

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING AND PLANNING COMMITTEE AGENDA

MONDAY, SEPTEMBER 10, 2001

7:45 PM
Room 202

ITEMS TO BE DISCUSSED:

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

#277-01 HIS HONOR THE MAYOR requesting that the sum of \$23,000 be transferred from the Public Buildings Department Administrative Salary account to the Inspectional Services Department Administrative Salary account in order to fund an additional full-time plumbing inspector position in ISD.

Re-appointment by His Honor the Mayor

#122-01(2) DONALD TELLALIAN, 19 Crystal Street, Newton Centre, re-appointed as a member of both the NEWTON HISTORICAL COMMISSION and the UPPER FALLS DISTRICT COMMISSION for terms of office expiring January 1, 2004 (60-day Board action date 11/3/01).

Appointment by His Honor the Mayor

#186-01(2) DAVID H. FEINBERG, 24 Lee Road, Chestnut Hill, appointed as a member of the Chestnut Hill Historic District Commission for a term of office to expire July 31, 2003 (60-day Board action date 11/3/01).

Appointment by His Honor the Mayor

#224-01(2) PAUL GLICKMAN, 854 Chestnut Street, Waban, appointed as an Alternate member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term of office expiring July 31, 2004 (60-day Board action date 11/3/01).

Appointment by His Honor the Mayor

#236-01(2) TODD THOMAS, 1268 Boylston Street, Newton Upper Falls, appointed as an Alternate member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term of office expiring July 31, 2004 (60-day Board action date 11/3/01).

Re-appointment by His Honor the Mayor

#289-01 PAUL O'SHAUGHNESSY, 51 Pettee Street, Newton Upper Falls, re-appointed to the UPPER FALLS HISTORIC DISTRICT COMMISSION for a term of office expiring July 31, 2004 (60-day Board action date 11/3/01).

Re-appointment by His Honor the Mayor

#290-01 JOHN C. WYMAN, 47 Old Orchard Road, Chestnut Hill, re-appointed as a member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term of office expiring July 31, 2004 (60-day Board action date 11/3/01).

Re-appointment by His Honor the Mayor

#291-01 ROBERT IMPERATO, 145 Washington Street, Newton, re-appointed as a member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term of office expiring July 31, 2004 (60-day Board action date 11/3/01).

Re-appointment by His Honor the Mayor

#292-01 ANNE O. SMITH, 33 Gate House Road, Chestnut Hill, re-appointed as a member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term of office expiring July 31, 2004 (60-day Board action date 11/3/01).

#128-00 ALD. YATES proposing an amendment to the ordinance governing the Upper Falls Historic District to make failure to complete a project approved by the Commission within one year of the issuance of the permit a violation of the ordinance.

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

33-01 ALD. YATES proposing an ordinance to establish a special assessment policy for the substantial rehabilitation of owner-occupied residential properties listed in the State Register of Historic Places (§5J.of MGL Chapter 59).

ITEMS ASSIGNED FOR PUBLIC HEARING SEPTEMBER 24, 2001:

#121-01 ALD. O'HALLORAN requesting that Chapter 30, **ARTICLE III. PARKING AND LOADING FACILITIES**, of the Rev Zoning Ordinances, 1995, be amended as follows: Amend Sec. 30-19(d), *Number of Parking Stalls*, to call for an increase in the required number of parking stalls to be provided for each residential dwelling unit depending on the size (gross floor area) of each unit.

- #185-01 PLANNING & DEVELOPMENT BOARD proposing that the definitions for “*Dwelling, attached*”, “*Dwelling, two-family*”, “*Common roof connector*” and “*Common wall connector*” in Sec.30-1 **Definitions**. be amended.

- #225-01 ALD. LIPSITT requesting that Sec. 30-15(b)(4) of the Zoning Ordinance be amended to require that all rear lot subdivisions have 20’ of frontage upon a way.

- #287-01 ALD. SANGIOLO proposing an ordinance to require a permitting process for the construction of parking lots.

- #288-01 ALD. SANGIOLO requesting a moratorium on all building permits related to the construction of parking lots within one mile of an elementary school.

ITEMS REFERRED TO THE “30-15 TASK FORCE:”

- #216-00 ALD. YATES requesting that Chapter 30 be amended to require a special permit to demolish an existing single-family dwelling on a pre-1953 lot that does not meet the current dimensional requirements for a lot in a Multi Residence District and replace it with a two-family dwelling.

- #217-00 ALD. YATES requesting that Chapter 30 be amended to require a special permit for the demolition of a structure aged 100 years or more containing one or more residential units in any residential district.

- #297-00 ALD. YATES & SAMUELSON proposing that Chapter 30 be amended to require a minimum lot area of 5,000 square feet for a single-family dwelling and 7,500 square feet for a two-family dwelling in Multi Residence Districts.

