



## City of Newton

### Legal Notice

Tuesday, July 27, 2021

**RECEIVED**

By City Clerk at 3:08 pm, Jul 09, 2021

Public hearings will be held on Tuesday, July 27, 2021, at 6:00 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, July 13, 2021 and Tuesday, July 20, 2021 in The Boston Globe and Wednesday, July 21, 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: 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/83712145135> or by calling +1 646 558 8656 US (New York) and using the Meeting ID: 837 1214 5135 a final agenda will be posted on Friday, July 23, 2021 at the following link: <https://www.newtonma.gov/government/city-clerk/city-council/-folder-1031> . If the Governor's Order suspending certain provisions of open meeting law is rescinded, this meeting will be held on the Second Floor of City Hall, 1000 Commonwealth Avenue, Newton.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.**

- #219-21**      **Petition to allow retail drive-in business at 940 Boylston Street**  
MILDRED McMULLIN, TRUSTEE of MIL MAC TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to reconfigure the existing building and parking area to allow a drive-in establishment, to waive perimeter screening requirements and to waive outdoor lighting requirements at 940 Boylston Street, Ward 5, Newton Highlands, on land known as Section 51 Block 26 Lot 03, containing approximately 14,608 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.4.11, 5.1.9.A, 5.1.13, 5.10.A of the City of Newton Rev Zoning Ord, 2017.
- #218-21**      **Petition to extend nonconforming use at 38 Richardson Street**  
ALANA SHULAKOVA/BRADEN HOUSTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story rear addition, patios and increase the parking area, altering/extending the nonconforming multi-family use, to allow parking in the side setback, to allow parking within five feet of a building with dwelling units, to reduce the width of parking stalls, to reduce the minimum maneuvering aisle width, to reduce to the minimum width for entrance and exit drives for two-way traffic, to allow tandem parking stalls, to waive perimeter screening requirements, to waive outdoor lighting requirements and to waive striping requirements at 38 Richardson Street, Ward 1, Newton, on land known as Section 12 Block 13 Lot 7, containing approximately 9,370 sq. ft. of land in a district zoned MULTI RESIDENCE 2. 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.
- #214-21**      **Petition to allow extension of time to construct residences at Chestnut Hill Square**  
CHS COMMERCIAL OWNER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend special permit Board Order #214-10(2) in accordance with Condition 3 of the special permit conditions, to allow an extension of time to construct the residential

building to November 15, 2026 at 200-230 Boylston Street, Boylston Street, 7 Hammell Place LLC, 114 Florence Street and 146 Florence Street, Ward 7, Chestnut Hill, on land known as Section 82 Block 2 Lots 8, 9, 10, 11, 12, 13, 14, 15, 15A, 15B, 15C, 18, 29, 30, 32, containing approximately 245,000 sq. ft. of land in a district zoned BUSINESS USE 4. Ref: Sec. 7.3.3, 7.4, of the of the City of Newton Rev Zoning Ord, 2017.

**#215-21**

**Petition to amend Council Order #289-18 for Garden Remedies**

GARDEN REMEDIES, INC/697 WASHINGTON STREET REALTY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #289-18 to remove the appointment only conditions, amend the hours of operations to allow business operations, to remove the sign plan as a control document and to amend the site plan and landscape plan in Ward 2, Newton at 697 Washington Street (Section 23 Block 19 Lot 01B), 691 Washington Street (Section 23 Block 19 Lot 01A), 681 Washington Street (Section 23 Block 19 Lot 01) and 2 Court Street (Section 23 Block 19 Lot 23), containing approximately 16,669 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: 7.3.3, 7.4 of the City of Newton Rev Zoning Ord, 2017.

**#216-21**

**Petition to allow 12-unit multi family dwelling at 50 Jackson Street/383-387 Boylston St**  
BARBARA AND GERALD BARATZ REVOCABLE TRUSTS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish two commercial buildings and construct one, 12-unit, three-story, multi-family dwelling with a 23-parking stall underground parking spaces (1 accessible), to allow a ground floor residential use, to allow a building with more than 20,000 sq. ft., to allow a three-story structure with 36' in height, to allow an FAR of 1.5, to alter and extend a nonconforming side setback, to waive two parking stalls, to reduce the width of parking stalls, to allow a driveway width exceeding 25 feet and to allow a retaining wall greater than four feet in height within the setback at 50 Jackson Street/383-387 Boylston Street, Ward 6, Newton Centre, on land known as Section 65 Block 11 Lot 4, containing approximately 14,866 sq. ft. of land in a district zoned BUSINESS USE 1. 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, 5.1.13, 5.1.8.B.1, 5.1.8.D.2, 5.4.2 of the City of Newton Rev Zoning Ord, 2017.

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