

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE AGENDA

MONDAY, SEPTEMBER 22, 2008

7:30 PM

Room 202

Prior to the Public Hearings, the Committee will take up the following appointment:

Appointment by the Board President

#320-08 RICHARD LIPOF, 105 Baldpate Hill Road, Newton Centre, appointed to the ANGINO FARM COMMISSION as the at-large citizen appointee of the Board of Aldermen for a term to expire September 02, 2011.

7:45 PM

Aldermanic Chamber

Public Hearings will be held in conjunction with the Planning & Development Board on the following items:

#94-08 PLANNING & DEVELOPMENT BOARD, ALD. JOHNSON & LINSKY recommending amendments to Section 30-1, Definitions; Section 30-8, Use Regulations for Single Residence Districts; Section 30-8(b), Special Permits in Single Residence Districts; Section 30-9(b), Special Permits in Multi Residence Districts; Section 30-19(b), Number of Parking Stalls; Section 30-20(e), Regulation of Signs in Residence Districts; and Section 30-24, Special Permits, by deleting certain provisions and adding new provisions to regulate home businesses. [2-25-08 @6:16 PM]

#110-07(2) ALD. HESS-MAHAN proposing that §30-15(t), **Dormers**, as established by Ordinance Z-20, dated April 7, 2008, be amended by repealing the provision prohibiting dormers in accessory structure except by special permit.

#236-08 ALD. HESS-MAHAN proposing that the definition of “floor area, gross” in §30-1 be amended to clarify that the floor area in a half-story located immediately above the first floor is included in the calculation of floor area ratio.

After the Public Hearings, the Committee will reconvene in room 202 to hold a brief discussion on the following item:

#108-07 ZONING TASK FORCE recommending amendments to Section 30-15, Table 1, Footnote 7(3), referred to as the fifty percent (50%) demolition rule, by deleting said provision and creating an ordinance with provisions: (1) specifying the method for calculating what constitutes 50% demolition based on total surface area of the walls and roof; (2) defining demolition to include the conversion of an exterior wall to an interior wall; (3) where less than 50% of the building is demolished, limiting total gross floor area of remaining portion of building plus any addition to 140% of the applicable FAR, provided that the resulting structure complies with all other applicable dimensional controls; (4) requiring that the Inspectional Services Department determine that an existing wall not proposed to be demolished is structurally unsound after demolition and/or construction has begun and review and approve plans for replacement with an identical wall prior to such replacement.

Respectfully submitted,

Brian Yates, Chairman