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## Land Use Committee Agenda

### City of Newton In City Council

Thursday, May 13, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Thursday, May 13, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/87306136542> or call 1-646-558-8656 and use the following Meeting ID: 873 0613 6542

- #123-21**      **Petition to exceed FAR at 9 Old Orchard Road**  
9 OLD ORCHARD RD LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the ceiling height in a single-story rear addition to create atria space and to enclose an existing breezeway, exceeding the allowable FAR of .28 at 9 Old Orchard Road, Ward 7, Chestnut Hill, on land known as Section 63 Block 16 Lot 21, containing approximately 7,650 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #124-21**      **Petition to allow three-story structure at 28 Harrington Street**  
DOMENICO TAMBASCIA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct dormers on the attic level that exceed 50% of the wall plane below and within 3' of the end wall in the attic level, creating a three-story structure in the MR3 zone at 28 Harrington Street, Ward 2, on land known as Section 21 Block 35 Lot 15, containing approximately 9,124 sq. ft. of land in a district zoned MULTI RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.2.3, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2017.
- #122-21**      **Petition to extend nonconforming two-family use at 9-11 Noble Street**  
JOHN CARUSO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct dormers in the attic level, extending the nonconforming two-family use at 9-11 Noble Street, Ward 3, West Newton, on land known as Section 44 Block 4 Lot 19, containing approximately 6,258 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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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](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.

**#125-21      Petition to allow marijuana retailer at 740 Beacon Street**

THE GREEN LADY DISPENSARY II, INC/740 BEACON STREET LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a recreational marijuana retail establishment, to allow parking in the side setback, to reduce dimensions for accessible parking stalls, to reduce the minimum aisle width for two-way traffic, to waive perimeter screening requirements and to waive lighting requirements at 740 Beacon Street, Ward 6, Newton Centre, on land known as Section 61 Block 38 Lot 5, containing approximately 10,969 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.8.A.1, 5.1.13, 5.1.8.B.4, 5.1.8.C.1, 5.1.9.A, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

**Respectfully Submitted,**

**Richard A. Lipof, Chair**