



Land Use Committee Agenda

City of Newton In City Council

Tuesday, August 10, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, August 10, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/83550080143> or call 1-646-558-8656 and use the following Meeting ID: 835 5008 0143

#291-21

Request for Extension of Time to Exercise Special Permit #319-19

DANTE CAPASSO/PICARIELLO REALTY TRUST/DSP REALTY TRUST petition for an EXTENSION OF TIME to EXERCISE Special Permit Council Order #319-19 to allow a 24-unit multi-family dwelling with a below grade parking garage and surface stalls 51,870 sq. ft. of land at 15-21 Lexington Street, Ward 4, West Newton, on land known as Section 41 Block 35 Lots 2-5 in a district zoned SINGLE RESIDENCE 3 (to be rezoned to MU3). Ref: Sec. 7.3.3, 7.4, 3.4.1, 5.1.8.B.2, 5.1.13, 5.1.8.B.6, 5.1.9.A, 5.1.9.B, 5.1.10.A.1 of the City of Newton Revised Zoning Ord, 2017.

Note:

Please see the attached request for a consistency ruling relative to the Special Permit Board Order #190-12 for 429 Cherry Street. The petitioner is seeking a consistency ruling to allow for a change in the fencing materials indicated on the approved plans.

#262-21

Petition to allow ground floor residential use at 1295 Boylston Street

GUY COMPAGNONE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a ground floor single residential use in the existing dwelling at 1295 Boylston, Ward 5, Newton Upper Falls, on land known as Section 55 Block 54 Lot 15, containing approximately 2,452 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 4.4.1 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.

#261-21 Petition to increase nonconforming FAR at 44 Putnam Street
JASON RHODES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a detached structure with a first-story garage and living space above, to allow dormers exceeding 50% of the length of the exterior wall of the story below and to increase the nonconforming FAR at 44 Putnam, Ward 3, West Newton, on land known as Section 32 Block 07 Lot 16, containing approximately 18,193 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2017.

#122-21 Amended Petition to extend nonconforming two-family use at 9-11 Noble Street
JOHN CARUSO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct dormers in the attic level, extending the nonconforming two-family use and extending the nonconforming FAR at 9-11 Noble Street, Ward 3, West Newton, on land known as Section 44 Block 4 Lot 19, containing approximately 6,258 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#59-21 Petition to allow single-family attached dwellings at 1092-1094 Chestnut Street
RICHARD SEWELL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow four single-family attached dwelling units in two structure, and to reduce side and rear setback requirements at 1092-1094 Chestnut Street, Ward 5, Newton Upper Falls, on land known as Section 51 Block 41 Lot 04, containing approximately 20,291 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4 of the City of Newton Rev Zoning Ord, 2017.

The presentation and discussion for the following two items will be relative to Sustainability, Civil Engineering, Signage and Design Guidelines.

#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