



City Council Docket

August 26: Zoning & Planning; Public Facilities

Continued

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Monday, August 12, 2019

7:45 PM, Newton City Hall

Tuesday, September 3, 2019

City of Newton In City Council to be Accepted and Referred to Committees

Referred to Land Use Committee

Public Hearing to be Assigned for September 5, 2019

#256-19 Petition to extend nonconforming front setback at 2 Thaxter Road

KEN THORNBY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct dormers on each side of the second floor, vertically extending the non-conforming front setback at 2 Thaxter Road, Ward 1, Newtonville, on land known as Section 21 Block 04 Lot 14, containing approximately 4,952 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 5, 2019

#257-19 Amended Petition to allow attached dwelling units at 956 Walnut Street

956 WALNUT STREET, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing single-family dwelling and construct seven single-family attached dwellings in two buildings, to reduce the frontage requirement, to reduce the side setback requirement, to allow three-stories, to exceed maximum lot coverage, to allow a retaining wall greater than 4' in the setback and to allow a driveway in the side setback at 956 Walnut Street, Ward 6, Newton Highlands, on land known as Section 62 Block 04 Lot 05, containing approximately 32,274 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 5.4.2.B, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.*

Public Hearing to be Assigned for September 5, 2019

#258-19 Petition to extend nonconforming FAR at 11 Canterbury Road

RICHARD AND YOKO BRYDEN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the existing nonconforming FAR by replacing an existing one-story addition with a two-story addition, creating an FAR of .64 where .51 exists and .46 is allowed at 11 Canterbury Road, Ward 5, Newton Highlands, on land known as Section 54 Block 45 Lot 14, containing approximately 4,325 sq. ft. in a district zoned SINGLED RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9, 7.8.2.C.2, of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 5, 2019

#259-19 Petition to allow attached dwelling units at 264 Pearl Street

BENEDETTO CAIRA, TRUSTEE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow construction of three single-family attached dwelling units, to allow a reduction in the required side setbacks, to allow a reduction in the required frontage, to allow a reduction in the required lot area, to allow a driveway within 10' of a side lot line and to allow retaining walls great than four feet within a setback at 264 Pearl Street, Ward 1, Newton, on land known as Section 11 Block 14 Lot 10, containing approximately 14,608 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 5.4.2.B, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 5, 2019

#260-19 Petition to extend non-conforming front setback at 28 Wade Street

PETER W. TSE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to further extend the existing non-conforming front setback on Wade Street, creating a new front setback of 14.7' where 14.9' exists as well as to further extend the existing non-conforming front setback on Hersey Street, creating a new front setback of 14.8' where 14.7' exists and to allow parking in the front setback and within 5' of a street at 28 Wade Street, Ward 5, Newton Highlands, on land known as Section 83 Block 01 Lot 01, containing approximately 4,587 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 5, 2019

#261-19 Petition to allow garage greater than 700 sq. ft. and dormer at 213-215 Langley Road

BILL TRASK AND BRENDA MARCH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 484 sq. ft. detached two-car garage and construct a dormer on the new structure greater than 50% of the wall plan below and closer than 3' to the end wall, where one garage exists, creating more than 700 sq. ft. of garage space at 213-215 Langley Road, Ward 6, Newton Centre, on land known as Section 65 Block 19 Lot 39, containing approximately 7,240 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 1.5.4.G.2.b, 1.5.4.G.2.c, 3.4.2.B of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 5, 2019

#262-19 Petition to allow more than one garage at 333 Otis Street

NATHANIEL K AND LAURA FOOTE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #63-99 to construct a 329 sq. ft. one-car attached garage where a three-car garage exists, creating private garage space greater than 700 sq. ft., more than one garage and a private garage for more than three vehicles at 333 Otis Street, Ward 3, West Newton, on land known as Section 32 Block 03 Lot 13, containing approximately 24,547 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.2.B.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 5, 2019

#264-19 Petition to amend Special Permit Board Order #479-14 at 29 Kewadin Road

DAN AND BRENDA KOSTYK petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #479-14 to allow modifications to the approved site plan at 29 Kewadin Road, Ward 5, Waban, on land known as Section 55 Block 51 Lot 9, containing approximately 13,400 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3, 7.4 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 11, 2019

#263-19 Petition to further extend nonconforming three-story at 287 East Boulevard Road

SHIRA AND MICHAEL FISHMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to further extend the nonconforming three-story dwelling by razing an existing deck and constructing a three-story side addition at 28 East Boulevard Road, Ward 7, Newton Centre, on land known as Section 73 Block 33 Lot 32, containing approximately 11,301 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 11, 2019

#265-19 Petition to allow multi-family dwelling unit at 12-14 Middle Street

12-14 MIDDLE STREET, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a multi-family dwelling with three units, further extending the nonconforming frontage and to allow a retaining wall greater than four feet within a setback at 12-14 Middle Street, Ward 1, Newton, on land known as Section 12 Block 1 Lot 13, containing approximately 12,611 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.2.6, 7.8.2.C.2, 5.4.2, 3.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 24, 2019**#266-19 Petition to establish accessory apartment at 342 Dudley Road**

