



City Council Docket



Sept 19: Real Property Reuse
Sept 25: Zoning & Planning; Finance
Sept 26: Land Use

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Monday, September 18, 2017

7:45 PM, Newton City Hall
To be reported on
Monday, October 2, 2017

City of Newton In City Council to be Accepted and Referred to Committee

Public Hearing to be assigned for October 3, 2017

#283-17 Special Permit Petition to increase nonconforming FAR at 715 Commonwealth Ave
DAVID BORUCHOFF petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct three additions including a mudroom, a second floor addition over an existing porch and extension of a kitchen, further extending the nonconforming FAR from .40 to .44 where .39 is allowed at 715 Commonwealth Avenue, Ward 8, on land known as Section 13, Block 33, Lot 08, containing approximately 9,105 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for October 24, 2017

#282-17 Special Permit to exceed FAR at 45 Chester Street
JEFFREY AND JUSTINE COHEN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing detached garage structure and rear portion of the dwelling and replace it with a two-car attached garage, mudroom, living space and a rear pool, creating an FAR of .37 where .21 exists and .33 is allowed at 45 Chester Street, Ward 6, Newton Highlands, on land known as Section 52, Lot 03 Block 08, containing approximately 19,800 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.9 of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for October 24, 2017

#49-16(2) Petition to amend Board Order #49-16 at 103 Court Street (including 15 Wilton Road)
ALAN AND BARBARA QUEBEC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Board Order #49-16 to allow for changes to the site plan at 103 Court Street, Ward 2, on land known as Section 23, Block 16, Lots 36 and 36A containing

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: fairley@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.

approximately 22,848 sq. ft. of land in a district zoned MR1. Ref: 7.3.3, 7.4, of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for October 24, 2017

#132-14(2) Special Permit Petition to amend Board Order #132-14 at 49 Winchester Street

THE CREATIVE KIDS STUDIO, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Board Order #132-14 to allow parking within the front setback and waive the requirement for outdoor play area screening at 49 Winchester Street, Ward 8, on land known as Section 51, Block 28, Lot 30, containing approximately 79,500 sq. ft. of land in a district zoned MULTI USE 1. Ref: Sec. 7.3.3, 7.4, 5.1.8.A.1, 7.8.2.C.2, 6.3.4.B.3 of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for October 24, 2017

#284-17 Request to Rezone three parcels on Langley Road

LANGLEY MONTROSE LLC AND LANGLEY FARLOW LLC petition for a change of zone to MR-3 for land located at 392-396 Langley Road(MR-2; Parcel 1), 400 Langley Road (MR-2; Parcel 2), and 402-404 Langley Road (BU-1; Parcel 3), also identified as Section 65, Block 010, Lots 001, 008, 030.

Public Hearing to be assigned for October 24, 2017

#285-17 Special Permit to allow multi-family on Langley Road

LANGLEY MONTROSE LLC AND LANGLEY FARLOW LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to develop 20,000+ sq. ft. of gross square area by razing the existing two-family at 400 Langley and constructing a three-story, 20-unit multi-family apartment building, legitimize a nonconforming deck and setback at 402-404 Langley Road, a reduction of parking to 1.25 stalls per unit or 83 stalls, parking in the side setback, a waiver of dimensional requirements for parking, a waiver for requirements for end stalls, a waiver for the minimum aisle width, a waiver of perimeter screening and interior landscaping requirements, a waiver for lighting and surfacing requirements and a waiver to allow multi-family dwellings in the MR-3 zone, at 392-396, 400, 402-404 Langley Road, Ward 6, containing approximately 79,636 sq. ft. of land in a district zoned MR-2 and BU-1. Ref: 7.3.3, 7.4, 7.3, 5.1.13, 3.4.1, 4.1.2.B.1, 5.1.4, 5.1.8.A, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.C.2, 5.1.9.A, 5.1.9.B, 5.1.10, and 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.

Other Communications

ZBA Decision 01-16(2) 1521 Beacon Street

1521 BEACON STREET LLC, pursuant to Massachusetts General law Chapter 40B, requesting modification of the Comprehensive Permit previously issued to Waban AMA Realty Ventures LLC for the construction of eight rental units (6 market rate and 2

affordable) located at 1521 Beacon Street, Waban. The requested modification is to change the housing tenure of all eight units from rental to ownership.

