



## Land Use Committee Agenda

### City of Newton In City Council

Tuesday, September 21, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, September 21, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/89108673997> or call 1-646-558-8656 and use the following Meeting ID: **891 0867 3997**

- #215-21**      **Petition to amend Council Order #289-18 for Garden Remedies**  
GARDEN REMEDIES, INC/697 WASHINGTON STREET REALTY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #289-18 to remove the appointment only conditions, amend the hours of operations to allow business operations, to remove the sign plan as a control document and to amend the site plan and landscape plan in Ward 2, Newton at 697 Washington Street (Section 23 Block 19 Lot 01B), 691 Washington Street (Section 23 Block 19 Lot 01A), 681 Washington Street (Section 23 Block 19 Lot 01) and 2 Court Street (Section 23 Block 19 Lot 23), containing approximately 16,669 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: 7.3.3, 7.4 of the City of Newton Rev Zoning Ord, 2017.
- #297-21**      **Petition to allow ground floor residential use and 2.5 story structure at 55 Colella Road**  
MICHAEL LOHIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a 2.5 story two-unit dwelling in excess of 24', with ground floor residential use and to allow parking within five feet of the street at 55 Colella Road, Ward 8, Newton Centre, on land known as Section 84 Block 15 Lot 01, containing approximately 7,541 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 4.4.1, 4.1.2.B.3, 4.1.3, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #294-21**      **Petition to allow detached accessory apartment at 39 Adella Avenue**  
NAOMI FRANKEL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow an accessory building with a ground floor area greater than 700 sq. ft., to allow a detached accessory apartment with reduced setbacks, to allow a dormer wider than 50% of the exterior wall

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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.

below and to allow a dormer within 3' of the intersection of the roof and the wall plane at 39 Adella Avenue, Ward 3, West Newton, on land known as Section 31 Block 13 Lot 02, containing approximately 10,000 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 6.7.1.E.1, 3.1.3, 6.7.1.E.5, 1.5.4.G.1.b, 1.5.4.G.1.c, 3.4.3.A.4 of the City of Newton Rev Zoning Ord, 2017.

**#298-21**      **Petition to extend nonconforming FAR and lot coverage at 158 Parmenter Road**  
RACHEL AND MARKO ROSENFELDT petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing detached garage and replace it with an attached garage and second story addition, increasing the non-conforming FAR and non-conforming lot coverage at 158 Parmenter Road, Ward 3, West Newton, on land known as Section 34 Block 47 Lot 01, containing approximately 4,990 sq. ft. 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 of the City of Newton Rev Zoning Ord, 2017.

**#293-21**      **Petition to allow 28-unit dwelling at 967 Washington, 92&96 Walker Street**  
ROGERS & COMPANY INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a 28-unit three-story multi-family dwelling with underground parking, to waive 26 parking stalls and to alter and extend a non-conforming front setback at 967 Washington Street, 92 and 96 Walker Street, Ward 2, Newtonville, on land known as Section 21 Block 33 Lots 1-3, containing approximately 34,210 sq. ft. of land in a district zoned MULTI RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.6, 7.8.2.C.2, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

**Respectfully Submitted,**

**Richard A. Lipof, Chair**