



City of Newton

Legal Notice

Tuesday, June 29, 2021

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By City Clerk at 1:27 pm, Jun 04, 2021

POSTED
City Clerk

Public hearings will be held on Tuesday, June 29, 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, June 15, 2021 and Tuesday, June 22, 2021 in The Boston Globe and Wednesday, June 23, 2021 in the Newton Tab, with a copy posted on the city's website at www.newtonma.gov and in a conspicuous place at Newton City Hall.

Please Note: This meeting has been scheduled as an in-person meeting at City Hall (1000 Commonwealth Avenue, Newton, MA. 02459) because the Covid protocols for remote meeting attendance/participation will end on June 15, 2021, unless extended by state action. Please note that, if the protocols are extended, the meeting format may be changed at the direction of the chair from in-person only to a combination of in-person and remote attendance/participation allowed, or to remote attendance/participation only. In the event that this meeting is remote, please use the following link to attend: <https://us02web.zoom.us/j/86032715692>. Accordingly, prior to the meeting, please check the City's website for updated information on the meeting format and how you may attend/participate. You can also call the Clerk's Office for more information at 617-796-1210. The final agenda will be posted online on Friday, June 25, 2021 at: <https://www.newtonma.gov/government/city-clerk/city-council/friday-packet>.

- #211-21** **Petition to extend nonconforming FAR and third story at 43 Kenwood Avenue**
MARK AND MARTHA FISHMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a rear addition and construct an oversized dormer to the front façade, extending the nonconforming third story and the nonconforming FAR at 43 Kenwood Avenue, Ward 6, Newton Centre, on land known as Section 64 Block 20 Lot 22, containing approximately 10,652 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3, 7.4, 7.8.2.C.2, 3.1.9, 3.1.3, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2017.
- #71-20** **Amended Petition to allow 2734-unit multi-family dwelling at 1114 Beacon Street**
1114 BEACON STREET LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a ~~2734~~ 2734-unit multi-family dwelling greater than 20,000 sq. ft. of new gross floor area, a four-story structure up to 48' in height, to allow ground floor residential use, to allow an FAR of up to 2.0, a waiver for parking in the side setback, a waiver of the minimum stall depth requirements, relief to allow 1.25 parking stalls per unit, and a waiver of the sustainable design standards at 1114 Beacon Street, Ward 6, Newton Highlands, on land known as Section 54 Block 22 Lot 04, containing approximately 51,745 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 4.4.1, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 7.8.2.C.2, 5.1.4.A, 5.1.13, 5.1.7.A, 5.1.8.B.2, 5.1.8.D.2, 5.4.2.B, 5.12 of the City of Newton Rev Zoning Ord, 2017.

- #179-21** **Petition to allow 174-unit congregate living facility at 333 Nahanton Street/677 Winchester Street**
2LIFE HOLDINGS LLC/2LIFE COLEMAN LIMITED PARTNERSHIP petition for SPECIAL PERMIT/SITE PLAN APPROVAL to create a 6-acre development using land from 333 Nahanton Street to construct a 174-unit congregate living facility with amenity space, connected to the Coleman House via an enclosed walkway, on a new 218,583 subdivided portion of the lot, to determine density and dimensional controls, to allow assigned parking, to allow parking in the side setback, to allow parking within five feet of a building containing dwelling units, to allow reduced parking stall width and depth, to allow reduced accessible stalls, to allow reduced aisle width, to waive perimeter landscaping requirements, to waive lighting requirements for outdoor parking and to allow three years to exercise the special permit at 333 Nahanton Street and 677 Winchester Street, Ward 8, Newton Centre, on land known as Section 83 Block 35 Lots 04 and 04B, containing approximately 1,225,207 sq. ft. of land in a district zoned SINGLE RESIDENCE 1.f Ref: 7.3.3, 7.4, 7.3.2.E, 3.4.1, 3.2.2.A.3, 3.1.2.A.3, 5.1.3.E, 5.1.8.A.1, 5.1.8.A.2, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C.1, 5.1.9.A.1.i, 5.1.10.A.1 of the City of Newton Rev Zoning Ord, 2017.
- #201-21** **Petition to amend Special Permits at 333 Nahanton Street**
JEWISH COMMUNITY CENTERS OF GREATER BOSTON, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend special permit Council Orders #175-18, #147-79, #147-79(2), #292-93 to permit the sale of approximately 218,583 sq. ft. to 2Life Holdings to allow the construction of a congregate living facility, and to allow three years to exercise this amendment at 333 Nahanton Street, Ward 8, Newton Centre, on land known as Section 83 Block 35 Lots 04 and 04B, containing approximately 1,225,207 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 7.3.2.E, 3.4.1, 3.2.2.A.3, 3.1.2.A.3, 5.1.3.E, 5.1.8.A.1, 5.1.8.A.2, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C.1, 5.1.9.A.1.i, 5.1.10.A.1 of the City of Newton Rev Zoning Ord, 2017.
- #178-21** **Petition to allow marijuana retailer at 1158 Beacon Street**
UNION TWIST, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a retail marijuana establishment, to allow assigned parking, and to waive lighting requirements at 1158 Beacon Street, Ward 6, Newton Highlands, on land known as Section 54 Block 22 Lot 49A, containing approximately 20,443 sq. ft. of space in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.10, 5.1.3.E, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.
