

IN BOARD OF ALDERMEN

BOARD ACTIONS

Monday, March 16, 2015

Present: Ald. Albright, Baker, Blazar, Brousal-Glaser, Ciccone, Cote, Crossley, Danberg, Fuller, Gentile, Harney, Hess-Mahan, Johnson, Kalis, Lappin, Laredo, Leary, Lipof, Norton, Rice, Sangiolo, Schwartz, Yates and Lennon

THE BOARD OF ALDERMEN DISCUSSED AND VOTED THE FOLLOWING ITEMS ON SECOND CALL:

- #340-14 **REFERRED TO PROGRAMS & SERVICES COMMITTEE**
ALD. NORTON requesting to amend the City of Newton Charter to ~~also include the term “Alderwoman” in text that refers to individuals who serve on the Board of Aldermen as “Aldermen”~~ replace the term “Board of Aldermen” with “City Council” and replace the term “Alderman” with “Councillor”. [09/08/14 @4:10PM]
APPROVED AS AMENDED 6-1-1 (Baker opposed; Blazar abstaining) on December 4, 2014
ITEM RECOMMITTED BY BOARD OF ALDERMEN ON FEBRUARY 17, 2015
APPROVED AS AMENDED 5-0-1 (Baker abstaining) to include changing all male pronouns to also include female pronouns; change “committeemen/man” to “committee members/member”; and change “chairman” to “chair”
REQUEST TO DIVIDE THE QUESTION INTO A – THE NAME CHANGE, AND B THE GENDER NEUTRAL LANGUAGE WAS APPROVED BY THE PRESIDENT
MOTION TO APPROVE A – THE NAME CHANGE TO BECOME EFFECTIVE ON JANUARY 1, 2016 APPROVED 19 YEAS, 5 NAYS (ALD. ALBRIGHT, BAKER, CICCONE, DANBERG, GENTILE)
MOTION TO APPROVE B – GENDER NEUTRAL LANGUAGE AS AMENDED AND TO BECOME EFFECTIVE ON JANUARY 1, 2016 WAS APPROVED 24 YEAS

Clerk’s Note: The above item was referred back to the Programs & Services Committee in order to amend the item to also include changing all male-only references to include female references, or gender-neutral references in the City Charter on February 17, 2015. The Programs & Services Committee approved the item with an amendment to include changing all male references to either both male and female or gender-neutral references. If the docket item is approved it will require Home Rule Legislation.

Ald. Baker placed the item on second call to request that the item be divided into two parts; A and B. The A part would consist of the change to City Councilor and the B part consisting of the gender language changes. Ald. Baker provided a draft Charter with all gender-neutral pronouns without any references to either male or female. The Board was supportive of Ald. Baker's proposed amendments. The President of the Board separated the item into Part A and B. Ald. Lennon also proposed amendments to Part A and Part B that if approved, the changes take effect on January 1, 2016.

Ald. Norton docketed the request to modernize the Charter's archaic terminology to reflect a gender-neutral term for the legislative body. Several Aldermen spoke supporting the change of Board of Aldermen to City Council and amending the Charter to remove all gender specific terms. For many of the supporters, the word Aldermen is an exclusive term and does not represent everyone on the Board of Aldermen.

Ald. Baker stated that he does not support the change of Board of Aldermen to City Councilor but does support change to gender-neutral pronouns. The Board of Aldermen is a traditional term that the City of Newton has been using for over 100 years. Ald. Gentile aligned himself with Ald. Baker's comments in regards to the tradition of using the word Aldermen. He will not be supporting Part A of the docket item. He enthusiastically supports all of the proposed changes in Part B of the docket item. He added that he would have preferred to see the change from Board of Aldermen to City Council discussed as part of a Charter Commission because there would be more discussion and other ideas. Ald. Danberg also supports Part B of the Docket Item but feels that there is honor and tradition in the name Board of Aldermen and does not support the name change. She does not believe that the term Aldermen discourages women from running for election. Ald. Albright supports a gender neutral Charter but feels that the tradition of the term Aldermen is important. She also wishes that a Charter Commission had an opportunity to discuss the name change. The Commission may have come up with other options besides City Councilor.

