

**REVISED**

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City Clerk

**CITY OF NEWTON, MASSACHUSETTS**



Ruthanne Fuller  
Mayor

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**ZONING BOARD OF APPEALS**  
Adrianna Henriquez, Board Clerk

**RECEIVED**

*By City Clerk at 3:09 pm, Feb 19, 2021*

**The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, February 24, 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](http://www.zoom.us). At the above date and time, click on “Join a Meeting” and enter the following meeting ID: 842 942 8454.**

**To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](http://www.zoom.us), click “Join a Meeting” and enter the following Meeting ID: 842 942 8454. Alternatively, the direct Zoom link to the meeting is [https://us02web.zoom.us/j/842 942 8454](https://us02web.zoom.us/j/8429428454)**

**To dial into the meeting via telephone, call in by dialing 1-646-558-8656 and use the Meeting ID: 842 942 8454#**

**AGENDA**  
**REVISED 02/19/2021**

**A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, February 24, 2021 at 7:00 p.m. on the following petitions:**

- 1. #09-19** Dunstan East LLC requesting to change the details of the Comprehensive Permit previously granted to the applicant on July 8, 2020, for a project located at 1149, 1151, 1169, 1171-1173, 1179 and 1185 Washington Street, 12, 18, 24 and 25 Kempton Place, and 32 and 34 Dunstan Street. The applicant proposes to increase the unit count by four units, increase the parking count by two stalls, reduce the building square footage by 991 feet, reduce the retail square footage by 2,596 square feet, adjust the building entrances, and reconfigure the design of the Kempton Place. This item will be heard for the purpose of determining whether the proposed changes to the Comprehensive Permit are substantial or insubstantial.
- 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 remove all air conditioning units and install VRF simultaneous heating and cooling system. The applicant also proposes to update the façade. This item will be heard for the purpose of determining whether the proposed changes to the Comprehensive Permits are substantial or insubstantial.
- 3. #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.

4. Review and approval of minutes for December 2, 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](mailto: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.