



City Council Reports Docket

September 13: Land Use, Zoning & Planning,
Programs & Services, Public Facilities, Finance

Page 525
7:45 PM, Virtual
To be reported on
Monday, September 20, 2021

The City Council will hold this meeting as a virtual Zoom meeting on Monday, September 20, 2021, at 7:45 pm. To view this meeting use this link at the above date and time:

<https://us02web.zoom.us/j/89345834394>

One tap mobile

US: US: +13017158592,,89345834394#

Land line

US: +1 301 715 8592

Meeting ID: 893 4583 4394

You may also:

1. Watch a live broadcast of the meeting on NewTV's government channel (Comcast 9, RCN 13, 614(HD), Verizon 33).
2. Viewing a live stream on NewTV's Vimeo channel at: <https://vimeo.com/newtvgov>

City of Newton In City Council Items to be Acted Upon

Referred to Land Use Committee

Monday, September 13, 2021

Present: Councilors Lipof (Chair), Kelley, Greenberg, Lucas, Markiewicz, Downs, Bowman and Laredo

#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.

Land Use Approved 7-0 (Councilor Bowman not Voting) Public Hearing Closed
09/13/2021

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.

- #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.
Land Use Approved 8-0; Public Hearing Closed 09/13/2021
- #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 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.
Land Use Approved 8-0; Public Hearing Closed 09/13/2021
- #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.
Land Use Approved 8-0; Public Hearing Closed 09/13/2021

Referred to Zoning & Planning Committee

Monday, September 13, 2021

Present: Councilors Crossley (Chair), Albright, Leary, Wright, Baker, Krintzman, Danberg and Ryan; also present: Councilors Malakie, Oliver and Lucas

- #178-20 Adoption of the Open Space and Recreation Plan Update**
DIRECTOR OF PLANNING requesting discussion of the 2020-2027 Open Space and Recreation Plan, a letter stating that the Zoning and Planning Committee reviewed the Plan, and adoption of the plan as an amendment to the 2007 Comprehensive Plan.
Zoning & Planning Held 8-0 on 05/07/2020, Public Hearing Closed 05/07/2020
Zoning & Planning split the item into three parts on 05/19/2020
178-21(1) Send a letter to the State that it has reviewed the Open Space and Recreation Plan Approved by the Council on 06/08/2020
Zoning and Planning Approved 178-21(2) 8-0 on 09/13/2021 to Adopt the Open Space and Recreation Plan as an amendment to the 2007 Comprehensive Plan
Zoning and Planning Voted No Action Necessary on #178-21(3) (Further discussion on implementation for the 2020-2027 Open Space and Recreation Plan)
- #180-21 Requesting a review and possible amendments to Section 4.2.5(A)**
COUNCILORS LAREDO, LUCAS, LIPOF AND MARKIEWICZ requesting review of and possible amendments to Section 4.2.5(A) of the City of Newton Zoning Ordinance to clarify language concerning shadows and blocked views in the Mixed Use 4 district.
Zoning and Planning Held 8-0
- #88-20 Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.
Zoning & Planning Held on 01/27/20, 02/10/20, 02/24/20, 03/09/20, 03/23/20, 04/13/20, 04/27/20, 05/19/20, 06/01/20, 06/15/20, 06/29/20, 07/09/20, 07/16/20, 08/13/20, 09/14/20, 10/01/20, 10/15/20, 11/05/20, 11/09/20, 12/14/20, 02/22/21, 03/08/21, 05/24/21, 07/08/21
Zoning and Planning Held 8-0
- #326-21 Appointment of David Weinstein as an alternate member of the Newtonville HDC**
HER HONOR THE MAYOR appointing DAVID WEINSTEIN, 132 Cornell Street, Newton, MA. 02462 as an alternate member of the NEWTONVILLE HISTORIC DISTRICT COMMISSION for a term to expire on June 30, 2024. This appointment will substitute his appointment as a full member as approved by the Council on July 12, 2021. (60 Days: 10/08/21).
Zoning and Planning Approved 8-0