Part A of the docket item to change from Board of Aldermen to City Council effective January 1, 2016 carried by a vote of 19 in favor and five opposed. Part B of the docket item to change all pronouns to gender-neutral pronouns effective January 1, 2016 carried unanimously.

REFERRED TO LAND USE COMMITTEE

#18-15 LAURA KAY HUGHES petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to extend a NONCONFORMING STRUCTURE to construct a two-story addition to the rear of an existing 2½-story single-family dwelling, to demolish an existing detached garage and build a new two-stall detached garage with storage above, which will increase the Floor Area Ratio from .31 to .57, where .40 is the maximum allowed by right, and for a front porch addition, which will encroach into the existing nonconforming setback, at 17 CUSHING STREET, Ward 6, Newton Highlands, on land known as SBL 52, 27, 10, containing approximately 8,640 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table A, 30-15(u)(2), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2012.

**A PUBLIC HEARING WAS OPENED AND CONTINUED ON
FEBRUARY 10, 2015:**

HEARING CLOSED; APPROVED 6-1 (Lipof opposed)

**MOTION TO RECOMMIT TO THE LAND USE COMMITTEE WAS
APPROVED BY VOICE VOTE**

Clerk's Note: Ald. Gentile put the item on second call because he is concerned with the increase in the size of the house. He has received multiple e-mails regarding the over-development of the City including increasing the size of houses on smaller lots. The Board of Aldermen worked on developing appropriate Floor Area Ratios for residential lots a number of years ago. At that time, Ald. Gentile felt that there should be no option for special permits for relief of the Floor Area Ratio requirements; however, his colleagues supported the special permit option to allow for exceptions in extremely rare cases. It is now the norm to approve exceptions to the Floor Area Ratio (FAR) requirements, which is part of the reason citizens are upset. The above petition asks for a 40% increase in the allowable FAR. Ald. Gentile does not feel that the FAR ordinance that was put in place several years ago ever intended to allow for an exception of this amount. He cannot support the request for the special permit. Ald. Lipof also felt that the petition was too big of "an ask" in terms of the increase in FAR. It is one of the smallest lots on the street and if the petition is approved, it will create a large house on a small lot. If the Board approves the petition, the house size will double the size of the current house. Ald. Harney aligned himself with Ald. Gentile and Lipof's comments.

Ald. Laredo responded to Ald. Gentile's comments stating that it is very important that the Board have discretion on special permit petitions. Not every project is the same and the Board should have the ability to take exceptions into account. In the instance of this petition, the addition is located in the rear of the existing house and has minimal impact to the street view. There is no question that it is a significant ask but looking at the design of the project and how it is laid out; it does not overwhelm the neighborhood and there is no opposition from the neighbors.

Ald. Hess-Mahan is also concerned about the size of the proposed addition. He would like to propose that the item be postponed to the April 6, 2015 in order to give the Board members an opportunity to look at the plans and information related to the petition. Ald. Laredo asked that the item be referred back to the Land Use Committee to deliberate further. Ald. Schwartz urged Aldermen to do a site visit before the Land Use discussion. The motion to refer the item back to the Land Use Committee carried by a voice vote.

**THE BOARD OF ALDERMEN VOTED WITHOUT DISCUSSION 23 YEAS, 1 ABSENT
(Ald. Sangiolo) TO TAKE THE FOLLOWING ACTIONS:**

REFERRED TO LAND USE COMMITTEE

Tuesday, March 3, 2015

A public hearing was opened on the following item:

#19-15 NEWTON TECHNOLOGY PARK, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to partially demolish two buildings and to construct additions to the front of each building, which will bring them closer to the street, to

reconfigure the existing parking areas and reduce the parking requirement to 441 parking stalls in order to redevelop the site for a mix of restaurant, retail, and service uses at 131-181 NEEDHAM STREET, Ward 5, on land known as SBLs 51-28-15, 51-28-14, 51-28-13, 51-28-12, 51-28-11, 51-21-10, 51-28-9A, containing approximately 11.06 acres of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-20(l), 30-19(j)(1), 30-19(i)(l), 30-19(h)(4)b), 30-19(h)(3)a), 30-19(h)(1), 30-19(m), 30-19(d)(18), 30-13(b)(16), 30-13(b)(12), 30-13(b)(5), 30-13(b)(4), 30-13(b)(1) of the City of Newton Rev Zoning Ord, 2012.

