

**REVISED**

1:38 pm, Apr 15, 2021

**POSTED**  
City Clerk

**CITY OF NEWTON, MASSACHUSETTS**



Ruthanne Fuller  
Mayor

City Hall  
1000 Commonwealth Avenue, Newton, MA 02459-1440  
Telephone: (617) 796-1060 Fax: (617) 796-1086  
[www.newtonma.gov](http://www.newtonma.gov)

**RECEIVED**

By City Clerk at 1:25 pm, Apr 15, 2021

**ZONING BOARD OF APPEALS**

Adrianna Henriquez, Board Clerk

**The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, April 28, 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 0705 1653.**

**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 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 4/15/2021**

**A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, April 28, 2021 at 7:00 p.m. on the following petitions:**

- 1. #01-21 Benjamin S. & Anna H. Moll of 11 Isabella Street, Boston, Massachusetts, requesting a variance from Section 3.1.3 & Section 7.6 of the Newton Zoning Ordinance to amend a previously granted variance and to exceed the maximum lot coverage. The subject property consists of a 11,879 square foot lot within a Multi-Residence 2 (MR-2) zoning district. The subject property is located at 266 Highland Avenue, Newton, Massachusetts and is located in a Single-Residence 1 (SR-1) District.**
- 2. #02-21 Steve and Ani Days of 55 Hagen Road, Newton, Massachusetts requesting a variance from Section 3.1.3 & Section 7.6 of the Newton Zoning Ordinance to allow a 23.2 foot front setback. The subject property consists of a 14,101 square foot lot within a Single-Residence 3 (SR-3) Zoning District. The subject property is located at 55 Hagen Road, Newton, Massachusetts and is located in a Single-Residence 1 (SR-3) District.**
- 3. #09-19(2) Dunstan East, LLC, applying to the Zoning Board of Appeals, pursuant to Massachusetts General Laws Chapter 40B, to amend and make substantial changes to the Comprehensive Permit previously granted to the applicant on July 8, 2020 for a project located in the Business 2 Zoning District at 1149, 1151, 1169, 1171-1173, 1179, and 1185 Washington Street, 12, 18, 24, and 25 Kempton Place, and 32 and 34 Dunstan Street in Newton, Massachusetts containing approximately 3.58 acres. The applicant proposes to incorporate the 6,983 square foot parcel located at 1157 Washington Street into the**

development parcel, demolish the building located at 1149 Washington Street, and increase the height of Building 3. The revised project will contain a 302-unit residential development, which includes 64 new units in Building 3, and 76 of the total number of units will be affordable. The revised project will contain approximately 5,821 square feet of retail space, and 338 parking stalls (42 of which are new).

4. Review and approval of minutes for February 24, 2021 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.