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Land Use Committee Agenda

City of Newton In City Council

REVISED

3:32 pm, Feb 04, 2022

Tuesday, February 8, 2022

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, February 8, 2022 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/82628567308> or call 1-646-558-8656 and use the following Meeting ID: 826 2856 7308

#28-22

Petition to request a 12-unit multi-family dwelling at 383-387 Boylston Street

BARBARA AND GERALD BARATZ REVOCABLE TRUSTS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a three story, 12-unit multi-family dwelling with an FAR of 1.5 and 36' in height, ground floor residential use, a building with more than 20,000 sq. ft., to alter and extend a nonconforming side setback, to waive six parking stalls, to reduce the width of parking stalls, to reduce the driveway width for two-way traffic, to allow a loading facility which may impede traffic, and to allow a retaining wall greater than four feet in height within the setback at 50 Jackson Street/383-387 Boylston, Ward 6, Newton, on land known as Section 65 Block 11 Lot 04, containing approximately 14,866 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 4.4.1, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 7.8.2.C.2, 5.1.4, 5.1.8.B.1, 5.1.8.D.1, 5.1.12.D.5, 5.1.13, 5.4.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#425-20(2)

Request for an extension of time for Special Permit #425-20 at 146 Langley Road

BOGDAN AND MARIA PILAT petition for an EXTENSION OF TIME to January 19, 2023 to EXERCISE Special Permit #425-20 to construct an addition to accommodate an internal accessory apartment in excess of 1,000 sq. ft., extending the nonconforming front setback and to construct a three-car rear garage at 146 Langley Road, Ward 6, Newton Centre, on land known as Section 61 Block 41 Lot 02, containing approximately 10,312 sq. ft. of space in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 6.7.1.D.2, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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.

- #55-21(2) Request for an extension of time for Special Permit #55-21 at 12 Cochituate Road**
ALAN TAYLOR petition for an EXTENSION OF TIME to March 15, 2023 to EXERCISE Special Permit #55-21 to further extend the nonconforming FAR by constructing a second story addition within the existing footprint at 12 Cochituate Road, Ward 6, Newton Highlands, on land known as Section 54 Block 31 Lot 02, containing approximately 7,650 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 7.8.2.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #291-21(2) Request for Extension of Time to Exercise Special Permit #319-19 at 15-21 Lexington Street**
DANTE CAPASSO/PICARIELLO REALTY TRUST/DSP REALTY TRUST petition for an EXTENSION OF TIME to December 16, 2022 to EXERCISE Special Permit Council Order #319-19 to allow a 24-unit multi-family dwelling with a below grade parking garage and surface stalls 51,870 sq. ft. of land at 15-21 Lexington Street, Ward 4, West Newton, on land known as Section 41 Block 35 Lots 2-5 in a district zoned SINGLE RESIDENCE 3 (to be rezoned to MU3). Ref: Sec. 7.3.3, 7.4, 3.4.1, 5.1.8.B.2, 5.1.13, 5.1.8.B.6, 5.1.9.A, 5.1.9.B, 5.1.10.A.1 of the City of Newton Revised Zoning Ord, 2017.
- #25-22 Petition to further increase nonconforming FAR and further extend a nonconforming two-family use at 22-24 Milo Street**
JESSICA DOWLING petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct dormer additions in the attic level which will further extend the nonconforming two-family dwelling and will further increase the nonconforming FAR of 22-24 Milo Street, Ward 3, Newton, on land known as Section 44 Block 04 Lot 4A, containing approximately 6106 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. 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.
- #80-22 Petition to increase nonconforming FAR and lot coverage at 162 Middlesex Road**
ALAN FLINT AND CHRISTINE GRECO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct side and rear additions, increasing the nonconforming FAR and nonconforming lot coverage of 162 Middlesex, Ward 7, Newton, on land known as Section 63 Block 33 Lot 10, containing approximately 15,308 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 Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #29-22 Petition to allow a drive-in business and associated perimeter parking and lighting waivers at 940 Boylston Street**
MILDRED K. MCMULLEN, TRUSTEE OF MIL MAC TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze a portion of the existing building and reconfigure the existing parking to allow for a construction of a drive-in and relief for a free-standing sign at 940 Boylston, Ward 5, Newton, on land known as Section 51 Block 26 Lot 03, containing approximately 12,060 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.4.11, 5.1.9.A, 5.1.13, 5.2.13, 5.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

- #120-22** **Discussion with Planning and Development regarding the revised inclusionary zoning provisions**
DIRECTOR OF PLANNING AND DEVELOPMENT requesting a discussion regarding the revised inclusionary zoning provisions as they relate to local preference and Council Order #426-18 (Northland).
- #121-22** **Class 2 Auto Dealer License**
KG MOTORS LLC
1235 Washington Street
West Newton, MA. 02465
- #122-22** **Class 2 Auto Dealer License**
NEWTON TRADE CENTER ASSOCIATES INC
103 Adams Street
Newton, MA. 02458
- #123-22** **Class 2 Auto Dealer License**
NEW ENGLAND MOTOR MART, INC
1211 Washington Street
West Newton, MA. 02465

Respectfully Submitted,

Richard A. Lipof, Chair