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James Freas  
Acting Director

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## PUBLIC HEARING/WORKING SESSION MEMORANDUM

**DATE:** January 23, 2015  
**MEETING DATE:** January 27, 2015  
**TO:** Land Use Committee of the Board of Aldermen  
**FROM:** James Freas, Acting Director of Planning and Development  
Alexandra Ananth, Chief Planner for Current Planning  
**CC:** Petitioner

In response to questions raised at the Land Use Committee public hearings, and/or staff technical reviews, 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 public hearing.

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### PETITION #366-14

143 Lincoln Street

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Request for Special Permit/Site Plan Approval to allow the expansion of an existing two-family, which is a nonconforming use in the single residence district.

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The Land Use Committee (Committee) held a public hearing on December 9, 2014. The Planning Department has received the following information in response to questions raised at the public hearing

**Project Update.** The petitioner submitted revised plans that are responsive to concerns raised at the public hearing, including a reduction to the size of the proposed project. Unit A has been reduced from 3,038 square feet to 1,909 square feet and Unit B has been reduced from 2,801 square feet to 2,265 square feet. The petitioner has also revised plans for the parking, which is no longer below the structure and in a freestanding carport. Current plans include a two car garage with carports on each side so that each unit has two sheltered parking stalls. The total mass of the structures has been reduced from 5,839 to 4,175 square feet (FAR=.35), which is just under the maximum allowed FAR of .36 or 4,239 square feet. The resulting changes to the structure significantly reduce the length and width of the proposed expanded structure. The Planning Department is supportive of the proposed changes to parking but recommends the petitioner consider minimizing the amount of bituminous paving by adding pavers to the driveway wings.

**Landscape Plan.** The petitioner is not removing any trees in order to accommodate the proposed expansion. The petitioner submitted an illustrative site plan that shows the addition of proposed landscaping, including a mix of new deciduous and evergreen trees that appear to be well placed to help screen the proposed addition. At this point the Planning Department has no concerns with the proposed landscape plan.

**Recommendation**

Based on the supplemental information submitted by the petitioner the Planning Department believes the petition is complete, and that issues raised by the Engineering Division of Public Works can be addressed prior to building permit. The Planning Department therefore recommends approval with conditions.