

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE REPORT

TUESDAY, FEBRUARY 12, 2002

Members of Committee present: Ald. Basham, Chairman; Ald. Bryson, Fischman, Linsky, Lipsitt, Salvucci, Samuelson.

Member of Committee absent: Ald. Merrill.

Other Aldermen present: Ald. Mansfield.

City officials present: Ouida Young, Associate City Solicitor; Nancy Radzevich, Chief Planner/Land Use Coordinator; Tom Daley, City Engineer; Mark Gilroy, Commissioner of Inspectional Services; Captain John J. Kennedy, Fire Prevention.

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Following its scheduled public hearings, the Committee convened a working session to consider the following items:

17-02(1) WILLIAM & MERLE ROSE, requesting ONE-YEAR EXTENSION OF TIME TO EXERCISE special permit 17-01, granted on May 21, 2001, to construct a 2-story single-family dwelling with a 3-car garage at 91 WINSTON ROAD, Ward 8.

ACTION: Approved 7-0.

Automobile Dealer Licenses

348-01 CYPRESS AUTOMART, INC.
1235 Washington Street
Class 2

ACTION: Approved 7-0.

NOTE: The applicant is a new owner of the business located at this site. He was represented by counsel at this working session. The site is subject to a special permit and a site plan. At a previous working session, Ald. Salvucci reported that several of the elements of the site plan have not been completed and asked to hold the item so that he could investigate. At this working session, Ald. Salvucci reported that he had obtained the approved site plan and had discussed the incomplete work with the applicant. The Committee reviewed a site plan associated with the temporary certificate of occupancy, which was last extended in March 1999, and noted the incomplete elements.

Counsel for the applicant, Mr. Lipson, agreed that work remains to be done, including certain landscaping, closure of a curb cut, and a walkway. He agreed to post a performance bond, the amount of which will be determined by the City Engineer, pending completion of this

work in the spring. The Committee thanked Ald. Salvucci for bringing this matter to closure and supported his motion to approve 7-0.

330-01 FROST MOTORS, INC. d/b/a FROST NISSAN
624 and 1180 Washington Street
Class 1

ACTION: Approved 7-0.

329-01 FROST MOTORS, INC.
399 Washington Street
Class 1

ACTION: Approved 7-0.

NOTE: The Committee previously held the licenses for these several Frost Motors locations because of a large outstanding water bill. After further investigation by Ald. Salvucci, the Committee learned that the applicant's meter has been registering incorrectly for several years and the City apparently owes the applicant a large refund.

351-01 TODY'S SERVICES, INC.
1362 Washington Street
Classes 2 and 3

ACTION: Approved 7-0.

NOTE: The Committee previously held these licenses because Ald. Samuelson said she had received calls complaining about the vehicles parked on this site and the Committee wanted to review the special permit governing the site. At this working session, the Committee determined that the special permit pertains only to a free-standing sign and not to the multiple uses. The Committee suggested that the problems Ald. Samuelson had identified might be associated with Mr. Donohue's towing business, which is not controlled by these licenses.

Following its action on these several items, the Committee held a discussion with Captain Kennedy, Mark Gilroy, and Tom Daley concerning various special permit issues, the substance of which is summarized in the several follow-up letters attached.

The meeting was adjourned at 10:47 p.m.

Respectfully submitted,

Ald. Susan M. Basham
Chairman