



City Council Docket

May 22: Finance; Zoning & Planning
May 23: Land Use

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Monday, May 15, 2017

7:45 PM, Newton City Hall

To be reported on
Monday, June 5, 2017

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

Referred to Land Use Committee

#125-17 Appointment of Lynn Yetra to the BC Neighborhood Council
LYNN YETRA, 15 Rochester Road, Newton, appointed by the President of the City Council as the Boston College Law School Campus neighborhood representative to the BOSTON COLLEGE NEIGHBORHOOD COUNCIL for a term to expire 12/31/17.

Public Hearing to be assigned for June 6, 2017

#126-17 Special Permit to extend nonconforming FAR and front setback at 208 Homer Street
ADIL AND ALEXANDRA DIOURI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a new attached garage at basement level, family room on first floor and bathroom and closet space on the second floor, extending the nonconforming front setback increasing the nonconforming FAR from .52 to .61 where .41 is allowed at 208 Homer Street, Ward 6, on land known as Section 64 Block 019 Lot 0001, containing approximately 8,321 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.9, 7.8.2.C.2, 3.1.3 of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for June 6, 2017

#127-17 Petition to amend Special Permit for 170 Needham Street
ROCKLAND TRUST COMPANY petition for to amend Special Permit Order #229-13 to allow bank use at 170 Needham Street, Ward 8, on land known as Section 83, Block 028, Lot 002, containing approximately 27,178 sq. ft. of land in a district zoned MU1. Ref: 7.3.3, 7.4, 4.4.1 of the City of Newton Rev Zoning Ord, 2015.

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.

Public Hearing to be assigned for June 6, 2017

#128-17 Special Permit to increase nonconforming FAR at 15 Ricker Road

EMJ PRIME BUILD, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to expand units at the two family dwelling, claiming basement space for the first floor and attic space for the second floor by adding dormers, increasing the FAR from .90 to .93 where .58 is allowed and relocating a noncompliant deck, further decreasing the existing nonconforming open space at 15 Ricker Road, Ward 1, on land known as Section 71 Block 021 Lot 009, containing approximately 4,776 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3, 7.4, 3.2.11, 7.8.2.C.2, 3.2.3 of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for June 6, 2017

#129-17 Special Permit to reduce lot area by 4% at 19-21 Beaconwood Road

LENTO DEVELOPMENT, LLC/KENNETH LENTO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze and replace a two-family structure and allow a 4% reduction to the required lot area after combining lots at 19-21 Beaconwood Road, Ward 8, on land known as Section 54, Block 22, Lot 0044 and Section 54, Block 022, Lot 0047, containing approximately 9,602 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3, 7.4, 7.8.4.D.4, 7.8.4.D.5, 7.8.4.A of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for June 6, 2017

#130-17 Special Permit to exceed FAR at 164 Highland Avenue

ROBERT AND CINDY LAUGHREA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish a portion of the rear dwelling, front porch and detached garage and construct a two-story rear addition and attached garage for more than three vehicles and in excess of 700 sq. ft. increasing the FAR to .28 where .27 is allowed and .19 exists at 164 Highland Avenue, Ward 2, on land known as Section 24, Block 12, Lot 20, containing approximately 22,230 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3, 7.4, 3.1.9, 3.4.2.C.1 of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for June 6, 2017

#131-17 Special Permit to allow parking stall in front setback at 54 Lakewood Road

CAROLINE GENCO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow parking within 5' of the street, in the front setback at 54 Lakewood Road, Ward 6, on land known as Section 52 Block 018 Lot 0002, containing approximately 4,145 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 5.1.7.A of the City of Newton Rev Zoning Ord, 2015

Public Hearing to be assigned for June 13, 2017

#132-17 Petition to amend Special Permit for Kessler Woods

KESSELER WOODS, LLC. petition to amend Special Permit Order #102-06(15) at Kessler Woods to allow relocation of the inclusionary zoning units by use of the Off-Site Development Option in conjunction with the rehabilitation of the apartment building at 219 Commonwealth Avenue resulting in an increased number of affordable units from

the approved site of 179 Kessler Way, Ward 8, on land known as Section 82 Block 037 Lot 0095, containing approximately 640,847 sq. ft. of land in a district zoned MULTI RESIDENCE 3. Ref: 7.3, 7.4, 5.11.4, 5.11.6 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Public Hearing to be assigned for June 13, 2017

#133-17 Request to Rezone five parcels at Northland Site

NORTHLAND OAK STREET, LLC/NORTHLAND TOWER ROAD INVESTORS, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone five parcels at: 156 Oak Street (Parcel 1), 55 Tower Road (Parcel 2), 275-281 Needham Street (Parcel 3), 260 Needham Street(Parcel 4), 160 Charlemont Street(Parcel 5) to BU4 from MU1.