HEARING CONTINUED TO DATE TO BE DETERMINED

A public hearing was opened and continued on December 9, 2014; continued on February 10, 2015:

#272-09(4) **HERRICK ROAD REALTY TRUST** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to erect at 39 HERRICK ROAD, Ward 6, NEWTON CENTRE a 3-story mixed-use building containing 4 dwelling units and ground floor commercial space with a restaurant, with underground parking and associated parking waivers unit; to allow off-street parking facilities to be located on a separate lot; waive 9 parking spaces; waive 3 bicycle parking spaces; allow frontage to be measured along a public footway) and to construct a retaining wall greater than 4 feet within the rear/side setbacks and waive 18 existing parking spaces on Lot 7 Herrick Road, Ward 6, Newton Centre, on land known as Sec 61, Blk 35, Lots 6 and 7, in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-19(d)(2), (8), (9), 30-19(f)(1), (2), 30-19(k), 30-19(m), 30-15(b)(2), 30-15 Table 3, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; HELD

#362-14 **SEPHARDIC CONGREGATION OF NEWTON, INC./EDMUND I. SHAMSI** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 26 parking stalls and associated dimensional requirements for an orthodox synagogue at 556 WARD STREET, Ward 2, NEWTON CENTRE, on land known as SBL 13, 32, 2, containing approximately 12,142 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-19(d)(13) and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

A public hearing was opened and continued on November 18, 2014; continued on February 10, 2015:

HEARING CLOSED; LAND USE APPROVED 8-0

REFERRED TO LAND USE COMMITTEE

Tuesday, March 10, 2015

A public hearing in conjunction with the Planning & Development Board was opened and continued on February 10 on the following petition:

#480-14 **STEPHEN VONA** petition to rezone 283 MELROSE STREET, also known as Section 41, Block 14, Lot 10, from MULTI RESIDENCE 1 to a MIXED USE 4 DISTRICT.

A public hearing was opened and continued on February 10, 2015:

#480-14(2) STEPHEN VONA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to restore and expand an existing structure known as the Turtle Lane Playhouse to provide a mix of uses including preserving the theater use, adding a street-level restaurant with office space above, and constructing a separate 23-unit multi-family structure with a below grade parking garage for 30 cars at 283 MELROSE STREET, Ward 4, Auburndale, on land known as SBL 41, 14, 10 containing approximately 43,783 sf of land [currently zoned MULTI RESIDENCE 1] in a proposed MIXED USE 4 DISTRICT. Ref: Sec 30-24, 30-23, 30-13(h)(2) Table B, 30-13(j)(1),(2),(3), 30-15(w)(1) and (4)(a) and (b), (6)(b), 30-5(b)(4), 30-19(d)(2), (11), (13), (18), 30-19(k), and (m) of the City of Newton Rev Zoning Ord, 2012.

HEARINGS CONTINUED TO DATE TO BE DETERMINED

A public hearing was opened on December 9, 2014 and continued to February 10, 2015 and closed on March 3:

#272-09(4) HERRICK ROAD REALTY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to erect at 39 HERRICK ROAD, Ward 6, NEWTON CENTRE a 3-story mixed-use building containing 4 dwelling units and ground floor commercial space ~~with a restaurant~~, with underground parking and associated parking waivers unit; ~~to allow off street parking facilities to be located on a separate lot; waive 9 parking spaces; waive 3 bicycle parking spaces; allow frontage to be measured along a public footway) and to construct a retaining wall greater than 4 feet within the rear/side setbacks and waive 18 existing parking spaces on Lot 7 Herrick Road, Ward 6, Newton Centre, on land known as Sec 61, Blk 35, Lots 6 and 7, in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-19(d)(2), (8), (9), 30-19(f)(1), (2), 30-19(k), 30-19(m), 30-15(b)(2), 30-15 Table 3, 30-5(b)(4) 30-11(d)(9) of the City of Newton Rev Zoning Ord, 2012.~~
LAND USE APPROVED AS AMENDED 7-0 (Harney not voting)

A public hearing was opened and continued on February 10, 2015:

