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Land Use Committee Agenda

City of Newton In City Council

Tuesday, June 22, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, June 22, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/86462482117> or call 1-646-558-8656 and use the following Meeting ID: 864 6248 2117

- #210-21** **Petition to further increase nonconforming FAR at 290 Hartman Road**
VYACHESLAV FOS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct single-story rear additions, increasing the nonconforming FAR at 290 Hartman Road, Ward 8, Newton Centre, on land known as Section 2 Block 25 Lot 17, containing approximately 16,906 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.2 of the City of Newton Rev Zoning Ord, 2017.
- #177-21** **Petition to increase nonconforming FAR and allow three-story structure at 540 Dudley Road**
SHIVA KARIMI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second story within the footprint of the existing dwelling, increasing the nonconforming FAR and creating a three-story structure at 540 Dudley Road, Ward 8, Newton Centre, on land known as Section 82 Block 27 Lot 02, containing approximately 14,971 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. 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.
- #176-21** **Petition to waive five parking stalls at 47 Lincoln Street**
DENISE CROWE/HAMILTON LINEWT ASSOCIATES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive five parking stalls at 47 Lincoln Street, Ward 6, Newton Highlands, on land known as Section 52 Block 08 Lot 01, containing approximately 6,968 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

#175-21 Petition to allow for-profit educational use at 60, 66-68 Austin Street

THE RUSSIAN SCHOOL OF MATHEMATICS/L AND B REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a for-profit educational use in the office space located at 60 Austin Street, to alter a non-conforming non-accessory parking facility, to allow the parking requirements to be met off-site, to allow parking within the side and rear setbacks and within five feet of the street, to allow parking within five feet of dwelling units, to waive the minimum parking stall width and depth, to waive the minimum driveway width for one-way traffic, to waive perimeter screening requirements, to waive interior landscaping requirements and to waive lighting requirements at 60, 66-68 Austin Street, Ward 2, Newtonville, on land known as Section 24 Block 09 Lots 07 and 09, containing approximately 35,616 sq. ft. of land in a district zoned BUSINESS USE 5. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.3.14.B.2, 7.8.2.C.2, 5.1.16.A, 5.1.13, 5.1.8.A.1, 5.1.8.A.2, 5.1.8.B.1, 5.1.8.B.1, 5.1.8.D.1, 5.1.9.A, 5.1.9.B, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

**8:00 PM
Or Later**

#91-21 Zoning amendments for Riverside project

MD 399 GROVE OWNER, LLC/RAMIREZ CONCORD, LLC/BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY requesting amendments to Chapter 30, Newton Zoning Ordinance, in Sections 4.2.4 and 4.4.1 and 6.2.10 relative to the Mixed Use 3 District.

#27-20(2) Petition to amend Special Permit #27-20 for Mixed Use Transit Oriented Development at Riverside Station

MD 399 GROVE OWNER, LLC/RAMIREZ CONCORD, LLC/BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY TRANSPORTATION AUTHORITY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the Special permit site plan as approved by Council Order #27-20 to allow changes to: the square footage of all of the approved buildings, the heights of Buildings 1, 2, 3, 4, 7, 8, 9 and 10, the building footprints shown on the site plan, the open space as shown on the approved site plan, the Comprehensive Sign Package, all at 355 and 399 GROVE STREET on land known as Section 42, Block 11, Lots 3, 4 and 4A, containing approximately 13.05 acres of land in districts zoned Mixed Use 3 Transit Oriented (MU3). Ref: Sec. 4.2.3, 4.2.4, 7.3.3, 7.4, 7.3.5 of the City of Newton Revised Zoning Ordinance, 2017. Proposed Amendments are subject to the proposed text changes to the MU-3 zoning district.

Respectfully Submitted,

Richard A. Lipof, Chair