Public Hearing to be assigned for June 13, 2017

#134-17 Special Permit to allow non-accessory parking at Northland Site

NORTHLAND OAK STREET, LLC/NORTHLAND TOWER ROAD INVESTORS, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to develop off-site, non-accessory, single-level parking on the parcel at 55 Tower Road (Parcel 2) to serve the existing office building at 156 Oak Street (Parcel 1), requiring a waiver of 84 parking stalls, a waiver to allow non-accessory parking on a lot separate from the principal use, waivers to allow parking within setbacks, waivers to dimensional requirements for parking stalls, waivers to the maximum width for entrance and exit drives, waivers for perimeter screening requirements for parking facilities, a waiver to interior landscaping requirements for parking facilities, waivers to lighting requirements for parking facilities, and waivers to the requirement for curbing, wheel stops, guard rails, and bollards at 156 Oak Street and 55 Tower Road, Ward 5, on land known as Section 5 Block 51 Lot 0005 containing approximately 237,832 sq. ft. and Section 5 Block 28 and Lot 0005A containing approximately 483,583 sq. ft. of land in a district zoned MU1. Ref: 7.3.3, 7.4, 5.1.4, 5.1.13, 5.1.6.A, 5.1.6.B, 4.4.1, 5.1.8.A.1, 5.1.8.B, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A.1, 5.1.10.B.5 of the City of Newton Rev Zoning Ord, 2015.

Other Communications

#3-17 ZBA Decision Goddard Street

STEPHEN PITROWSKI, MANAGER, PITSICK LLC appealing the Order to Remove the foundation at 18 Goddard Street dated February 2, 2017 issued by the Commissioner of Inspectional Services.

No Action Required

Land Court Appeal of ZBA Approval of Newton Wellesley Hospital Garage Solar

DEBRA WALLER, 10 Bonaire Circle, Waban, filing in Land Court on April 27, 2017 an appeal from Zoning Board of Appeals decision #01-17, dated 02/28/17, which upheld the Commissioner of Inspectional Services issuance of a building permit for the installation of a solar integrated canopy on the top deck of the existing garage at 2014-2060 Washington Street.

- #135-17 Submittal of Taxation Aid Committee Annual Report**
NEWTON TAXATION AID COMMITTEE submitting its annual report pursuant to Sec. 27-30 of the City of Newton Revised Ordinances, 2012.

Referred to Zoning & Planning Committee

Public Hearing to be assigned for June 12, 2017:

- #136-17 Recommendation to establish a West Newton Historic District**
NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in West Newton. [04/26/17 @ 9:34 AM]

Referred to Programs & Services Committee

- #137-17 Request to discuss and repeal Welcoming City ordinance**
SANDE YOUNG ET AL. requesting discussion and repeal of Ordinance A-102, the Welcoming City ordinance, or put the ordinance before the voters in the next municipal election. [04/28/17 @ 11:57 AM]
- #138-17 Submission of Charter Commission Final Report**
THE NEWTON CHARTER COMMISSION submitting the Commission's Final Report to the City Council. [04/28/17 @ 11:03 AM]

Referred to Public Safety & Transportation Committee

- #139-17 Possible Ordinance change regarding fines parking at a curb cut and at a fire hydrant**
COUNCILORS, DANBERG, BLAZAR AND SCHWARTZ, requesting a discussion of and possible ordinance change regarding fines associated with a) reducing the fines with parking at a curb cut and b) increasing the fines when parking at a fire hydrant. [04/20/17 @ 12:00 PM]

Referred to Public Facilities Committee

Public hearing to be assigned for June 7, 2017

- #140-17 National Grid petition for grant of location in Greenwood Street**
NATIONAL GRID petitioning for a grant of location to install and maintain 300'+ of 6" gas main in GREENWOOD STREET from the existing gas main at #141 Greenwood Street to the existing 6" gas main next to #4 Sevlard Road for system reinforcement. (Ward 8) [05/03/2017 @ 2:01PM]

Referred to Finance Committee

- #141-17** **Claim Settlement for damage from snow clearing**
HIS HONOR THE MAYOR requesting authorization to appropriate ten thousand five hundred forty-seven dollars and twenty-five cents (\$10,547.25) from the Law Department's Legal Claims/Settlements Account for full and final settlement of claim against the City resulting from damage to a storefront during snow clearing operations. [05/08/17 @ 6:50 PM]
- #142-17** **Funding for a Public Information Plan for site clean-up at the Horace Mann School**
HIS HONOR THE MAYOR requesting authorization to transfer the sum of fifteen thousand dollars (\$15,000) from the following accounts to the Public Building Department for the development of a public information plan regarding the site clean-up at the Horace Mann School for an oil leak that occurred in 1998. [05/08/17 @ 6:49 PM]
- | | |
|---|---------|
| Comptroller Wage & Salary Reserve
(0110498-5197) | \$5,375 |
| Comptroller Budget Reserve
(0110498-5790) | \$3,810 |
| Free Cash
(01-3497) | \$5,815 |
- #143-17** **Acceptance of a \$22,400 MEMA Grant**
HIS HONOR THE MAYOR requesting authorization to accept and expend the sum of twenty-two thousand four hundred dollars from a Massachusetts Emergency Management Grant for the purpose of purchasing equipment and related items for the new Emergency Operations Center. [05/08/17 @ 6:49 PM]

Referred to Public Facilities and Finance Committees

- #144-17** **Request to bond \$2.7 million for water main improvements**
HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million seven hundred thousand dollars (\$2,700,000) from bonded indebtedness for the purpose of providing additional funding for the continuation of the implementation of the City's Water Main Improvement Plan. [05/08/17 @ 6:49 PM]
- Referred to Public Facilities and Finance Committees**
- #145-17** **Request to bond \$2.6 million for repair of a portion of the Laundry Brook culvert**
HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million six hundred thousand dollars (\$2,600,000) from bonded indebtedness for the purpose of funding the removal and replacement of the Laundry Brook culvert adjacent to the proposed Cabot School. [05/08/17 @ 6:49 PM]