#17-15 BARBARA & CHRISTIAN TALVITIE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE for an addition which added a two-car garage with two floors of living space above, which created a three story structure and increased the Floor Area Ratio from .35 to .44, and to allow two garage on one property at 1446 BEACON STREET, Ward 5, Waban, on land known as SBL 53, 14, 9, containing approximately 13,915 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15 Table A, 30-15(u)(2), 30-15(m)(5) of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; LAND USE APPROVED 7-0 (Harney not voting)

#233-07(2) THOMAS D. MURPHY & MAIREAD A. MURPHY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create an accessory apartment in an existing two-family dwelling and to create a third parking stall, which will decrease the existing nonconforming open space from 39.2% to 37.5%, where 50% is required, at 15-17 WELDON ROAD, Ward 1, on land known as SBL 12,

22, 4A, containing approximately 11,113 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-8(d)(1) and (2), 30-24, 30-23, 30-21(b), 30-15 Table 1, of the City of Newton Rev Zoning Ord, 2012, and special permit 233-07.

HEARING CLOSED; LAND USE APPROVED 7-0 (Harney not voting)

#37-15

KARL SVARTSJROM, JR. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE /USE to demolish an existing rear porch in order to construct a two-story addition to the rear of an existing single-family dwelling at 49 CRAFTS STREET, Ward 1, on land known as SBL 14, 20, 3, containing approximately 6,416 sq. ft. of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 3 of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; LAND USE APPROVED 7-0 (Harney not voting)

#41-15

JUAN & KIRSTEN M. SMALL petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE in order to construct a second-story addition upon the existing footprint of an existing single-family dwelling, which will increase the Floor Area Ratio from .49 to .53, where .41 is the maximum allowed by right, at 85 ERIE AVENUE, Ward 6, Newton Highlands, on land known as SBL 52, 42, 19, containing approximately 9,100 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-15(u)(2), and 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; LAND USE APPROVED 7-0 (Harney not voting)

#40-15

CURTIS P. O'HARA, JOHN O'HARA & KARL J. O'HARA, TRUSTEES of the BB&G REALTY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE/USE to construct additions to the northeast side and to the rear of an existing restaurant, which will increase the existing nonconforming Floor Area Ratio and front and side setbacks, to increase the seating from 116 seats to 146 seats, and to waive 11 parking stalls at 95-97 ELM STREET, Ward 3, West Newton, on land known as SBL 33, 13, 11, containing approximately 3,506 sq. ft. of land in a district zoned BUSINESS 1. Ref: 30-24, 30-23, 30-11(d)(9), 30-15 Table 3, 30-19(c)(2)a), 30-19(d)(13), 30-19(m), 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

HEARING CONTINUED TO DATE TO BE DETERMINED

REFERRED TO ZONING & PLANNING COMMITTEE

Monday, March 9, 2015

#448-14

ALD. SANGIOLO requesting a discussion with the Newton Historical Commission regarding their process and policy of reviewing demolition applications. [11/13/14 @ 2:03pm]

NO ACTION NECESSARY 7-0

REFERRED TO PROGRAMS AND SERVICES COMMITTEE

Wednesday, March 4, 2015

- #26-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of twenty-eight thousand dollars (\$28,000) from Veterans' Services Salaries to Veterans' Expenses for a 20% down payment for a quadrant of Veterans' graves at the Newton Cemetery. [01/13/15 @ 2:44 PM]
FINANCE APPROVED 2/17/15
PROGRAMS AND SERVICES APPROVED 5-0 (Baker not voting)

Public hearing opened February 4, 2015:

- #9-15 SRDJAN S. NEDELJKOVIC et al. petitioning the Board of Aldermen to expand the area represented by the Newton Highlands Neighborhood Area Council to include areas immediately contiguous with the existing service area of the Council pursuant to Article 9, Section 9-4, of the City of Newton Charter.
HEARING CONTINUED; HELD 6-0

REFERRED TO FINANCE COMMITTEE

Monday, March 9, 2015

Appointment by His Honor the Mayor

- #49-15 SARAH ECKER, 68 Prospect Park, Newtonville appointed as a member of the OTHER POST-EMPLOYMENT BENEFITS TRUST FUND for a term to expire March 31, 2018 (60 days 05/02/15).
FINANCE APPROVED 5-0 (Norton and Rice not voting)

- #51-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of fifteen thousand dollars (\$15,000) to the City Clerk's Advertising/Publication Account from the following City Clerk accounts:

Seasonal Wages	\$10,000
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Voting Machine Supplies.....	\$5,000
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FINANCE APPROVED 7-0

- #54-15 COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of twenty thousand dollars (\$20,000) from the Community Preservation Fund to the City Clerk, to create a strategic plan for the long-term preservation, storage and use of archival and historic records held by all City departments, as described in the proposal submitted in November 2013.

