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Land Use Committee Agenda

City of Newton In City Council

Tuesday, February 9, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, February 9, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/81652739516> or call 1-646-558-8656 and use the following Meeting ID: 816 5273 9516

- #32-21** **Petition to allow single-family attached dwellings at 63-65 Broadway**
GILBERT AND DEBORAH HO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow three single-family attached dwelling units, to waive side setback requirements, to allow parking in the front setback, to allow parking within 20' and a driveway within 10' of a side setback at 63-65 Broadway, Ward 1, Newtonville, on land known as Section 53 Block 33 Lot 04, containing approximately 18,000 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref. Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 5.1.7.A, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #33-21** **Petition to allow a lab and research facility at 275 Grove Street**
ALEXANDRIA REAL ESTATE EQUITIES, INC/ARE-MA REGION NO 76 petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow operation of a laboratory and research facility in 62,531 sq. ft. of space within the building at 275 Grove Street, Ward 4, Auburndale, on land known as Section 43 Block 29 Lot 24, containing approximately 487,578 sq. ft. of land in a district zoned BUSINESS USE 4. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.5.9.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- 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.

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: 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.

#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.

Respectfully Submitted,

Richard A. Lipof, Chair