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PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: June 1, 2018
MEETING DATE: June 5, 2018
TO: Land Use Committee of the City Council
FROM: Barney S. Heath, Director of Planning and Development
Jennifer Caira, Chief Planner for Current Planning
Michael Gleba, Senior Planner
CC: Petitioner

In response to questions raised at the City Council public hearing, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the Land Use Committee public hearing.

PETITION #215-18

156 Otis Street

Request for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a rear lot subdivision to create two lots, raze the existing single-family dwelling and construct single-family dwellings on each lot.

The Land Use Committee (the "Committee") opened the public hearing on May 8, 2018 and continued it to June 5, 2018. This memo reflects revised plans and additional information submitted by the petitioner as of June 1, 2018, as addressed to the Planning Department.

The property at 156 Otis Street consists of a 43,700 square foot lot in a Single Residence 2 (SR2) district improved with a single-family dwelling built in 1955. The applicant proposes to raze the existing single-family dwelling and divide the property into two lots, creating a rear lot subdivision. A new single-family dwelling is proposed on each of the two lots, one containing 5,977 square feet of floor area, the other containing 4,823 square feet of floor area. Each would include a basement level two-car garage.

In response to comments from the May 8th public hearing, the petitioner submitted additional information on June 1st. Planning staff will review this material in advance of the June 5th working session and has asked the petitioner to be prepared to discuss at that session.