[02/17/15 @ 8:57 AM]

FINANCE APPROVED 7-0**REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES**

- #15-15 COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of nine hundred eighty thousand dollars (\$980,000) from the Community Preservation Fund's general fund balance and reserve to the Parks and Recreation Department for the Waban Hill Reservoir at Manet Road and

Reservoir Drive in Chestnut Hill, including: real property acquisition; a grant to the Newton Conservators for monitoring and enforcing a conservation restriction; initial dam safety compliance, public safety and accessibility improvements; and a master plan, as described in the proposal submitted November 13, 2013.

[12/22/14 @ 8:57 AM]

PROGRAMS & SERVICES APPROVED 7-0-1 (Hess-Mahan abstaining) on 02/04/15

FINANCE APPPROVED 6-0-1 (Brousal-Glaser abstaining)

#33-15 HIS HONOR THE MAYOR requesting authorization to expend nine thousand four hundred twenty-three dollars (\$9,423) in additional grant funding received as part of the Massachusetts Municipal Public Safety Staffing Grant. [01/26/15 @ 1:03 PM]

FINANCE APPROVED 7-0

#53-15 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two thousand two hundred thirty dollars (\$2,230) from ISD Fines Receipt Reserved for Appropriation to ISD expenses for the purpose of hiring a land surveyor and the purchase of enforcement tickets. [02/23/15 @ 4:55 PM]

FINANCE APPROVED 7-0

#52-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of ten thousand dollars (\$10,000) from the Liability Self Insurance Fund to the Judgment and Settlements Account to cover the settlement of a claim against the City of Newton regarding an automobile accident involving a city vehicle. [02/23/2015 @ 4:55 PM]

FINANCE APPROVED 7-0

#34-15 HIS HONOR THE MAYOR requesting authorization to accept and expend one million one hundred sixty-three thousand sixty-two dollars (\$1,163,062) received from the Massachusetts Department of Transportation as a result of an increase in Chapter 90 funding. [01/26/15 @ 1:04 PM]

FINANCE APPROVED 7-0

Reappointment by His Honor the Mayor

#56-15 MICHAEL FLYNN, 23 Thelma Road, Dorchester, re-appointed to the BOARD OF ASSESSORS for a term expiring on February 1, 2018. (60 days 05-02-15) [02-27-15 @ 3:06 PM]

FINANCE APPROVED 7-0

#41-11(2) ALD. CICCONE requesting implementation of the fees associated with the Winter Overnight Parking Pilot Program. [09/19/13 @ 3:49 PM]

FINANCE NO ACTION NECESSARY 7-0

A MOTION TO SUSPEND THE RULES TO DOCKET AND REFER TO COMMITTEE THE FOLLOWING LATE FILES ITEM WAS APPROVED BY VOICE VOTE.

REFERRED TO FINANCE COMMITTEE

#74-15 HIS HONOR THE MAYOR requesting authorization to transfer and expend the sum of on hundred ninety-five thousand eight hundred seventy-six dollars and forty-one cents (\$195,876.41) for the costs associated with the City’s 2015 bond issuance as follows:

Free Cash	\$118,040.34
Override Stabilization Fund.....	\$77,838.07

PUBLIC HEARINGS WERE ASSIGNED FOR THE FOLLOWING ITEMS:

Public Hearing assigned for April 7, 2015:

#57-15 BROOKE H. & CONAN LAUGHLIN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to demolish an existing one-story 6’x6’ mudroom addition and construct a 8’x10’ one-story mudroom adjoining a 10’x12’ pantry, for a total floor area of 200 square-feet, on to an existing single-family dwelling at 109 ESSEX ROAD, Ward 7, Chestnut Hill, on land known as SBL 63, 27, 18, containing approximately 43,560 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for April 7, 2015:

