



Land Use Committee Agenda

City of Newton In City Council

Thursday, November 4, 2021

6:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Thursday, November 4, 2021 at 6:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/83296956648> or call 1-646-558-8656 and use the following Meeting ID: **832 9695 6648**

- #382-21** **Petition to allow oversized dormer and increase nonconforming FAR at 9 Oak Terrace**
DEREK BLOOM petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a rear, oversized dormer, further increasing the nonconforming FAR at 109 Oak Terrace, Ward 5, Newton Highlands, on land known as Section 52 Block 01 Lot 02, containing approximately 4,633 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 1.5.4.G.2.b, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #360-21** **Petition to allow single-family attached dwellings at 50 Highland Avenue**
50 HIGHLAND REALTY LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an addition to the existing structure and a second two-unit structure, allowing four single-family attached dwelling units in two buildings, to allow reduced side and rear setbacks and to allow a driveway within ten feet of the side lot line, 50 Highland Avenue, Ward 2, on land known as Section 24 Block 11 Lot 34, containing approximately 22,738 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #29-21** **Amended Petition to allow single-family attached dwelling units at 145 Warren Street**
CIVICO DEVELOPMENT petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow five single-family attached dwellings, to allow reduced side setbacks, to increase the allowed lot coverage, to allow a driveway within ten feet of the side lot line, to allow retaining walls greater than 4' within a setback, to waive three parking stalls and to allow a reduced driveway width at 145 Warren Street, Ward 6, Newton Centre, on land known as Section 61 Block 39 Lot 10, containing approximately 23,399 sq. ft. of land in a district zoned MULTI

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.

RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, 5.1.4, 5.1.13, 5.1.8.D.1, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#125-21 Petition to allow marijuana retailer at 740 Beacon Street

THE GREEN LADY DISPENSARY II, INC/740 BEACON STREET LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a recreational marijuana retail establishment, to allow parking in the side setback, to reduce dimensions for accessible parking stalls, to reduce the minimum aisle width for two-way traffic, to waive perimeter screening requirements and to waive lighting requirements at 740 Beacon Street, Ward 6, Newton Centre, on land known as Section 61 Block 38 Lo 6, containing approximately 10,969 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.8.A.1, 5.1.13, 5.1.8.B.4, 5.1.8.C.1, 5.1.9.A, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

#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.

Public Hearing Closed 09/21/2021; Land Use Divided the Item into #215-21(A) Hours of Operation, #215-21(B) Removing Appointment Only, #215-21(C) Sign Plan and #215-21(D) Landscape Plan

#215-21(A) Hours of Operation - Land Use Approved 6-0

#215-21(B) Removing Appointment Only - Land Use Approved 3-2-1 (Councilors Greenberg and Lucas Opposed, Councilor Kelley abstaining)

#215-21(C) Sign Plan - Land Use Approval Failed to Carry 0-4-2 (Councilors Laredo, Lucas, Kelley and Greenberg Opposed, Councilors Downs and Lipof abstaining)

#215-21(D) Landscape Plan – Land Use Approved 6-0

City Council Unanimously Recommitted to Land Use by Voice Vote on October 18, 2021

Respectfully Submitted,

Richard A. Lipof, Chair