



CITY OF NEWTON, MASSACHUSETTS

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Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS

Adrianna Henriquez, Board Clerk

The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, January 27, 2021 at 7:00 pm. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following meeting ID: 842 0705 1653.

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us, click “Join a Meeting” and enter the following Meeting ID: 842 0705 1653. Alternatively, the direct Zoom link to the meeting is <https://us02web.zoom.us/j/84207051653>

To dial into the meeting via telephone, call in by dialing 1-646-558-8656 and use the Meeting ID: 842 0705 1653#

AGENDA

REVISED 01/25/2021

A public meeting of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, January 27, 2021 at 6:45 p.m. on the following petitions:

1. Elections; discuss and/or adopt changes to the City of Newton Rules of the Zoning Board of Appeals, effective January 1, 2019; any necessary briefing from the Law Department about items in litigation

A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, January 27, 2021 at 7:00 p.m. on the following petitions:

1. **#07-20** Bruce Leslie of 141 Aspen Avenue, Kathryn and Norman Thibeault of 66 Forest Avenue, Mandeep Sawhney and Suruchi Kaul of 52 Forest Avenue, and Thomas Fulchino of 150 Aspen Avenue, Newton, Massachusetts, pursuant to M.G.L. c. 40A, § 8, and 15, appealing the November 16, 2020 issuance of a building permit by the Commissioner of Inspectional Services for the installation of four 70 foot tall sports lighting poles at 70 Studio Road, Newton, Massachusetts. The subject property is located at 70 Studio Road, Newton, Massachusetts and is located in a Single-Residence 1 (SR-1) District.
2. **#03-83** and **#17-96** 2Life Coleman Limited Partnership f/k/a Jewish Community Housing for the Elderly Coleman Limited Partnership, 2Life Communities Inc. f/k/a Jewish Community Housing for the Elderly III, Inc., requesting to change the details of Comprehensive Permits previously granted to the applicant on March 8, 1983, and on July 23, 1996, for a project located at **677 Winchester Street**. The applicant proposes to construct an approximately

1000 square foot addition to Coleman I and II to be built on the existing outdoor patio and which is to include a new, accessible entrance. The applicant also proposes to improve existing outdoor space at the main entrance to serve as a replacement patio. This item will be heard for the purpose of determining whether the proposed changes to the Comprehensive Permits are substantial or insubstantial.

3. Review and approval of minutes for September 23, 2020 meeting.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.