



**REVISED**

11:57 am, Sep 17, 2018

**POSTED**  
City Clerk

## City Council Docket

**RECEIVED**

By City Clerk at 11:57 am, Sep 17, 2018

Sept 20: Land Use  
Sept 24: Zoning & Planning, Finance  
Sept 25: Land Use

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**Monday, September 17, 2018**

7:45 PM, Newton City Hall  
To be reported on  
Monday, October 1, 2018

### City of Newton

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

### Referred to Land Use Committee

**#478-18** **Request for an Extension of Time to Exercise Special Permit #361-16 at 642 Centre St**  
LISA AND JOSH SCHWARZBERG petition for an EXTENSION OF TIME to EXERCISE SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 1,087 sq. ft. two-story addition to the front of house, resulting in an FAR of .49 where .38 exists and .39 is allowed. Said EXTENSION OF TIME to run from December 19, 2017 to December 19, 2018 at 642 Centre Street, Ward 1, Newton, on land known as SBL 72035 0002, containing approximately 9,600 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#### ***Public Hearing to be assigned for October 2, 2018***

**#479-18** **Special Permit to allow three-story structure and oversized dormer at 63 Cherry Street**  
LINO GONCALVES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raise the roof of the existing 2.5-story house and add oversized front and rear dormers to the attic level and creating a third story where 2.5 is allowed at 63 Cherry Street, Ward 3, West Newton, on land known as Section 34 Block 42 Lot 14, containing approximately 7,000 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3, 7.4, 3.1.3, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#### ***Public Hearing to be assigned for October 2, 2018***

**#480-18** **Special Permit to exceed FAR and extend non-conforming height at 44 Ballard Street**  
MELISSA FANG AND ANDREW HARGENS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to relocate an existing carriage house and attach it with a breezeway to a new multi-level principal structure addition, extending the nonconforming height and exceeding the FAR where .28 exists, .35 is allowed, and .36 is proposed at 44 Ballard Street, Ward 7, on land known as Section 73 Block 31 Lot 11 containing approximately

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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.

16,633 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

***Public Hearing to be assigned for October 9, 2018***

**#137-18**

**Petition to allow ~~18~~12-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~~three-story structure 41' in height, containing a ~~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 an 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 October 9, 2018***

**#481-18**

**Special Permit to amend Special Permit #176-16 and extend FAR at 47 Lewis Street**

KATHERINE GRENZEBACK AND RONAN WOLFSDORF petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE to amend Special Permit #176-16 to allow the addition of dormers to the attic level where 3.5 stories exist and 2.5 stories is allowed at 47 Lewis Street, Ward 1, Newton, on land known as Section 13 Block 02 Lot 20, containing approximately 10, 315 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.2.3, 3.2.11, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

***Public Hearing to be Reassigned for October 23, 2018***

**#420-18**

**Petition to allow multi-family dwellings at 424-432 Cherry Street**

DENNIS CAMERON/CRM MANAGEMENT, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert an existing single-family dwelling to a three-story, six residential unit building with ground floor units, to construct a second three-story, three residential unit building with ground floor units, to allow a reduction in the parking requirements to 1.25 per dwelling unit, to allow parking within 5' of a building with residential units, to allow a reduction in the minimum stall width, to waive perimeter landscape screening requirements and to waive lighting requirements in Ward 3, West Newton, at 424-432 Cherry Street, Section 33 Block 11 Lot 2, containing approximately 14,204 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 4.4.1, 4.1.2.B.3, 4.1.3, 5.1.4.A,

5.1.13, 5.1.8.A.2, 5.1.8.B.1, 5.1.9.A, 5.1.10.A of the City of Newton Rev Zoning Ord, 2017.

