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Land Use Committee Agenda

City of Newton
In City Council

REVISED

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