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Land Use Committee Agenda

City of Newton In City Council

Tuesday, October 27, 2020

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, October 27, 2020 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/88091129752> or call 1-646-558-8656 and use the following Meeting ID: 880 9112 9752

Note: *The Committee will review a request for Consistency relative to Special Permit Board Order #80-11 for 68 Day Street. The request and plans are attached to the end of this agenda.*

#369-20 **Petition to exceed FAR at 18 Walter Street**

BARRY AND SUSAN BERGMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions totaling 128 sq. ft. including an elevator shaft at the rear of the dwelling and a second story laundry room over an existing mudroom, creating an FAR of .55 where .53 exists and .48 is allowed at 18 Walter Street, Ward 8, Newton Centre, on land known as Section 62 Block 24 Lot 17, containing approximately 4,950 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#368-20 **Petition to alter nonconforming height and exceed FAR at 14 Hollis Street**

HOLLIS REALTY LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing detached garage, construct a larger garage and addition to the rear of the existing dwelling, creating an FAR of .55 where .45 exists and .48 is allowed at 14 Hollis Street, Ward 1, Newton, on land known as Section 72 Block 06 Lot 21, containing approximately 9,811 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.2.3, 7.8.2.C.2, 3.2.11 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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.

#340-20 **Petition to allow three single-family attached dwelling units at 27 Winchester Road**
27 WINCHESTER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow three single-family attached dwelling units, relocating the existing dwelling and construction two additional units, to allow greater than 36' in height, to allow a driveway within 10' of the side lot line and to allow retaining walls of four feet or more in height within the setback at 27 Winchester Road, Ward 1, Newton, on land known as Section 13 Block 05 Lot 07, containing approximately 15,833 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#25-20 **Special Permit Petition to allow marijuana retailer at 1158 Beacon Street**
UNION TWIST, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a retail marijuana establishment, to waive the minimum driveway width for two-way traffic, to waive minimum driveway width by use of an easement, to waive perimeter screening requirements, to waive perimeter screening requirements by use of an easement, to allow parking in the side setback, and to waive lighting requirements at 1158 Beacon Street, Ward 6, Newton Highlands, on land known as Section 54 Block 22 Lot 49A, containing approximately 20,443 sq. ft. of space in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.10, 5.1.8.A.1, 5.1.6.A, 5.1.6.B, 5.1.13, 5.1.8.D.1, 5.1.9.A of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair