



## Land Use Committee Agenda

### City of Newton In City Council

Tuesday, April 5, 2022

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, April 5, 2022 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/81203989090> or call 1-646-558-8656 and use the following Meeting ID: **812 0398 9090**

- #188-22**      **Petition to alter and extend a nonconforming residential use and for height and number of stories at 55 Colella Road**  
MICHAEL LOHIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a 2.5 story two-unit dwelling in excess of 24', and to alter and extend the existing nonconforming residential use at 55 Colella Road, Ward 8, Newton Centre, on land known as Section 84 Block 15 Lot 01, containing approximately 7,541 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 4.4.1, 7.8.2.C.2, 4.1.2.B.3, 4.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #189-22**      **Petition to waive parking stalls and allow non-accessory parking at 858 Walnut Street**  
858 WALNUT STREET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive parking stalls and allow single-level non-accessory parking at 858 Walnut Street, Ward 6, on land known as Section 64 Block 5 Lot 04, containing approximately 23,250 sq. ft. of land in a district zoned BUSINESS UNIT 2. Ref: Sec. 7.3.3, 7.4, 6.3.12.B.2.a, 5.1.4.A, 5.1.13, 4.4.1 of the City of Newton Rev Zoning Ord, 2017.
- #190-22**      **Petition to construct additions and a retaining wall and allow an oversized dormer at 20 Morton Street**  
BRIAN AND SHANA HICKEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze a detached garage and construct additions exceeding FAR, to allow an oversized dormer, and to allow a retaining wall exceeding 4 feet within the setback at 20 Morton Street, Ward 2,

---

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](mailto: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.

Newton, on land known as Section 13 Block 27 Lot 01, containing approximately 15,064 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 1.5.4.G.2.b, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#191-22 Petition to extend nonconforming FAR at 52 Oldham Road**

ATISH AND ROLI CHOUDHURY KUMAR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story rear addition and enclose below an existing porch, further extending nonconforming FAR at 52 Oldham Road, Ward 3, Newton, on land known as Section 32 Block 24 Lot 43, containing approximately 11,639 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 of the City of Newton Rev Zoning Ord, 2017.

**#161-22 Petition to allow retaining wall in excess of 4 feet and to exceed FAR at 26 Magnolia Avenue**

JOHN ARONE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a new dwelling with retaining walls along the sides and rear of the property exceeding 4' in height at 26 Magnolia Avenue, Ward 7, Newton, on land known as Section 72 Block 39 Lot 23, containing approximately 15,787 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 the City of Newton Rev Zoning Ord, 2017.

**#255-22 Appointment to the 275 Grove Street, Building 3 Liaison Committee**

PRESIDENT ALBRIGHT appointing the following individuals to the 275 Grove Street, Building 3 Liaison Committee as established in Condition 45 of Special Permit #33-21(3) granted on November 15, 2021 to Alexandria Real Estate Equities Inc. for a mixed-use development with laboratory, research and development facilities at 275 Grove Street in Ward 4.

Neighborhood representative: Bruce McVittie, 11 Norumbega Court

**Respectfully Submitted,**

**Richard A. Lipof, Chair**