ITEM REFERRED TO THE “INCLUSIONARY ZONING TASK FORCE:”

- #291-95 ALD. PARKER, BALSER, LIPSITT, MANSFIELD, & SAMUELSON requesting that Sec. 30-24 of the City of Newton Rev. Ords., 1995, be amended to require all large commercial development(s) to make a cash payment to be used for affordable/low-income housing. Such payments to be calculated individually for each development on the basis of costs incurred by the city; demands on infrastructure and services; increased need for area affordable housing; and other impositions to the city and community that result from the construction of such projects.

ITEMS REFERRED TO ECONOMIC DEVELOPMENT COMMISSION:

- #366-95 ALD. YATES pr oposing the establishment of a "Recycling Market Development Zone."

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- #367-95 ALD. YATES proposing the establishment of a subzone of the "Foreign Trade Zone of the Port of Boston" within Newton.

ITEMS NOT YET SCHEDULED FOR DISCUSSION:

- #333-97 ALD. YATES proposing to amend the zoning ordinance to require a special permit for the subdivision of property where such subdivision would reduce the level of service for traffic at the intersection of the subdivision with a public way by one level of service or more.
- #366-98 ZONING & PLANNING COMMITTEE requesting discussion and possible recommendation of further ordinance or statutory amendments to enhance the enforcement of Newton Zoning and other Land Use Ordinances.
- # 7-99 ALD. PARKER requesting discussion of possible zoning amendments to create additional residential districts with different FAR and lot size requirements.
- # 20-99 ALD. YATES proposing that Chapter 30 be amended by removing radio and television towers as allowed uses in the Mixed Use 1 district.
- #82-99(3) ZONING & PLANNING COMMITTEE requesting provision of Ordinance V-111 clarifying definition of height for residential districts be extended to clarify its application to other zoning districts.

REFERRED TO LAND USE AND ZONING & PLANNING COMMITTEES

- #139-99 ALD. TATTENBAUM requesting discussion with Commissioner of Inspectional Services re enforcement of zoning ordinances and of special permit conditions.
- #169-00 ALD. YATES proposing an amendment to Chapter 30 to prohibit granting permits for telecommunications and antennae to providers which hold more than 1000 unused telephone numbers or which have not filed a binding agreement to not seek more than 1000 numbers at a time in the future.
- #326-99 ALD. YATES proposing amendments to Chapter 30 to encourage railroad related uses in Mixed Use Districts land adjacent to railroad.
- #518-99 ALD. BAKER & YATES requesting presentation and discussion of planning and zoning ideas regarding the Route 9/Hammond Street corridor prepared for the joint Newton/Brookline Chestnut Hill Village Alliance by three teams of MIT students as part of their fall semester coursework.
- # 26-00 ALD. SANGIOLO requesting discussion with Planning, Law, and Inspectional Services Departments regarding amending certain sections of

Chapter 30 to be consistent with Chapter 40A of the Massachusetts General Laws.

- #106-00 ALD. MANSFIELD & PARKER on behalf of a petition signed by 70 residents, requesting that the Planning and Development Department undertake a study of the impacts of the potential build-out of the Bowen-Thompsonville area as it is currently zoned, including effects upon traffic, utilities, schools, and other infrastructure. **HELD PENDING RECEIPT OF STUDY FROM PLANNING DEPARTMENT**
- #127-00 ALD. YATES proposing an amendment to the ordinance governing the Upper Falls Historic District to prohibit the construction of attached garages facing public ways or facing private ways but visible from a public way.
- #422-00 ALD. SANGIOLO requesting adoption of an ordinance that would require filings every two years by non-profit and educational institutions of a growth management or master development plan.

REFERRED TO PROG & SERVICES & ZONING & PLANNING COMMITTEES

- #64-01(3) PROGRAMS & SERVICES COMMITTEE recommending ordinance to implement Community Preservation Act in Newton.
- #237-01 ALD. MANSFIELD proposing to amend Secs. 30-1, 30-11, 30-12, and 30-13 of the Revised Zoning Ordinances to clarify the definitions of and specify the distinctions between restaurants, retail food establishments, fast food establishments, and food processing and preparation as allowed and permissive uses in Business, Manufacturing and Mixed Use Districts.
- #238-01 ALD. MANSFIELD & SAMUELSON proposing to amend Sec. 30-1 and 30-11(g)(5) of the Revised Zoning Ordinances to clarify the definition of and restrict the permissive use “drive-in food service establishment” to Limited Manufacturing Districts only.
- #239-01 ALD. MANSFIELD proposing to amend Secs. 30-1, 30-11, 30-12, and 30-13 of the Revised Zoning Ordinances to establish a definition of and to specify appropriate zoning districts in which to conduct food catering businesses.

Respectfully submitted,
Ald. Brian Yates, Chairman