Referred to Programs & Services Committee

Monday, September 13, 2021

Present: Councilors Krintzman (Chair), Albright, Greenberg, Ryan, Humphrey, and Wright; absent: Councilors Baker and Noel

Referred to Programs & Services and Finance Committees

#348-21

Request to set salary for City Clerk/Clerk of the City Council

COUNCILORS ALBRIGHT, LIPOF AND KRINTZMAN requesting an amendment to Section 4-21(b) of the City of Newton Ordinances to set the salary for the City Clerk/Clerk of the Council.

Finance recommended approval of setting the salary for the City Clerk/Clerk of the Council at \$127,000 6-0 on 09/13/2021

Programs & Services Recommended Approval of setting the salary for the City Clerk/Clerk of the Council at \$127,000 6-0

Referred to Public Facilities Committee

Monday, September 13, 2021

Present: Councilors Leary (Chair), Laredo, Kelley, Kalis, and Crossley; also present: Councilors Oliver, Wright and Albright; absent: Councilors Gentile, Norton and Danberg

Referred to Public Facilities and Finance Committees

#349-21

Transfer \$181,550 to a Cheesecake Brook Bridge Repair Account

HER HONOR THE MAYOR requesting authorization to transfer the sum of one hundred eighty-one thousand five hundred and fifty dollars (\$181,550) from Acct #62A10498-579000 Stormwater Current Year Reserve to a Cheesecake Brook Bridge Repair Account.

Finance Approved 6-0 on 09/13/2021

Public Facilities Approved 5-0

Referred to Finance Committee

Monday, September 13, 2021

Present: Councilors Grossman (Chair), Humphrey, Noel, Kalis, Norton and Malakie; absent: Councilors Norton and Gentile

Referred to Public Facilities and Finance Committees

#349-21

Transfer \$181,550 to a Cheesecake Brook Bridge Repair Account

HER HONOR THE MAYOR requesting authorization to transfer the sum of one hundred eighty-one thousand five hundred and fifty dollars (\$181,550) from Acct #62A10498-579000 Stormwater Current Year Reserve to a Cheesecake Brook Bridge Repair Account.

Public Facilities Approved 5-0 on 09/13/2021

Finance Approved 6-0

- #319-21 Appropriate \$2,262.40 for a floating beach wheelchair at Crystal Lake**
HER HONOR THE MAYOR requesting authorization to appropriate and expend two thousand two hundred sixty-two dollars and forty cents (\$2,262.40) in Commission on Disability (COD) Fine Account funds for the purchase of a floating beach wheelchair for Crystal Lake.
Finance Approved 6-0
- #345-21 Acceptance of 15 picnic tables from Paddy’s Public House**
HER HONOR THE MAYOR requesting authorization to accept 15 picnic tables donated by Paddy’s Public House to the City for use by Parks, Recreation & Culture. The total value of the picnic tables is one thousand eight hundred seventy-five dollars (\$1,875) which represents the cost to construct the tables.
Finance Approved 6-0
- Referred to Programs & Services and Finance Committees**
- #348-21 Request to set salary for City Clerk/Clerk of the City Council**
COUNCILORS ALBRIGHT, LIPOF AND KRINTZMAN requesting an amendment to Section 4-21(b) of the City of Newton Ordinances to set the salary for the City Clerk/Clerk of the Council.
Programs & Services recommended approval of setting the salary for the City Clerk/Clerk of the Council at \$127,000 6-0 on 09/13/2021
Finance recommended approval of setting the salary for the City Clerk/Clerk of the Council at \$127,000 6-0
- #116-21 Discussion reviewing and confirming account designation and available funds**
FINANCE COMMITTEE request a discussion with the Comptroller, Chief Financial Officer, and Finance Committee Clerk regarding the process for reviewing and confirming account designation and available funds with respect to appropriation requests made to the Council.
Finance Voted No Action Necessary 6-0