KEREN DIAMOND petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow an accessory apartment larger than 1,000 sq. ft. in the existing lower level space at 342 Dudley Road, Ward 8, Newton Centre, on land known as Section 82 Block 04A Lot 02, containing approximately 16,700 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 6.7.1.D.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for September 24, 2019**#267-19 Petition to alter existing nonconforming three-story at 410 Newtonville Ave**

KRISHNA BUTANEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #608-89 to construct a flat roof over the second story, creating a three-story structure at 410 Newtonville Avenue, Ward 2, Newtonville, on land known as Section 22 Block 05 Lot 14, containing approximately 14,547 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.2.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned**#268-19 Petition to allow retail marijuana dispensary at 58 Cross St/1089 Washington St**

ASCEND MASS, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow retail marijuana sales and waivers to the extent necessary for minimum stall dimensions, perimeter screening requirements, parking within the front setback, interior landscaping requirements and lighting requirements at 58 Cross Street/1089 Washington Street, Ward 3, West Newton, on land known as Section 31 Block 09 Lot 07, containing approximately 25,122 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 4.4.1, 5.1.8.A.1, 5.1.13, 5.1.9.A, 5.1.9.B, 5.1.10, 6.10.3.D, 6.10.3.E.15 of the City of Newton Rev Zoning Ord, 2017.

Other Communications**#269-19 ZBA Decision 03-19 – 35-37 Williams Street**

TRAOLACH CAHILLANE, 35-37 Williams Street, Newton appealing the March 8, 2019 Notice of Violation issued by the Commissioner of Inspectional Services for violation of Sections 5.3 and 8.3 of the Newton Zoning Ordinances governing stormwater management and usable open space and for violation of Section R105 of the State Building Code, 780 CMR 51.00, governing building permits.

ZBA Denied

#270-19 Grant of location for a lateral crossing in Brookside Avenue

EVERSOURCE ENERGY petitioning for a grant of location to install 57'± of 1-2" conduit in BROOKSIDE AVENUE southwesterly from Pole 236/11, located 135' north of Washington Street to a National Grid gas regulator box.

Commissioner of Public Works Approved

#271-19 Grant of location for a lateral crossing in Nahanton Street

EVERSOURCE ENERGY petitioning for a grant of location to install 35'± of 1-2" conduit in NAHANTON STREET southerly from Pole 6/4, located approximately 132' west of Dedham Street to a telemetry traffic box located on Nahanton Street.

Commissioner of Public Works Approved

#272-19 Grant of location to modify transmission equipment at 489-491 Comm Ave

CROWN CASTLE FIBER, LLC submitting a facilities request to modify transmission equipment at the existing base station on Pole #180/1 on the Eastbourne Road side of 489-491 COMMONWEALTH AVENUE by replacing an existing shroud in kind and replacing an existing 48" x 8.16" antenna with a new 48" x 18" antenna.

Referred to Programs & Services Committee

#273-19 Resolution to support to Green New Deal

COUNCILORS BROUSAL-GLASER, DOWNS, KELLEY, KRINTZMAN, GREENBERG, LEARY, NOEL AND NORTON requesting a RESOLUTION from the City Council to officially support the Green New Deal.

#274-19 Appointment of Rick Wetmore to the Chestnut Hill Historic District Commission

HER HONOR THE MAYOR appointing RICK WETMORE, 131 Suffolk Road, Chestnut Hill, as a member of the CHESTNUT HILL HISTORIC DISTRICT COMMISSION for a term to expire August 1, 2022.

#275-19 Appointment of Carol Todreas to the Urban Design Commission

HER HONOR THE MAYOR appointing CAROL TODREAS, 89 Windsor Road, Waban, as a member of the URBAN DESIGN COMMISSION for a term to expire August 15, 2022.

#276-19 Appointment of Robert Linsky to the Urban Design Commission

HER HONOR THE MAYOR appointing ROBERT LINSKY, 99 Walnut Hill Road, Newton Highlands, as a member of the URBAN DESIGN COMMISSION for a term to expire August 15, 2022.

#277-19 Reappointment of Michael Quinn to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing MICHAEL QUINN, 115 Staniford Street, Auburndale, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.

#278-19 Reappointment of Lei Z. Reilley to the Zoning Board of Appeals

HER HONOR THE MAYOR reappointing LEI Z. REILLEY, 130 Pine Street, Auburndale, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.

#279-19 Reappointment of Vincent Farina to the Zoning Board of Appeals
HER HONOR THE MAYOR reappointing VINCENT FARINA, 24 Manemet Road, Newton Centre, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.

#280-19 Reappointment of Treff LaFleche to the Zoning Board of Appeals
HER HONOR THE MAYOR reappointing TREFF LAFLECHE, 1603 Commonwealth Avenue, West Newton, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.

