



# CITY OF NEWTON, MASSACHUSETTS

City Hall  
1000 Commonwealth Avenue, Newton, MA 02459-1449  
Telephone: (617) 796-1060 Fax: (617) 796-1086  
[www.newtonma.gov](http://www.newtonma.gov)

Ruthanne Fuller  
Mayor

**ZONING BOARD OF APPEALS**  
Adrianna Henriquez, Board Clerk

**The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, September 22, 2021 at 7:00 pm.**

**To view and participate in this meeting using Zoom, click this link: <https://us02web.zoom.us/j/84207051653> or call 1-646-558-8656 and use the Meeting ID 842 0705 1653.**

## AGENDA

**Revised 9/17/2021**

**A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, September 22, 2021 at 7:00 p.m. on the following petitions:**

- 1. #03-83(2) and #17-96(2)** 2Life Coleman Limited Partnership applying to the Zoning Board of Appeals, pursuant to Massachusetts General Laws Chapter 40B, to amend and make substantial changes to the Comprehensive Permits previously granted for construction of a two building, 146 unit project, collectively known as Coleman House, located at 677 Winchester Street, Newton Massachusetts. The applicant is seeking amendments to the prior Comprehensive Permits to permit the transfer of a 36,955 square foot portion of the Coleman House land, relocation of certain surface parking spaces, construction of a new building connector, and related dimensional relief in order to facilitate construction of a new development comprising 174 units of congregate housing.
- 2. #01-20** CPC Land Acquisition Company, LLC requesting to change the details of the Comprehensive Permit previously granted to the applicant on June 17, 2020, for a project located at 15 Riverdale Avenue in Newton, Massachusetts that consists of 51 affordable housing units. The applicant proposes to decrease the parking count by two stalls, replace the 53 undersized parking stalls with 51 larger parking spaces, expansion of two parking stalls, neighborhood and tenant amenity space relocation and alteration of the bicycle parking layout. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial.
- 3. #06-21** Marjorie S. Kern of 43 Philmore Road, Newton, Massachusetts, requesting to amend a previously granted variance (#12-02) to further exceed the maximum lot coverage required by Section 3.1.3 of the Newton Zoning Ordinance for the purpose of constructing a rear porch addition. The subject property consists of a 7,407 square foot lot located at 43 Philmore Road, Newton, Massachusetts within a Single-Residence 2 (SR-2) zoning district.
- 4. #05-21** Daniel L. Jackson and Martina T. Jackson of 115 Lowell Avenue, Newton, Massachusetts, pursuant to M.G.L. c. 40A, § 8, and 15, appealing the June 28, 2021 Notice of Violation issued by the Commissioner of Inspectional Services for a sign in violation of Section 5.2.6.7 of the Newton Zoning Ordinance at 115 Lowell Avenue, Newton, Massachusetts. The subject property consists of a 7,651 square foot lot located at 115 Lowell Avenue, Newton, Massachusetts within a Multi-Residence 1 (MR-1) zoning district.
- 5.** Review and approval of minutes for June 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](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.