



## Land Use Committee Agenda

### City of Newton In City Council

Tuesday, June 8, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, June 8, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/85123903321> or call 1-646-558-8656 and use the following Meeting ID: 851 2390 3321

**#176-19(3) Special Permit Petition to allow parking within the setback at 1188 Chestnut Street**

TARA POTTEBAUM AND DOUG ROONEY petition for an EXTENSION OF TIME to EXERCISE SPECIAL PERMIT/SITE PLAN APPROVAL for Council Order #176-19 approved on August 12, 2019 and FAR relief and dimensional parking relief at 1188 Chestnut Street, Ward 5, Newton Upper Falls, on land known as Section 51 Block 40 lot 22, containing approximately 5,807 sq. ft. in a district zoned MULTI RESIDENCE 1. Said EXTENSION OF TIME to run from August 12, 2021 to August 12, 2022. Ref: Sec. 7.3.3, 7.4, 3.2.3, 7.8.2.C.2, 5.1.7.A, 5.1.13, 3.2.11 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#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.

**#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,

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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.

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.

**#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.

**#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.

**Respectfully Submitted,**

**Richard A. Lipof, Chair**