



Land Use Committee Agenda

City of Newton In City Council

Tuesday, December 7, 2021

6:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, December 7, 2021 at 6:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/87957807572> or call 1-646-558-8656 and use the following Meeting ID: **879 5780 7572**

Note: Please see the attached request to withdraw the following two petitions without prejudice:

#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.

Note: It is the intent to entertain a vote of No Action Necessary on item #119-20

#119-20 Request to waive I&I fee for Special Permit #71-20 at 1114 Beacon Street

1114 BEACON STREET LLC. Request an abatement of the infiltration/inflow mitigation fee pursuant to the City of Newton Revised Ordinances, Chapter 29 Section 29-170.

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.

Note: Please see the attached request to withdraw the following petition without prejudice:

#338-20 **Petition to allow detached oversized accessory apartment at 63 Bourne Street**
ANNA LAVRINENKO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing detached garage and create a new detached accessory structure for an accessory apartment greater than 40% of the habitable space of the principal dwelling at 63 Bourne Street, Ward 4, Auburndale, on land known as Section 41 Block 09 Lot 09, containing approximately 11,355 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 6.7.1.E.1, 6.7.1.E.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#379-21 **Petition to exceed FAR and allow retaining wall in excess of 4' at 111 Gordon Road**
ALYSSA BICKOFF AND DANIEL ELFMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 2.5 story addition with a one-car garage and living space above, and to reconstruct a retaining wall at the rear of the property exceeding 4' in height at 111 Gordon Road, Ward 5, Waban, on land known as Section 53 Block 09 Lot 15, containing approximately 14,500 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#406-21 **Petition to allow a garage greater than 700 sq. ft. for four vehicles at 229 Bellevue Street**
DAVID AND SUSAN WAKEFIELD petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a garage accommodating more than three vehicles with ground floor area exceeding 700 sq. ft., to vertically extend a nonconforming side setback, to allow a system of retaining walls exceeding four feet within the setback at 229 Bellevue, Ward 1, Newton, on land known as Section 12 Block 17 Lot 29, containing approximately 9,700 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.3.A.1, 7.8.2.C.2, 3.4.3.A.4, 3.4.4.E, 3.4.4.H, 5.4.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Note: Please see the attached request to withdraw the following petition without prejudice:

#377-21 **Petition to exceed FAR and amend Special Permit #350-10 at 175 Allerton Road**
ALEXANDER NARINSKY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct dormers on the attic level of the existing three-family, extending the non-conforming multi-family use and exceeding the allowable FAR at 175 Allerton Road, Ward 6, Newton Highlands, on land known as Section 52 Block 24 Lot 06, containing approximately 8,530 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref. Sec. 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#380-21 **Petition to construct addition and modify parking at 483 Dedham Street**
CHARLES RIVER COUNTRY CLUB petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to the maintenance building and associated parking, to waive interior landscaping, lighting and bicycle parking facilities and to amend Special Permit #236-13 to extend a non-conforming use at 483 Dedham Street, Ward 8, Newton Centre, on land known as Section 83 Block 36 Lot 04, containing approximately 6,446,022 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 7.8.2.C.2, 5.1.9.B, 5.1.13, 5.1.10.A, 5.1.11 of Chapter 30 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

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
KATHRYN K. WINTERS
JULIE B. ROSS
KATHERINE BRAUCHER ADAMS
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November 12, 2021

BY HAND and BY ELECTRONIC MAIL

Ms. Nadia Khan
Assistant City Clerk
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449


Re: Land Use Petitions #304-21 and #305-21/Sunrise Development, Inc./11 Florence Street

Dear Ms. Khan,

I am hereby requesting leave to withdraw, without prejudice, the two pending petitions (#304-21, zone change, and #305-21, special permit) relative to the above referenced matter. I anticipate filing a new request for a zone change and a special permit for this proposed project prior to the end of the current calendar year. Kindly place this matter on the agenda to be heard before the Land Use Committee at the first convenient date.

Please feel free to call with any questions.

Sincerely,


Stephen J. Buchbinder

SJB/mer

cc: (By Email)
Mr. Neil Cronin
Ms. Katie Whewell
Mr. Philip Kroskin

Councilor Richard A. Lipof
Councilor David A. Kalis
Councilor Holly Ryan

Alexander Narinsky

175 Allerton Road, Newton, MA 02474

December 2, 2021

VIA E-MAIL

Ms. Cassidy Flynn, Committee Clerk at City of Newton

City Council

Newton City Hall 1000 Commonwealth Avenue

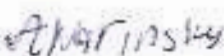
Newton, MA 02459

Subject: Amend Special Permit #350-10 at 175 Allerton Road

Dear Committee Clerk:

Please accept this letter as a request to withdraw the above-referenced filing due to the absence of the updated site plan.

Please contact me with any questions you may have and thank you for your attention to this matter.

Very truly yours, 
Alexander Narinsky

Cc: Neil Cronin, Chief Planner (via e-mail)

175 Allerton Road, Newton, MA 02461

Fax: 866-456-4710

anarinsky@yahoo.com

City of Newton, Massachusetts

To whom it may concern

From: Anna Lavrinenko – owner of 63 Bourne Street, Auburndale, MA 02466

RE: Public Hearing rescheduling (Petition #338-20, 63 Bourne Street)

Could you please withdraw without prejudice my special permit petition? I will reschedule the petition for the next session when I am back to Boston.

Thank you very much,

Anna Lavrinenko