#102-06(15) CHESTNUT HILL REALTY DEVELOPMENT, LLC./CORNERSTONE CORPORATION petition to AMEND SPECIAL PERMIT/SITE PLAN APPROVAL #102-06(12), granted to Chestnut Hill Realty Development, LLC on November 17, 2014 for a 4-story 80-unit multi-family building with a partially below grade parking garage and related site amenities on land located on LaGRANGE STREET, Ward 8, known as Sec 82, Blk 37, Lot 95, containing approximately 640,847 sf of land in a Multi Residence 3 district; said amendment seeks to modify the special permit from 80 units to 88 units to be located in the same building with no changes to the footprint or site from what was approved in special permit #102-06(12). Ref: §§30-24, 30-23, 30-9(d) of the City of Newton Rev Zoning Ord and special permit board order #102-06(12).

Public Hearing assigned for April 14, 2015:

#58-15 MICHAEL VAHEY & MOK JIANG PANG petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE by removing an existing single dormer on the front façade and adding a total of six dormers (two on the front and back and one on each side) which will allow an additional bedroom and bath for each unit in an existing side-by-side two-family dwelling, thereby increasing the Floor Area Ratio from .61 to .67, where .48 is allowed by right, at 13-15 ALDEN PLACE, Ward 3, West Newton, on land known as SBL 33, 34, 47, containing approximately 5,315 sq. ft. of land in a

district zoned SINGLE RESIDENCE 3. Ref: Sec. 30-24, 30-23, 30-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for April 14, 2015:

#59-15 YONG MOU CHEN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an accessory apartment exceeding 1,000 sq. ft. but less than the maximum of 1,200 sq. ft. in an existing single-family dwelling at 1765 BEACON STREET, Ward 5, Waban, on land known as SBL 55, 9, 4, containing approximately 20,800 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-8(d)(1)c) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for April 14, 2015:

#60-15 MARJA J. SISK & DAVID GROSSMAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create an accessory apartment in a detached structure at 86 WABAN HILL ROAD, Ward 7, Chestnut Hill, on land known as SBL 63, 8, 37, containing 50,649 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for April 14, 2015:

#61-15 DIOMID BASHKINOV petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 400 sq. ft. detached garage which when combined with the existing attached garage will exceed the 700 sq. ft. allowed by right and will increase the Floor Area Ratio from .47 to .41, where .35 is the maximum allowed by right at 228 WISWALL ROAD, Ward 8, on land known as SBL 84, 20, 12, containing approximately 12,556 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table A, 30-15(u)(2), 30-15(m)(5) and 5c),30-8(b)(7) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for April 14, 2015:

#62-15 ANN LOUISE WOLF petition for an accessory apartment in a detached carriage house at 133 WABAN AVENUE, Ward 5, Waban, on land known as SBL 55, 14, 15, containing approximately 33,030 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for April 14, 2015:

#63-15 TOM TIMKO, COPPER BEECH DESIGN for JAYANT & MANJIRI BHAWALKAR petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to allow an increase to a nonconforming three-story single-family dwelling which will increase the Floor Area Ratio from .32 to .52, where .43 is the maximum allowed by right, at 15 HOLMAN ROAD, Ward 4, Auburndale, on land known as SBL 43, 43 5 and 43, 43 4A, containing approximately 6,970 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 20-21(b), 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for March 18, 2015:

- #102-06(14) CHESTNUT HILL REALTY, petitioning for Construction of a Common Sewer and Water Main in LAGRANGE STREET, the proposed sewer will extend from the existing sewer manhole on Lagrange Street located between the intersection of Byron Road and Broadlawn Drive easterly 150' ± to a proposed sewer manhole in Lagrange Street and the proposed water main will extend from the existing service in Lagrange Street located at the intersection of Broadlawn Drive and Lagrange Street 500' ± easterly to the Kessler Project site, identified as Section 82, Block 37, Lot 95. The existing dead-end water service at the intersection of Broadlawn Park and Lagrange Street will be connected to the proposed water main. (Ward 8) [03/09/15 @ 11:20 AM]
PETITIONER TO PAY ENTIRE COST

Public Hearing assigned for April 8, 2015:

- #68-15 EVERSOURCE ENERGY petitioning for a grant of location to install a total of 415' ± of conduit in the following locations:

- 47' ± of conduit in WISWALL ROAD southeasterly from Pole 232/16 to the intersection of Nightingale Path
- 293' ± of conduit in NIGHTINGALE PATH from the intersection of Wiswall Road in a southeasterly direction to a proposed Manhole 30076 in front of 27 Nightingale Path and continuing to proposed Manhole 30077
- 75' ± of conduit in OSBORNE PATH from the intersection of Nightingale Path in an easterly direction to a box in front of 10 Osborne Path.

