



**City of Newton**  
**Legal Notice**

**RECEIVED**

By City Clerk at 3:54 pm, May 20, 2021

**Tuesday, June 8, 2021**

Public hearings will be held on Tuesday, June 8, 2021, at 7:00 PM, before the **Land Use Committee** of the **Newton City Council** for the purpose of hearing the following petitions at which time all parties interested in the items shall be heard. Notice will be published Tuesday, May 25, 2021 and Tuesday, June 1, 2021 in The Boston Globe and Wednesday, June 2, 2021 in the Newton Tab, with a copy posted on the city's website at [www.newtonma.gov](http://www.newtonma.gov) and in a conspicuous place at Newton City Hall.

**Please Note: Due to the COVID-19 state of emergency, this meeting will be virtual and can be attended by desktop, laptop, tablet or phone by visiting the following link: <https://us02web.zoom.us/j/85123903321> or by calling +1 646 558 8656 US (New York) and using the Meeting ID: 851 2390 3321 a final agenda will be posted on Friday, June 4, 2021 at the following link: <https://www.newtonma.gov/government/city-clerk/city-council/-folder-1031> . If the State of Emergency is terminated or if the Governor's Order suspending certain provisions of open meeting law is rescinded, this meeting will be held on the Second Floor of City Hall, 1000 Commonwealth Avenue, Newton. Please call the Clerk's office at 617-796-1210 for more information.**

- #174-21      Petition further increase nonconforming FAR at 26 Alba Circle**  
SCOTT D. KRENTZMAN AND AMY S. KRENTZMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a single-story side addition, further increasing the non-conforming FAR at 26 Alba Circle, Ward 5, Waban, on land known as Section 72 Block 23 Lot 38B, containing 13,732 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #145-21      Petition to allow secondary sign at 2 Wells Ave**  
BRIGHT HORIZONS CHILDREN CENTERS/TWO WELLS AVE, LLC. EQUITY IND PARTNERS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 373 sq. ft. wall mounted secondary sign on the front façade at 2 Wells Avenue, Ward 8, Newton Centre, on land known as Section 84 Block 34 Lot 2K, containing approximately 436,175 sq. ft. of land in a district zoned LIMITED MANUFACTURING. Ref: 7.3.3, 7.4, 5.2.8, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.
- #146-21      Petition to exceed FAR at 20 Devon Road**  
SIMON AND LUCIA DOLAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an internal accessory apartment in a rear addition, exceeding the allowable FAR of at 20 Devon Road, Ward 6 Newton Centre, on land known as Section 61 Block 04 Lot 04, containing approximately 14,226 sq. ft. in a district zoned SINGLE RESIDENCE 2. 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.
- #147-21      Petition to allow for-profit education use at 60-64 Needham Street**  
KWANG H. CHA/SULLIVAN REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a for-profit education use in 3,500 sq. ft. of the existing building at 60-64 Needham Street, Ward 8, Newton Highlands, on land known as Section 83 Block 11

Lot 18, containing approximately 25,753 sq. ft. of space in a district zoned MIXED USE 2. Ref. Sec. 7.3.3, 7.4, 4.4.1, 6.3.14.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#148-21**

**Amended 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, to waive one parking stall and to allow a reduced driveway width at 145 Warren Street, 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, 5.1.4, 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.

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