***Public Hearing to be assigned for October 23, 2018***

**#482-18**      **Special Permit to waive 17 parking stalls at 2330 Washington Street**  
ARTISAN CHILD CARE/CURTIS HOUSE, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow an increase in the number of teachers and children in the program by waiving 17 parking stalls at 2330 Washington Street, Ward 4, Newton Lower Falls, on land known as Section 42 Block 31 Lot 18, containing approximately 27,277 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3, 7.4, 5.1.4, 6.3.4.B.3.c of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

***Public Hearing to be assigned for October 23, 2018***

**#483-18**      **Petition to allow 20-unit multi-family dwelling at 182-184 & 166 California Street**  
LA&CA, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow the expansion of a nonconforming multi-family dwelling use by constructing a three-story multi-family development 32.6' in height in a manufacturing district with greater than 20,000 sq. ft. new gross floor area, allowing a nonconforming front setback, to allow a reduction of the requirement for parking to 1.25 stalls per unit, to waive maneuvering space for restricted parking stalls, to allow tandem parking and to allow retaining walls greater than four feet in height in the setback in Ward 1, Newton, at 182-184 California Street (Section 11 Block 12 Lot 12) and 166 California Street (Section 11 Block 12 Lot 13), containing approximately 18,121 sq. ft. of land in a district zoned MANUFACTURING. Ref: 7.3, 7.4, 4.4.1, 7.8.2.2, 4.3.2.B.1, 4.3.3, 7.8.2.C.2, 4.3.2.B.3, 5.1.4, 5.1.8.B.6, 5.1.13, 5.1.8.E.1, 5.4.2 of the City of Newton Rev Zoning Ord, 2017.

**Other Communications**

**#484-18**      **Appeal of decision of the Deputy Commissioner of Inspectional Services**  
ALEXANDER GENIN, 63 Botsford Road, Chestnut Hill, pursuant to M.G.L., Chapter 40A, §8, and 15 appealing the August 9, 2018 denial of a building permit for 11 Village Circle by the Commissioner of Inspectional Services for construction of a new single family dwelling. The appellant contends that the building permit was improperly denied as a result of an erroneous floor area ratio (FAR) calculation.

**#485-18**      **Appointment of School Committee Member Kathy Shields to the FAAC**  
SCHOOL COMMITTEE MEMBER KATHY SHIELDS appointed as a member of the FINANCIAL AUDIT ADVISORY COMMITTEE.

**#486-18**      **Newtonville Area Council filing its annual financial statement**  
NEWTONVILLE AREA COUNCIL submitting pursuant to Sec. 9-10 of the Charter its annual financial statements of its activities for Fiscal Year 2018.

- #487-18 Lateral Crossing for Pickwick Road**  
EATON HORTICULTURAL LANDSCAPE, INC. petitioning for a grant of location to install 75'± of conduit in PICKWICK ROAD from the property line at 100 Pickwick Road to an existing Comcast cable box on the easterly side of Pickwick Road.  
**Commissioner of Public Works Approved**

**Referred to Zoning & Planning Committee**

- #488-18 Adoption of the Climate Change Vulnerability Assessment and Action Plan**  
DIRECTOR OF PLANNING & DEVELOPMENT requesting discussion and adoption of the Climate Change Vulnerability Assessment and Action Plan as an amendment to the 2007 Newton Comprehensive Plan.

**Referred to Public Safety & Transportation Committee**

- #489-18 Traffic study and discussion of Angier School parking and traffic**  
COUNCILORS DOWNS, CROSSLEY, & RICE requesting a traffic study and discussion of parking and traffic at the arrival and dismissal times at the Angier Elementary School.

**Referred to Public Facilities Committee**

- #490-18 Mayor's appointment of Karen Slote to the Solid Waste Commission**  
KAREN SLOTE, 117 Garland Road Newton Centre, appointed as a member of the SOLID WASTE COMMISSION for a term to expire September 30, 2021. (60 days: 11/16/18)

- #491-18 Council President's appointment of Steven Siegal to the Design Review Committee**  
STEVEN SIEGAL, 160 Allen Avenue, Waban, appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire December 31, 2019.

- #492-18 Complete Streets Update to the Public Facilities Committee**  
THE PUBLIC FACILITIES COMMITTEE requesting an update on the Complete Streets Program pursuant to the City's Complete Streets Policy, Section C8.

**Referred to Finance Committee**

- #493-18 Authorization to enter into a 5-year contract for meter currency processing services**  
HER HONOR THE MAYOR requesting authorization to enter into a five-year contract for parking meter currency processing services.

**Referred to Public Facilities and Finance Committees**

**#494-18**

**\$500,000 bond authorization for air conditioning units at Carr School**

HER HONOR THE MAYOR requesting authorization to appropriate five hundred thousand dollars (\$500,000) from bonded indebtedness to fund the installation of air conditioning units at the Carr School.