



CITY OF NEWTON, MASSACHUSETTS

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RECEIVED

By City Clerk at 11:07 am, Jul 21, 2021

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS
Adrianna Henriquez, Board Clerk

The Zoning Board of Appeals will hold this meeting as both a virtual meeting and in-person at City Hall on Monday, August 9, 2021 at 7:00 pm.

To view and participate in this meeting using Zoom, click this link: <https://us02web.zoom.us/j/83974692244> or call 1-646-558-8656 and use the Meeting ID 839 7469 2244.

AGENDA

A public hearing of the Newton Zoning Board of Appeals will be held both virtually via Zoom and in-person on Monday, August 9, 2021 at 7:00 p.m. in the City Council Chambers, Room 207, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts on the following petitions:

- 1. #04-21** Bryan Gary and Pamela Stephenson of 81 Old Orchard Road, Newton, Massachusetts, pursuant to M.G.L. c. 40A, § 8, and 15, appealing the May 26, 2021 issuance of a building permit by the Commissioner of Inspectional Services for the construction of a structure within the rear and side setbacks at 45 Old England Road, Newton, Massachusetts. The subject property is located at 45 Old England Road and is located in a Single-Residence 1 (SR-1) District.
- 2. #09-19(2)** Dunstan East, LLC, applying to the Zoning Board of Appeals, pursuant to Massachusetts General Laws Chapter 40B, to amend and make substantial changes to the Comprehensive Permit previously granted to the applicant on July 8, 2020 for a project located in the Business 2 Zoning District at 1149, 1151, 1169, 1171-1173, 1179, and 1185 Washington Street, 12, 18, 24, and 25 Kempton Place, and 32 and 34 Dunstan Street in Newton, Massachusetts containing approximately 3.58 acres. The applicant proposes to incorporate the 6,983 square foot parcel located at 1157 Washington Street into the development parcel, demolish the building located at 1149 Washington Street, and increase the height of Building 3. The revised project will contain a 302-unit residential development, which includes 64 new units in Building 3, and 76 of the total number of units will be affordable. The revised project will contain approximately 5,821 square feet of retail space, and 338 parking stalls (42 of which are new).
- 3.** Review and approval of minutes for April 28, 2021 meeting.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.