prohibiting heavy duty (more than 2 ½ tons) commercial vehicle and large truck access on COURT STREET, designating MAGUIRE COURT to be used for heavy duty commercial vehicles and large trucks (in accordance with special permit #268-97, granted to Fraser Engineering, Inc. on 12/15/97).

Respectfully submitted,

Susan M. Basham, Chairman