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## Land Use Committee Agenda

### City of Newton In City Council

Tuesday, October 5, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, October 5, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/89411623223> or call 1-646-558-8656 and use the following Meeting ID: **894 1162 3223**

- #331-21**      **Petition to extend nonconforming FAR and lot coverage at 100 Exeter Street**  
DENNIS LINN/NEW ENGLAND SUNROOMS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a single-story rear addition, increasing the nonconforming FAR and lot coverage and further reducing the nonconforming open space at 100 Exeter Street, Ward 3, West Newton, on land known as Section 32 Block 28 Lot 01, containing approximately 15,740 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. 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.
- #303-21**      **Petition to increase non-conforming FAR at 107 Hobart Road**  
PAULITA DAVID petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow the construction of a two-story, 317 sq. ft. side addition, further increasing the nonconforming FAR at 107 Hobart Road, Ward 7 Newton Centre, on land known as Section 61 Block 06 Lot 01, containing approximately 10,729 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. 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.
- #33-21(3)**      **Petition to amend Order #33-21 to allow Lab and Research facility at 275 Grove Street**  
ALEXANDRIA REAL ESTATE EQUITIES, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Council Orders #40-97, #40-97(2) and #33-21 to amend the site plan, to allow a lab and research facility use and to allow height up to 96' and 8 stories at 275 Grove Street, Ward 4, Auburndale, on land known as Section 43 Block 29 Lot 24, containing approximately 487,578 sq. ft. of land in a district zoned BUSINESS USE 4. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.5.9.A, 4.1.3, 4.1.2.B.3 of the City of Newton Rev Zoning Ord, 2017.

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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.

**#304-21 Request to Rezone 11 Florence Street**

SUNRISE DEVELOPMENT, INC petition to rezone 11 Florence Street, known as section 82 Block 04 Lot 49 from MULTI RESIDENCE 1 to BUSINESS USE 2.

**#305-21 Petition to construct elderly housing with services at 11 Florence and 318 Boylston St**

SUNRISE DEVELOPMENT, INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to elderly housing with services, to allow a development in excess of 20,000 sq. ft., to allow a four-story building, to allow a retaining wall greater than 4' in height within a setback, to allow free-standing signs, to allow parking in the front setback, to reduce the required parking stall length, to waiver perimeter screening requirements and to waive one foot candle lighting at 11 Florence Street, Ward 8, Newton Centre, on land known as Section 82 Block 04 Lots 47 and 49, containing approximately 82,945 sq. ft. of land in a district zoned BU2 (318 Boylston Street) and MR1 (11 Florence Street, to be rezoned to BU2). Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.2.10, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 5.4.2.B, 5.1.8.A.1, 5.1.13, 5.1.9, 5.1.8.B.2, 5.1.10.A.1, 5.13, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

**Respectfully Submitted,**

**Richard A. Lipof, Chair**