



# PLANNING & DEVELOPMENT BOARD JOINT MEETING WITH LAND USE COMMITTEE MEETING MINUTES

November 5, 2020

## Members Present:

Peter Doeringer, Chair  
Kelley Brown  
Sonia Parisca  
Chris Steele  
Kevin McCormick  
James Robertson

**Land Use Committee Members Present:** Councilors Lipof (Chair), Kelley, Greenberg, Markiewicz, Downs, Bowman, Laredo

## Staff Present:

Barney Heath, Director of Planning and Development  
Neil Cronin, Chief Planner  
Jonah Temple, Associate City Solicitor  
Katie Whewell, Senior Planner

Meeting held virtually by Zoom Meeting

## 1. Public Hearing on Land Use Committee docket items #319-20 and #320-20, Rezoning Request for 1149-1151 Walnut Street.

The Planning & Development Board joined the Land Use Committee for items #319-20 and #320-20.

**#319-20** Request to Rezone two parcels from BU-2 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 2 to MIXED USE 4.

**Action:** Land Use Held; Public Hearing Continued

**#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.

Ruthanne Fuller  
Mayor

Barney Heath  
Director  
Planning & Development

## Members

Peter Doeringer, Chair  
Kelley Brown, Member  
Sudha Maheshwari, Member  
Jennifer Molinsky, Member  
Sonia Parisca, Vice Chair  
Chris Steele, Member  
Barney Heath, *ex officio*  
Kevin McCormick, Alternate  
James Robertson, Alternate

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Chair Lipoff explained that the petitioner is revising the special permit plans relative to items #319- 20 and #320- 20. The Land Use Committee and Planning and Development Board opened the public hearings and invited members of the public to speak, noting that the petitioner will be submitting a revised plan at a future date. No members of the public wished to speak.

Councilor Laredo motioned to hold items #319- 20 and #230-20 which carried unanimously. The Planning and Development Board voted unanimously in favor of holding the public hearing open.

## **2. Adjournment**

The meeting for the Planning & Development Board was adjourned at 8:45pm.