



Land Use Committee Agenda

City of Newton In City Council

RECEIVED

By City Clerk's Office at 11:16 am, May 11, 2018

Tuesday, May 15, 2018

**7:00 PM
Chamber**

- #217-18** **Petition to amend Order #275-14 to allow for-a learning center at 320 Needham St**
FUSION EDUCATION INC./320 NEEDHAM DE, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #275-14 to allow a for-profit learning center in the existing office space, at 230 Needham Street, Ward 8, Newton Upper Falls, on land known as Section 83, Block 31, Lot 26, containing approximately 97,600 sq. ft. of land in a district zoned MULTI USE 1. Ref: 7.3, 7.4, 4.4.1, 6.3.14, 5.1.13 of the City of Newton Rev Zoning Ord, 2015
- #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.
- #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

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

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.

8:30 PM

Or Later

#216-18

Special Permit Petition to amend Council Order#96-17 for Washington Place

MARK NEWTONVILLE, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #96-17 to allow for a substitution of the previously approved plans for the 140-unit development option with plans for a revised 140-unit development option, which results in a hybrid between the originally approved 140-unit development option and the 160-unit development option by adding a fifth floor to the middle building fronting on Washington Street, and reducing massing at the rear of the east building along Walnut Street. The additional massing along Washington Street reflects what was already approved for the 160-unit scheme. The proposed amendment results in an overall increase of 1,970 sq. ft. to the 140-unit plan to accommodate the new layout but there is a total reduction of 14,575 sq. ft. compared with the approved 160-unit development option. The proposed amendment adds 170 sq. ft. of commercial square footage and relocates two at-grade parking stalls to the underground parking garage. In addition, the petitioner is requesting an amendment to Condition 24(i) to make the provision of a final Inclusionary Housing Plan and Affirmative Fair Marketing and Resident Selection Plan a condition precedent to the issuance of a temporary certificate of occupancy instead of a building permit at 22 Washington Terrace, 16-18 Washington Terrace, 10-12 Washington Terrace, 6-8 Washington Terrace, 875 Washington Street, 869 Washington Street, 867 Washington Street, 861-865 Washington Street, 857-859 Washington Street, 845-855 Washington Street, 245-261 Walnut Street, 241 Walnut Street, 22 Bailey Place, 14-18 Bailey Place, an unnumbered lot on Bailey Place, and the private way known as Bailey Place, also identified as Section 21, Block 29, Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, 21, 22, and 23, containing approximately 123,956 sq. ft of land in a district zoned BU1, BU2, Public Use (Board Order #95-17 approved for MU4 upon exercise of #96-17 Ref.: Sections 7.3, 7.4 of Chapter 30 of the City of Newton Revised Zoning Ordinances, 2015.

Respectfully submitted,

Greg Schwartz, Chair