



## City Council Docket

**POSTED**  
City Clerk

**RECEIVED**

By City Clerk's Office at 4:31 pm, Mar 15, 2018

March 21: Programs & Services, Public Safety, Public Facilities  
March 26: Zoning & Planning; Finance  
March 27: Land Use

Continued

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**Monday, March 19, 2018**

7:45 PM, Newton City Hall

To be reported on

Monday, April 2, 2018

### City of Newton In City Council to be Accepted and Referred to Committees

#### Other Communications

- #173-18** **Administrative Site Plan Application for 120 Seminary Avenue**  
LASELL COLLEGE applying for an Administrative Site Plan Review to renovate and improve the main Town Hall Square building at Lasell Village at 120 Seminary Avenue.
- #174-18** **Phoenix Communications lateral crossing in Wells Avenue**  
PHOENIX COMMUNICATIONS petition for a grant of location to install conduit in Wells Avenue from existing manhole 47/321; 60± in a southerly direction thence turning and continuing 140± in a southeasterly direction to a proposed manhole upgrade existing service at 1 Wells Avenue. (Ward 8)  
**Commissioner of Public Works Approved**

#### Referred to Land Use Committee

##### ***Public Hearing to be Reassigned for April 3, 2018***

- #136-18** **Petition to exceed FAR at 2 Terrace Avenue**  
BHARAT BHUSHAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additional space over a two-car garage, exceeding the maximum allowable FAR of .41 where .43 is proposed and .41 exists at 2 Terrace Avenue, Ward 6, Newton Highlands, on land known as Section 54 Block 29 Lot 03, containing approximately 8,216 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9 of the City of Newton Rev Zoning Ord, 2015.

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The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov), or 617-796-1253. For Telecommunications Relay Service dial 711.*

***Public Hearing to be Reassigned for April 3, 2018*****#138-18      Petition for Comprehensive Sign Package at Piccadilly Square**

FIRST GENERAL REALTY GROUP petition for SPECIAL PERMIT/SITE PLAN APPROVAL for a Comprehensive Sign package and waivers for individual signs in Ward 6, Newton Centre, at 93-105 Union Street (containing approximately 31,455 sq. ft. of land) on land known as Section 61 Block 36 Lot 09, 1280 Centre Street (containing approximately 27,560 sq. ft. of land) on land known as Section 61 Block 35 Lot 05, 47-61 Langley Road (containing approximately 10,037 sq. ft. of land) on land known as Section 61 Block 36 Lot 06, 49-63 Union Street (containing approximately 8,735 sq. ft. of land) on land known as Section 61 Block 36 Lot 07, and 790-794 Beacon Street (containing approximately 7,400 sq. ft. of land) on land known as Section 61 Block 36 Lot 03, all zoned BUSINESS USE 1. Ref: 7.3.3, 7.4, 5.2.3, 5.2.8, 5.2.9, 5.2.13 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be Reassigned for April 3, 2018*****#137-18      Petition to allow 18-unit multi family dwelling at 189-193 Adams St/19 Quirk Ct**

183-193 ADAMS STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a multi-family development in a business district with greater than 20,000 gross floor area, with a four-story structure 41' in height, containing an 18-unit dwelling with ground floor units, to allow an FAR of 1.31, to allow a density bonus to reduce the lot area per unit and increase the number of inclusionary units, to allow a reduction of the requirement for parking to 1.25 stalls per unit, to allow parking in the setback, to allow parking within 5' of a building containing dwelling units, to waive minimum stall dimension requirements, to allow a reduction in the minimum width of a entrance/exit drive, to allow a reduction in the minimum width of maneuvering aisles, to waive lighting requirements and to waive perimeter landscape screening requirements in Ward, 1, Newton, at 189-193 Adams Court, Section 14 Block 15 Lot 39, Section 14 Block 15 Lot 38 and 19 Quirk Court Section 14 Block 15 Lot 44, containing a combined lot area of approximately 19,349 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: 7.3.3, 7.4, 4.4.1, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.1.4, 5.1.13, 5.1.8.A.1, 5.1.8.A.1, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.C.1, 5.1.8.C.2, 5.1.8.D.1, 5.1.9.A, 5.1.10.A, 5.11.4, 5.11.15, 4.1.2 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be assigned for April 3, 2018*****#175-18      Petition to amend Board Order 147-79(2) at 333 Nahanton Street**