- #286-17** **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 2017.

Referred to Zoning & Planning Committee

- #287-17** **Mayor's appointment of Jean Wood to the Economic Development Commission**
JEAN WOOD, 90 Forest Avenue, West Newton appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
- #288-17** **Mayor's re-appointment of Jane Ives to the Economic Development Commission**
JANE IVES, 34 Lucille Place, Newton Upper Falls, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
- #289-17** **Mayor's re-appointment of Stephen Feller to the Economic Development Commission**
STEPHEN FELLER, 104 Harvard Street, Newtonville, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
- #290-17** **Mayor's re-appointment of Howard Barnstone to the Economic Development Comm**
HOWARD BARNSTONE, 26 Brackett Road, Newton, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
- #291-17** **Mayor's re-appointment of Joyce Plotkin to the Economic Development Commission**
JOYCE PLOTKIN, 250 Hammond Pond Parkway, Chestnut Hill, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
- #292-17** **Mayor's re-appointment of Philip Plottel to the Economic Development Commission**
PHILIP PLOTTEL, 50 Roslyn Road, Waban, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
- #293-17** **Mayor's re-appointment of Peter Kai Jung Lew to the Economic Development Comm**
PETER KAI JUNG LEW, 61 West Pine Street, Auburndale, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

#294-17 **Acceptance of MGL to allow cooking facilities in lodging houses**
COUNCILORS CROSSLEY, HESS-MAHAN AND NORTON requesting to accept the provisions of MGL c. 140 Section 22A allowing cooking facilities in Lodging Houses on a limited basis.

#295-17 **Zoning Amendment for a Shared Parking Pilot Program**
DIRECTOR OF PLANNING AND COMMISSIONER OF PUBLIC WORKS requesting amendments to Chapter 30, Zoning Ordinance, to allow for non-accessory parking in accordance with a Shared Parking Pilot Program. [09/11/17 @ 4:28 PM]

Referred to Programs & Services Committee

#296-17 **Mayor's appointment of Ethan Tiefer to the Newton Commonwealth Foundation**
ETHAN TIEGER, 43 Algonquin Road, Chestnut Hill, appointed as a member of the NEWTON COMMONWEALTH FOUNDATION for a term to expire December 31, 2020. (60 DAYS 11/17/17) 09/08/17 @ 9:11 AM]

#297-17 **Requesting Purple Heart Designation for the City of Newton**
COUNCILORS YATES, COTE, FULLER, DANBERG AND NORTON requesting that the Veteran's Agent and the Executive Office take all necessary steps to designate Newton as a Purple Heart City. [09/05/17 @ 7:08PM]

#298-17 **Requesting feasibility report on establishing Summer Food Service Program**
COUNCILORS YATES, FULLER, NORTON AND SANGIOLO requesting His Honor the Mayor report to the City Council and the School Committee on the feasibility of establishing a Summer Food Service Program in Newton and to implement and application for such program. [09/06/17 @ 2:28PM]

#299-17 **Rules change to close docket items at the end of term**
CITY CLERK requesting to amend the City Council Rules to close docket items that have not made their way through the Council by the end of a term, thereby eliminating the creation of a Referral Docket, similar to state and federal legislature's procedure. [09/11/17 @ 11:42 AM]

Referred to Public Facilities Committee

#300-17 **Mayor's re-appointment of Marian Rambelle to the Solid Waste Commission**
MARIAN RAMBELL, 2 Harrington Street, Newtonville, re-appointed as a member of the Solid Waste Commission for a term to expire October 31, 2020. (60 days 11/17/17) 09/08/17 @ 9:11 AM]

Public Hearing to be assigned for October 2, 2017

#301-17 Verizon petition for grant of location on Carlson Avenue

VERIZON petition for a grant of location to relocate JO pole #T-1105-1 to the northwesterly side of Carlson Avenue approximately 113'± southwesterly to Dedham Street. [(Ward 8) 09/01/2017 @3:02 PM]

Public Hearing to be assigned for October 4, 2017

#302-17 Verizon petition for grant of location Windsor Road

VERIZON petition for a grant of location to install one new Pole (P.469/20S) on the northerly side of Windsor Road 500'± from Kent Road, to remove a guy wire from a tree. [(Ward 5) 09/11/2017 @11:30 PM]