#281-19 Reappointment of Timothy Durken to the Zoning Board of Appeals
HER HONOR THE MAYOR reappointing TIMOTHY DURKEN, 15 North Gate Park West Newton, as an Associate member of the ZONING BOARD OF APPEALS for a term to expire April 30, 2020.

#282-19 Reappointment of John Downie to the Urban Design Commission
HER HONOR THE MAYOR appointing JOHN DOWNIE, 285 Auburndale Ave, Auburndale, as a member of the ZONING BOARD OF APPEALS for a term to expire March 31, 2021.

Referred to Public Safety & Transportation Committee

#283-19 Requesting an update on the Lime Bike program
COUNCILOR NOEL, requesting an update from the Director of Transportation Planning on the Lime Bike program in the City of Newton.

Referred to Public Facilities Committee

#284-19 President's appointment of David Gillespie to Design Review Committee
DAVID GILLESPIE, 41 Woodlawn Drive, Chestnut Hill, appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire December 31, 2019.

Referred to Finance Committee

#285-19 Mayor's re-appointment of Shawn Murphy to Constable
SHAWN MURPHY, of 11 Morrill Street, West Newton, re-appointed as a CONSTABLE of the City of Newton; said term of office to expire on September 15, 2022 (60 days: October 11, 2019).

#286-19 Mayor's appointment of Brian Davis to the Board Assessors
BRIAN DAVIS, 1100 VFW Parkway, West Roxbury, appointed to the Board of Assessors. Term to expire August 4, 2022. (60 day: October 11, 2019)

#287-19 **Appointment of Rosemarie Woods as the City's Treasurer/Tax Collector**
HER HONOR THE MAYOR requesting approval of the appointment of Rosemarie Woods to the City's Treasurer/Tax Collector. (30-day

Referred to Public Facilities, Public Safety and Finance Committees

#288-19 **Discussion on the proposed project from Lyons Park beyond the Marriott Hotel**
COUNCILOR GENTILE, requesting a discussion regarding the proposed project along the Carriage Way from Lyons Park to beyond the Marriott Hotel.

Referred to Finance and Public Facilities Committees

#289-19 **Appropriate \$496,000 for a Vactor combination truck for sewer cleaning**
HER HONOR THE MAYOR requesting authorization to appropriate and expend four hundred and ninety-six thousand dollars (\$496,000) from the Sewer Fund Surplus to purchase a Vactor combination cleaner truck to be used by Public Works Department during sewer cleaning operations.

Referred to Finance and Public Facilities Committees

#290-19 **Appropriate \$315,000 for a Vacuum Street Sweeper used for street cleaning**
HER HONOR THE MAYOR requesting authorization to appropriate and expend three hundred and fifteen thousand (\$315,000) from the Stormwater Management Fund Surplus to purchase a Vacuum Street Sweeper to be used by the Public Works Department for street cleaning operations.

Referred to Finance and Public Facilities Committees

#291-19 **Appropriate \$70,000 to install surveillance cameras in DPW buildings**
HER HONOR THE MAYOR requesting authorization to appropriate and expend seventy thousand (\$70,000) from FY2020 Budget Reserve to install surveillance cameras at the Rumford Ave Recycling Center, Eliot Street and Craft Street yards.

Referred to Finance and Public Facilities Committees

#292-19 **Appropriate \$175,000 for a modular trailer used by Public Work employees**
HER HONOR THE MAYOR requesting authorization to appropriate and expend one hundred and seventy-five thousand dollars (\$175,000) from bonded indebtedness for the purchase of a modular trailer at the Rumford Avenue Recycling Center.

Referred to Finance and Public Facilities Committees

#293-19 **Appropriate \$150,280 for two trucks to be used by the Highway Department**
HER HONOR THE MAYOR requesting authorization to appropriate and expend one hundred fifty thousand two hundred and eighty dollars (\$150,280) from bonded indebtedness for the purchase of two Ford F550 4x4 trucks for the Department of Public Works for street and snow operations.

Referred to Finance and Public Facilities Committees

#294-19

Appropriate \$739,059 for three 6-wheel trucks for the Highway Department

HER HONOR THE MAYOR is requesting authorization to appropriate and expend seven hundred thirty-nine thousand and fifty-nine dollars (\$739,059) from bonded indebtedness for the purchase of three 6-wheel trucks to be used by the Highway Department for street and snow operations.

The following item was filed after the close of the docket and requires suspension of the Rules to be referred to Committee:

Referred to Real Property Reuse Committee

#295-19

Reuse of the West Newton National Guard Armory

DIRECTOR OF PLANNING & DEVELOPMENT submitting on August 7, 2016 a letter recommending that the West Newton Armory located at 1135 Washington Street be evaluated for the purpose of leasing the property for redevelopment as 100% affordable housing or for municipal uses pursuant to Ordinance Section 2-7.