JEWISH COMMUNITY CENTER OF BOSTON, INC/BETSY JACOBS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the site plan by constructing a two-story, 4,352 sq. ft. addition at the rear of the existing gymnasium, requiring an amendment to Special Permit Board Order 147-79(2), extension of an existing non-conforming use and extension of a non-conforming structure, at 333 Nahanton Street, Ward 8, Newton Centre, on land known as Section 83 Block 36 Lot 04, containing approximately 1,225,397 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 7.8.2.C.2, 3.4.1, 3.1.7 and 5.1.13 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be assigned for April 10, 2018*****#176-18      Petition to exceed FAR at 133 Park Street**

ALLEN LEMOS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to enclose existing first and second floor porches and construct a two-story side addition, exceeding the maximum allowable FAR of .37 where .48 is proposed and .34 exists at 133 Park Street, Ward 1, Newton, on land known as Section 72 Block 50 Lot 23, containing approximately 10,615 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be assigned for April 10, 2018*****#177-18      Petition to extend non-conforming use at 36 Cummings Road**

ANNAMARIA MARIANI/BILL FABRIZIO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story addition to the rear and side of the house, extending the existing non-conforming structure at 36 Cummings Road, Ward 2, Newton Centre, on land known as Section 64 Block 03 Lot 47, containing approximately 18,866 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be assigned for April 10, 2018*****#178-18      Petition to amend Board Order #257-13(4) at 145 Wells Ave**

ANDRIAN SHAPIRO/WELLS AVENUE BUSINESS CENTER, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the hours of operation and increase the number of customers at one time, requiring an amendment to Special Permit Board Order #257-13(4) at 145 Wells Avenue, Ward 8, Newton Centre, on land known as Section 84 Block 34 Lot 2G, containing approximately 86,256 sq. ft. of land in a district zoned LIMITED MANUFACTURING. Ref: 7.3.3, 7.4 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be assigned for April 10, 2018*****#179-18      Petition to exceed FAR and extend nonconforming side setback at 110 Parker Ave**

SETH DeAVILA AND TALYA SALANT petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second story addition and attic space, further increasing the nonconforming setback and creating an FAR of .50 where .48 is allowed and .38 exists at 110 Parker Avenue, Ward 6, Newton Highlands, on land known as Section 81 Block 26 Lot 03, containing approximately 6,160 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2, 3.1.9 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be assigned for April 10, 2018*****#180-18      Petition to amend Board Orders 43-10 and 307-12(2) at 199 Boylston Street**

TIM FOX/SIMON MALLS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow non-accessory parking to lease 496 parking stalls to off-site, third party users, requiring amendments to Special Permit Board Orders #43-10 and #307-12, a waiver for 496 parking stalls and approval to allow non-accessory parking at 199 Boylston Street, Ward 7, Chestnut Hill, on land known as Section 65 Block 08 Lot 100, containing approximately

324,691 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: 7.3.3, 7.4, 4.4.1, 5.1.4, 5.1.1 of the City of Newton Rev Zoning Ord, 2015.

***Public Hearing to be assigned for April 10, 2018***

- #181-18**      **Petition to further increase nonconforming FAR at 64 Green Park**  
PHILIP KRAPCHEV AND KIMBERLY CLARK petition for SPECIAL PERMIT/SITE PLAN APPROVAL to replace a two-story enclosed porch with a two-story addition, further increasing the nonconforming FAR to .53 where .51 exists and .36 is allowed at 64 Green Park, Ward 7, Newton, on land known as Section 73 Block 08 Lot 17, containing approximately 12,100 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9,,7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.

**Referred to Zoning & Planning Committee**

- #182-18**      **Appointment of Matthew Volpi to the Commission on Disability**  
HER HONOR THE MAYOR appointing MATTHEW VOLPI, 44 Oakmont Road, Newton Centre, as a member of the COMMISSION ON DISABILITY for a term to expire April 30, 2021. (60 days: 5/18/18)
- #183-18**      **Appointment of Melinda Broderick to the Auburndale Historic District Commission**  
HER HONOR THE MAYOR appointing MELINDA BRODERICK, 42 Maple Street, Auburndale, as a member of the AUBURNDALE HISTORIC DISTRICT COMMISSION for a term to expire April 30, 2021. (60 days: 5/15/18)
- ##184-18**      **Appointment of John Wyman to the Newton Upper Falls Historic District Commission**  
HER HONOR THE MAYOR appointing JOHN WYMAN, 47 Old Orchard Road, Newton, as an alternate member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire April 30, 2021.
- #185-18**      **Discussion and adoption of Needham Street Vision Plan**  
DIRECTOR OF PLANNING requesting discussion and adoption of the Needham Street Vision Plan as an amendment to the 2007 Newton Comprehensive Plan.
- #186-18**      **Zoning Amendment for Shared Parking Pilot Program**  
DIRECTOR OF PLANNING requesting amendments to Chapter 30, Newton Zoning Ordinance, to allow for a Shared Parking Pilot Program as an accessory use in commercial districts.
- #187-18**      **Zoning Amendment for Inclusionary Zoning**  
DIRECTOR OF PLANNING requesting amendments to the Inclusionary Housing provisions of Chapter 30, Newton Zoning Ordinance, to increase the required percentage of affordable units; to require that some affordable units be designated for middle income households; to create a new formula for calculating payments in lieu of affordable units; and to clarify and improve the ordinance with other changes as necessary.

**Referred to Public Safety & Transportation Committee**

- #188-18**      **Appeal of Traffic Council Decision TC133-17 Fordham and Annapolis Roads**  
EDWARD ASALEY, 29 Fordham Road, appealing the approval of Traffic Council petition TC133-17 on February 15, 2018 for stop sign Fordham Road at Annapolis Road, northbound and southbound. (Ward 3)
- #189-18**      **Appeal of Traffic Council Decision TC9-17 Lagrange Street**  
COUNCILOR LAPPIN, appealing the approval of Traffic Council petition TC9-17 on February 15, 2018 for flashing warning lights at Lagrange Street, 75 feet west of the Brookline Town Line: Flashing red (southbound from driveway at 200 Estate Drive) and flashing yellow beacon (Lagrange Street east and westbound). (Ward 8)
- #190-18**      **Appeal of Traffic Council Decision TC132-17 Burdean Road**  
JAY PORTNOY, 60 Burdean Road, appealing the approval of Traffic Council petition TC132-17 on February 15, 2018 for parking prohibited 7:00 a.m. to 4:00 p.m., school days, south and west side. (Ward 8)

**Referred to Public Facilities Committee**

***Public Hearing to be reassigned for March 21, 2018***

- #165-18**      **Comcast petition for grant of location in Austin Street/Philip Bram Way**  
COMCAST ENERGY petition for a grant of location to install conduit in AUSTIN STREET from existing pole 311/4 (in front of 40 Austin Street) easterly 355'± to a proposed manhole in Austin Street thence turning in a southerly direction and continuing 127'± to a second proposed manhole in PHILIP BRAM WAY (Private Way) and continuing in a southeasterly direction 124' ± to new Pole 311/1-2 in Philip Bram Way. (Ward 2).

***Public Hearing to be Assigned for March 21, 2018***

- #191-18**      **National Grid Petition for a Grant of Location in Nahanton Street**  
NATIONAL GRID petition for a grant of location to install conduit in Nahanton Street from existing main at 23 Nahanton Street, southeasterly to a proposed vault, thence turning northeasterly and continuing 250± to the existing main at 736 Dedham Street to erplace the existing vault at 10 Nahanton Street. (Ward 8)

**Referred to Finance Committee**

- #192-18**      **Transfer \$15,168.75 to the Law Department fund an indemnification award**  
HER HONOR THE MAYOR requesting authorization to transfer the sum of fifteen thousand one hundred sixty-eight dollars and seventy-five cents (\$15,168.75) from Budget Reserve to the Law Department for the purpose of funding an indemnification award.

**#193-18**      **Transfer \$300,000 from CPA Housing to CPA Historic Rehabilitation**  
COMMUNITY PRESERVATION COMMITTEE requesting the transfer of three hundred thousand dollars (\$300,000) from the Auburn Street Housing Account to the Auburn Street Historic Rehabilitation Account to reflect the intent of Council Order #221-17.

**Referred to Public Facilities and Finance Committees**

**#194-18**      **Appropriate \$500,000 for snow and ice removal expenses**  
HER HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from Free Cash to supplement the Department of Public Works' snow and ice operations budget.

Personnel Costs – Overtime	
(0140110-513001).....	\$150,000
Rental Vehicles	
(0140110-5273-5273) .....	\$350,000