



## Land Use Committee Agenda

### City of Newton In City Council

Tuesday, July 13, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, July 13, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/81796094259> or call 1-646-558-8656 and use the following Meeting ID: 817 9609 4259

- #212-21**      **Petition to extend nonconforming rear setback at 5 Dedham Street**  
YONGJIE YANG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct second-story rear additions, vertically extending the nonconforming rear setback at 5 Dedham Street, Ward 8, Newton Highlands, on land known as Section 83 Block 10 Lot 17, containing approximately 7,569 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 7.8.2.C.2, 3.1.3, 3.1.9 of the City of Newton Rev Zoning Ord, 2017.
- #213-21**      **Petition to alter and reconstruction nonconforming two-family at 2163 Comm Ave**  
KANE BUILT, INC./MICHAEL QUINN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the structure and construct a new two-family dwelling in a new configuration with four surface parking stalls at 2163 Commonwealth Avenue, Ward 4, Auburndale, on land known as Section 41 Block 18 Lot 0032 containing approximately 10,535 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3, 7.4, 7.8.2.c.2, 3.4.1 of the City of Newton Rev Zoning Ord, 2017.
- #217-21**      **Petition to allow retail drive-in at 1021 Boylston Street**  
1021 BOYLSTON STREET, LLC c/o JONATHAN BERNSTEIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to alter a nonconforming retail use to allow a retail drive-in business, to allow parking in the side and front setbacks and within five feet of the street, to allow a reduced required aisle width, to waive perimeter screening requirements and to waive outdoor lighting requirements at 1021 Boylston Street, Ward 5, Newton Highlands, on land known as Section 51 Block 26 Lot 03, containing approximately 17,280 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 7.8.2.C.2, 6.4.11 of the City of Newton Rev Zoning Ord, 2017.

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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.

**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**