Public Hearing assigned for April 8, 2015:

- #69-15 EVERSOURCE ENERGY petitioning for a grant of location to install a total of 562' ± of conduit in the following locations:

- 50' of conduit in WISWALL ROAD southeasterly from Pole 232/18 to the intersection of Shumaker Path
- 456' ± of conduit in SHUMAKER PATH from the intersection of Wiswall Road in a southeasterly direction to a proposed Manhole 30074 in front of 15 Shumaker Path and then continuing to proposed Manhole 30075
- 56' ± of conduit in OSBORNE PATH from the intersection of Nightingale Path in a northeasterly direction to a box in front of 28 Shumaker Path.
- 103' ± of conduit in OSBORNE PATH from the intersection of Nightingale Path in a southwesterly direction to a box in front of 36 Shumaker Path. [02/27/15 @ 2:44 PM]

Public Hearing assigned for April 8, 2015:

- #70-15 EVERSOURCE ENERGY petitioning for a grant of location to install a total of 461' ± of conduit in the following locations:

- 50' ± of conduit in SPIERS ROAD westerly from Pole 371/21 to the intersection of Van Wart Path.
- 704' ± of conduit in VAN WART PATH from Spires Road northwesterly to proposed Manhole #30072 and then continuing to proposed Manhole #30073. [02/27/15 @ 2:44 PM]

Public Hearing assigned for April 8, 2015:

- #71-15 EVERSOURCE ENERGY petitioning for a grant of location to install a total of 754' ± of conduit in the following locations:
- 50' ± of conduit in SPIERS ROAD northerly from Pole 371/18 to the intersection of Keller Path
 - 411' ± of conduit in KELLER PATH from Spiers Road to proposed Manhole #30070. [02/27/15 @ 2:46 PM]

THE BOARD OF ALDERMEN VOTED WITHOUT DISCUSSION 22 YEAS, 1 ABSENT (Ald. Sangiolo), 1 RECUSED (Ald. Hess-Mahan) TO TAKE THE FOLLOWING ACTIONS:

- #360-14 112 NEEDHAM STREET, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION of a NONCOMFORMING STRUCTURE to demolish an existing single-story commercial building and construct a new two and one-half story commercial building approximately 29' in height with a parking facility including waivers from front and side setbacks and lot area requirements; the number of parking stalls; end stall maneuvering space; width requirement of exit and entrance driveways; and off-street loading requirement and Floor Area Ratio up to 1.5 at 112 NEEDHAM STREET, Ward 8, NEWTON UPPER FALLS, on land known as SBL 83, 12, 7, containing approximately 7,500 sf of land in a district zoned MIXED USE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 3, 30-19(d)(11), (15), and (m), 30-19(h)(2)e, 30-19(l), and Table of off-street loading requirements of the City of Newton Rev Zoning Ord, 2012.

A PUBLIC HEARING WAS OPENED AND CONTINUED ON DECEMBER 9; CONTINUED ON FEBRUARY 3, 2015: HEARING CLOSED; LAND USE APPROVED 8-0

THE BOARD OF ALDERMEN VOTED WITHOUT DISCUSSION 22 YEAS, 1 ABSENT (Ald. Sangiolo), 1 RECUSED (Ald. Kalis) TO TAKE THE FOLLOWING ACTIONS:

REFERRED TO PUBLIC SAFETY & TRANSPORTATION COMMITTEE

Wednesday, March 4, 2015

- #213-14(A)(2) BOSTON COACH TRANSPORTATION, requesting an amendment to board order #213-14(A) of the Boston College Shuttle Bus License, which includes a request and approval to provide shuttle bus service to The Street, Chestnut Hill Mall and Chestnut Hill Square. [11/25/14 @ 3:46 PM]

PUBLIC SAFETY & TRANSPORTATION APPROVED 7-0