

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING AND PLANNING COMMITTEE AGENDA

MONDAY, DECEMBER 10, 2001

7:45 PM

ALDERMANIC CHAMBER

PUBLIC HEARINGS WILL BE HELD ON THE FOLLOWING 2 ITEMS, AFTER WHICH A WORKING SESSION WILL BE HELD IN ROOM 202, IN WHICH ALL ITEMS REMAINING ON THE AGENDA WILL BE DISCUSSED:

#398-01 ALD. SALVUCCI, BULLWINKLE, GENTILE requesting that **Sec. 30-19. Parking and loading facility requirements**, paragraph (d), **Number of Parking Stalls.**, be amended by adding a new subsection (21) as follows: "One stall for each 100 square feet or fraction thereof of gross floor area for use in any health and/or fitness club. In addition, one stall shall be provided for each employee on the largest shift."

#399-01 ALD. SALVUCCI, BULLWINKLE, GENTILE requesting that **Sec. 30-19. Parking and loading facility requirements**, paragraph (d), **Number of Parking Stalls.**, be amended by adding a new subsection (21) as follows: "One stall for each three persons allowed within the maximum occupancy load, as prescribed by the State Building Code, of the gross floor area for use in any health and/or fitness club. In addition, one stall shall be provided for each employee on the largest shift."

WORKING SESSION:

NEW BUSINESS:

TO BE ASSIGNED FOR PUBLIC HEARING:

#409-01 ELIZABETH SALVUCCI et al submitting on 11/8/01 a petition pursuant to Article 10, Section 10-2 of the City Charter requesting a temporary halt on the issuing of new building permits in Newton (Board Action Date 2/8/02).

#225-01(2) ZONING & PLANNING COMMITTEE requesting discussion of further restrictions on rear lot subdivisions.

UNFINISHED BUSINESS:

#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. (Public Hearing 9/24/01) **SEE ATTACHMENTS.**

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- #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.
- #128-00(2) ZONING & PLANNING COMMITTEE requesting the Law Department and the Inspectional Services Department develop an ordinance based on the City's Home Rule powers requiring property owners to complete reconstruction once begun in a reasonable time and
- #128-00(3) ZONING & PLANNING COMMITTEE requesting that the Planning, Law and Inspectional Services Departments develop an effective way to prevent in the historic districts the construction of structures that do not require building permits but nonetheless have impact on the historic character of the districts.
- #287-01 ALD. SANGIOLO proposing an ordinance to require a permitting process for the construction of parking lots.
- #304-01 ALD. SANGIOLO proposing an ordinance that would detail what percentage of new building or additions would trigger a special permit in residential districts.
- #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.

- #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.

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.

Respectfully submitted,

Ald. Brian Yates, Chairman