



RECEIVED

By City Clerk at 10:09 am, Sep 15, 2020

POSTED
City Clerk

City of Newton

Legal Notice

Tuesday, October 6, 2020

Public hearings will be held on Tuesday, October 6, 2020, at 7:00 PM, before the **Land Use Committee** of the **Newton City Council** and the **Planning and Development Board*** for the purpose of hearing the following petitions at which time all parties interested in the items shall be heard. Notice will be published Tuesday, September 22, 2020 and Tuesday, September 29, 2020 in The Boston Globe and Wednesday, September 30, 2020 in the Newton Tab, with a copy posted on the city's website at www.newtonma.gov and in a conspicuous place at Newton City Hall.

Please Note: Due to the COVID-19 state of emergency, this meeting will be virtual and can be attended by desktop, laptop, tablet or phone by visiting the following link:

<https://us02web.zoom.us/j/85319323396> or by calling +1 646 558 8656 US (New York) and using the Meeting ID: 853 1932 3396 a final agenda will be posted on Friday, October 2, 2020

<http://www.newtonma.gov/gov/aldermen/committees/landuse/2020.asp>. If the State of Emergency is terminated or if the Governor's Order suspending certain provisions of open meeting law is rescinded, this meeting will be held on the Second Floor of City Hall, 1000 Commonwealth Avenue, Newton. Please call the Clerk's office at 617-796-1210 for more information.

- #337-20** **Petition to allow business and accessory apartment in detached structure at 16 Hyde St**
RACHEL SEGALL AND JAMES HURLEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing detached garage and create a new detached accessory structure for a home business and accessory apartment at 16 Hyde Street, Ward 6, Newton Highlands, on land known as Section 52 Block 18 Lot 15, containing approximately 7,719 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 6.7.3.B.1.k.iv, 6.7.1.E.1, 6.7.1.E.5 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #319-20*** **Request to Rezone two parcels from BU-1 to MU-4 at 1149-1151 Walnut Street**
NEWTON WALNUT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone two parcels; 1149 Walnut Street (Section 52 Block 08 Lot 13) and 1151 Walnut Street (Section 52 Block 08 Lot 14) from BUSINESS USE 1 to MIXED USE 4.
- #320-20*** **Petition to allow 26-unit mixed use development at 1149-1151 Walnut Street**
NEWTON WALNUT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing buildings and construct a four-story mixed-use building up to 48' in height, containing 26 units and 23 parking stalls, to waive the minimum lot area per unit, to reduce the side setback requirement, to waive the requirement to use A-B+C formula to determine the parking requirement, to waive 24 parking stalls, to allow 1.25 parking stalls per unit, to allow parking in the side setback, to waive dimensional requirements for parking stalls, to allow restricted end stalls, to allow reduced aisle width, to waive perimeter landscaping requirements, to waive interior landscaping requirements and to waive lighting requirements at 1149-1151 Walnut Street, Ward 6, Newton Highlands, on land known as Section 52 Block 08 Lots 13 and 14, containing 13,200 sq. ft. in a district to be zoned MIXED USE 4 (currently zoned BUSINESS USE 2). Ref: Sec. 7.3.3, 7.4, 4.2.2.B.1, 4.2.2.A.2, 4.2.5.A.3, 4.2.2.B.3, 4.2.5.A.2, 4.2.5.A.4.b, 4.2.5.A.4,

5.1.3.B, 5.1.13, 5.1.4, 5.1.4.A, 5.1.8.A.1, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.C.1, 5.1.9.A, 5.1.9.B, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

#285-20 Petition to amend Council Orders #218-08 and #218-08(2) to allow education use and parking waiver at 141-145 California Street

MAZZI REALTY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Council Orders #215-08 and #215-08(2) to allow a for-profit educational use and reconfiguration of the parking stalls, to waive the requirement to use the formula for A-B+C parking, to waive ~~18~~ 22 parking stalls, to waive minimum stall dimensions, to waive minimum accessible stall dimensions, to allow restricted end stalls, to waive minimum aisle widths, to waive a minimum driveway width, to waive perimeter landscaping requirements, to waive interior landscaping requirements, to waive lighting requirements for parking areas ~~and to waive bicycle parking requirements~~ at 141-145 California Street, Ward 1, Newton, on land known as Section 11 Block 01 Lots 01A, containing approximately 65,568 sq. ft. of land in a district zoned MANUFACTURING. Ref: Sec. 7.3.3, 7.4, 4.4.1, 5.1.3.B, 5.1.13, 5.1.4, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.B.6, 5.1.8.C.1, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A, ~~5.1.11~~ of the City of Newton Rev Zoning Ord, 2017.
