

PLANNING & DEVELOPMENT BOARD

MEETING MINUTES

November 25, 2019



Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Members

Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Jennifer Molinsky, Member
Sonia Parisca, Vice Chair
Chris Steele, Member
Barney Heath, *ex officio*
Kevin McCormick, Alternate
James Robertson, Alternate

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Full Members Present:

Peter Doeringer, Chair
Sonia Parisca, Vice Chair
Kelley Brown, Member
Chris Steele, Member
Jennifer Molinsky, Member
Kevin McCormick, Alternate

Staff Present:

Jennifer Caira, Deputy Director
Lou Taverna, City Engineer

Meeting held in Room 204, Newton City Hall

1. Board of Survey

The Planning Board convened as the Board of Survey upon a motion by Mr. Brown, seconded by Ms. Parisca and unanimously approved.

Mr. Taverna, City Engineer, indicated that the developer for the 56 Farwell Street subdivision has requested an adjustment to the Certificate of Action granted by the Board of Survey in July 2018. The developer has requested that they be relieved of the requirement to install a binder course before a building permit would be issued. Mr. Taverna indicated that there is a roadway of sorts so that the Engineering Department would be comfortable allowing a foundation permit to be issued at the current time.

The second condition the developer is seeking to amend is the current requirement for a Performance Bond in the amount of \$500,000. Mr. Taverna is comfortable lowering this requirement to \$100,000. Mr. Steele asked whether this amount covers the amount of risk of the utilities to be included. Mr. Taverna indicates that he is comfortable with this amount covering the utility work.

The developer of 56 Farwell, Mr. Steven Vona, suggested that the performance guarantee could be enforced with a covenant that addresses the guaranty issue with respect to the roadway and installation of public utilities.

Mr. Taverna suggested that the covenant could be approved subject to the review and approval of the City of Newton Law Department. Mr. Brown expressed reservations about moving forward without hearing from the Newton Law Office. Ms. Molinsky shared this concern.

Upon a motion by Mr. Steele, seconded by Mr. Brown and unanimously approved, the Board of Survey item on the 56 Farwell Street subdivision matter was held.

2. November 4th, 2019 Meeting Minutes

Upon a motion by Ms. Parisca, seconded by Ms. Molinsky, and unanimously approved, the minutes for the November 4th Planning & Development Board were approved.

3. 15-21 Lexington Street Zoning Request

Mr. Doeringer reported that the City Council did not hear any public comment at their meeting on this item and closed the public hearing. Mr. Doeringer reported that there were a number of changes proposed by the petitioner, which were well received by the City Council, and the item was subsequently approved by the Land Use Committee 5-0. Upon a motion by Mr. Doeringer, seconded by Mr. Steele, and unanimously approved, the Planning and Development Board voted to recommend that the rezoning petition for 15-21 Lexington Street be approved.

4. Sustainable Design (#364-19), Building Efficiencies (#363-19), and Garage (#327-19) Zoning Ordinances

Mr. Doeringer relayed that the previous vote to recommend approval of #363-19 should be amended to reflect a change in language proposed recently around the height allowed for solar panels on a pitched roof. Upon a motion by Mr. Doeringer, seconded by Mr. Steele, and unanimously approved, it was moved to recommend approval of this item as amended by the Planning staff memorandum.

Mr. Doeringer initiated a discussion of the garage ordinance. This item has been deferred on a number of occasions after it went into effect in June 2016. Options included deferring the item, repealing the item, or abstaining completely. The sentiment of the Board, prior to the public hearing, was to find a way to keep the item relevant in the new year.

5. Joint Meeting with the Zoning & Planning Committee

At 8:00 p.m. the Planning & Development Board joined the City Council Zoning and Planning Committee in Room 205.