



Land Use Committee Agenda

City of Newton
In City Council

RECEIVED

By City Clerk at 3:41 pm, Dec 04, 2020

Tuesday, December 8, 2020

POSTED
City Clerk

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, December 8, 2020 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/83150898332> or call 1-646-558-8656 and use the following Meeting ID: 831 5089 8332

#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 front setback, to allow parking within 5' of a building containing dwelling units, to allow a reduction in the minimum width of an entrance/exit drive, to allow a reduction in the minimum width of maneuvering aisles and to waive lighting requirements in Ward, 1, Newton, at 189-193 Adams Court, Section 14 Block 15 Lot 39, Section 14 Block 15 Lot 39 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.2, 5.1.8.C.1, 5.1.8.C.2, 5.1.8.D.1, 5.1.10.A, 5.11.4, 5.11.15, 4.1.2 of the City of Newton Rev Zoning Ord, 2017.

Please see the attached Request to Withdraw without Prejudice

#440-20

Petition to extend nonconformities at 45-47 Forest Street

ELORA CHOWDHURY AND ALOK KAPOOR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to replace an existing screen porch of the rear of the dwelling, extending the non-conforming two-family use in the SR2 district and increasing the nonconforming lot coverage at 45-47 Forest Street, Ward 6, Newton Highlands, on land known as Section 52 BLOCK 05 Lot 01A, containing approximately 10,469 sq. ft. of land in a district zoned SINGLE

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.

RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.

- #441-20** **Petition to waive 5 parking stalls and dimensional standards at 66 Winchester Street**
WINCHESTER 66 LLC., petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a waiver of five parking stalls and reconfiguration of the parking area, to allow parking within the front and side setbacks and to waive the minimum driveway widths at 66 Winchester Street, Ward 5, Newton Highlands, on land known as Section 83 Block 03 Lot 46, containing approximately 20,059 sq. ft. of land in a district zoned MULTI USE 2. Ref: Sec. 7.3.3, 7.4, 5.1.4.A, 5.1.13, 4.2.3, 5.1.7.A, 5.1.7.C of the City of Newton Rev Zoning Ord, 2017.
- #24-20** **Petition to allow for-profit educational use at 66 Winchester Street**
OLYMPIA FENCING CENTER, INC./WINCHESTER 66 LLC., petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a for-profit educational use in 6,750 sq. ft. of the existing building at 66 Winchester Street, Ward 5, Newton Highlands, on land known as Section 83 Block 03 Lot 46, containing approximately 20,059 sq. ft. of land in a district zoned MULTI USE 2. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.3.14.B.2 of the City of Newton Rev Zoning Ord, 2017.
- #70-20** **Petition to amend Special Permit Order #106-07 at 349 Dedham Street**
CHABAD LUBAVITCH, INC./BETH MENACHEM CHABAD petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #106-07 to increase the number of allowable nursery students to 41, to allow parking in the front setback and to reduce the minimum open space at the site at 349 Dedham Street, Ward 8, on land known as Section 83 Block 36A Lot 01, containing approximately 33,697 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. Dover Waiver, 7.3.3, 7.4, 5.1.8.A.1, 5.1.13, 3.1.6 of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair