



Land Use Committee Agenda

City of Newton In City Council

Tuesday, April 6, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, March 23, 2021 at 7:00 pm. To view this meeting using Zoom use this link:

<https://us02web.zoom.us/j/89524321723> or call 1-646-558-8656 and use the following Meeting ID: 895 2432 1723

- #89-21** **Petition to amend special permit Council Order #566-18 at 432 Cherry Street**
DENNIS CAMERON/CRM MANAGEMENT, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Council Order #566-18 to maintain the existing office building, the change in use requires a waiver of four stalls at 424-432 Cherry Street, Section 33 Block 11 Lot 2, containing approximately 14,804 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 5.1.13, 5.1.4 of the City of Newton Rev Zoning Ord, 2017.
Please see the attached request for a continuance of the public hearing
- #88-21** **Petition to extend nonconforming front setback at 89 Pine Street**
ABHAY AND ROMA MAYUR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a front porch, extending the nonconforming front setback condition at 89 Pine Street, Ward 4, Auburndale, on land known as Section 44 Block 35 Lot 87, containing approximately 22,698 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #90-21** **Petition to allow single-family attached dwelling units at 145 Warren Street**
145 WARREN STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow four single-family attached dwellings in two buildings, to allow reduced side setbacks, to increase the allowed lot coverage, to allow a driveway within ten feet of the side lot line and to allow retaining walls greater than 4' within a setback, to waive the requirement for one accessible parking stall and to allow a reduced driveway width at 145 Warren Street,

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.

Ward 6, Newton Centre, on land known as Section 61 Block 39 Lot 10, containing approximately 23,399 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, 5.4.2.B, 5.1.8.B.3, 5.1.13, 5.1.8.D.1 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.

#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

RE: 424-432 Cherry Street

Terry Morris <tpmorris.landuse.law@comcast.net>

Wed 3/31/2021 12:57 PM

To: Katie Whewell <kwhewell@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>

Cc: 'ron jarek' <rjarek@hotmail.com>; Katy Hax Holmes <kholmes@newtonma.gov>; 'Mariana Dagatti' <mdagatti@mgdplus.com>; 'Dennis Cameron' <Dennis@eastwardcp.com>

[DO NOT OPEN links/attachments unless you are sure the content is safe. **]**

Hi Katie,

In light of the height discrepancy we are going to have to return to the Historical Commission to discuss the relative relationship between the two structures. Accordingly by copy of this email to Nadia I am requesting a continuation of the public hearing scheduled for next Tuesday April 6.

Be Well,

Terry

Terrence P. Morris, Esq.

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