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Land Use Committee Agenda

City of Newton In City Council

Monday, September 13, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Monday, September 13, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/81890892326> or call 1-646-558-8656 and use the following Meeting ID: 818 9089 2326

- #292-21** **Petition to allow free-standing sign at 431 Washington Street**
SUNRISE OF NEWTON PROPCO LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to install a 22.5 sq. ft. free-standing sign on the Washington Street frontage and to amend Special Permit Council Order #61-17 on the property located at 431 Washington Street, 29 Hovey Street and an unnumbered lot on Hovey Street in Ward 1, Newton, on land known as Section 12 Block 06 Lots 03, 04 and 05, containing approximately 66,909 sq. ft. in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 5.2.3, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.
- #295-21** **Petition to waive 2 parking stalls at 405-411 Watertown Street**
TIMOTHY DREHER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive 2 parking stalls to accommodate a new physical therapy office use in place of the former bank use at 405-411 Watertown Street, Ward 1, Newton, on land known as Section 14 Block 08 Lot 01, containing approximately 3,871 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.
- #179-21** **Petition to allow 174-unit congregate living facility at 333 Nahanton Street/677 Winchester Street**
2LIFE HOLDINGS LLC/2LIFE COLEMAN LIMITED PARTNERSHIP petition for SPECIAL PERMIT/SITE PLAN APPROVAL to create a 6-acre development using land from 333 Nahanton Street to construct a 174-unit congregate living facility with amenity space, connected to the Coleman House via an enclosed walkway, on a new 218,583 subdivided

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.

portion of the lot, to determine density and dimensional controls, to allow assigned parking, to allow parking in the side setback, to allow parking within five feet of a building containing dwelling units, to allow reduced parking stall width and depth, to allow reduced accessible stalls, to allow reduced aisle width, to waive perimeter landscaping requirements, to waive lighting requirements for outdoor parking and to allow three years to exercise the special permit at 333 Nahanton Street and 677 Winchester Street, Ward 8, Newton Centre, on land known as Section 83 Block 35 Lots 04 and 04B, containing approximately 1,225,207 sq. ft. of land in a district zoned SINGLE RESIDENCE 1.f Ref: 7.3.3, 7.4, 7.3.2.E, 3.4.1, 3.2.2.A.3, 3.1.2.A.3, 5.1.3.E, 5.1.8.A.1, 5.1.8.A.2, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C.1, 5.1.9.A.1.i, 5.1.10.A.1 of the City of Newton Rev Zoning Ord, 2017.

#201-21 Petition to amend Special Permits at 333 Nahanton Street

JEWISH COMMUNITY CENTERS OF GREATER BOSTON, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend special permit Council Orders #175-18, #147-79, #147-79(2), #292-93 to permit the sale of approximately 218,583 sq. ft. to 2Life Holdings to allow the construction of a congregate living facility, and to allow three years to exercise this amendment at 333 Nahanton Street, Ward 8, Newton Centre, on land known as Section 83 Block 35 Lots 04 and 04B, containing approximately 1,225,207 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 7.3.2.E, 3.4.1, 3.2.2.A.3, 3.1.2.A.3, 5.1.3.E, 5.1.8.A.1, 5.1.8.A.2, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C.1, 5.1.9.A.1.i, 5.1.10.A.1 of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair