

DOCKET

March 17: Land Use Continued
March 18: Programs&Services; Public Safety&Trans; Public Facilities Page 322
March 23: Finance; Zoning & Planning Monday, March 16, 2015
March 24: Real Property Reuse 7:45 PM, Newton City Hall
To be reported on
MONDAY, APRIL 6, 2015

CITY OF NEWTON

IN BOARD OF ALDERMEN

MAYOR'S STATE OF THE CITY ADDRESS 7:45 PM

REFERRED TO LAND USE COMMITTEE

Public Hearings to be 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.
- #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 Hearings to be 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.
- #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.
- #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.
- #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.
- #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.

- #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.

OTHER COMMUNICATIONS

- #64-15 ZONING BOARD OF APPEALS filing on February 26, 2015 Rules of the Zoning Board of Appeals, effective February 24, 2015.

Zoning Board of Appeals Decision, February 24, 2015:

- #65-15 ZBA #1-15 NEAL & KATHLEEN KENSLEA petition for a variance to allow a two-story addition which due to the topography of the lot would result in a 3½-story dwelling at 20 KINGSTON ROAD, Newton Highlands.
APPROVED

REFERRED TO PROGRAMS & SERVICES COMMITTEE

Appointment by the President of the Board

- #66-15 SYDRA SCHNIPPER, 273 Ward Street, Newton Centre, appointed as a member of the NEWTON COMMUNITY EDUCATION COMMISSION for a term to expire April 30, 2017 (60 days 5/15/15) [03/05/15 @ 12:53PM]

Appointment by the President of the Board

- #67-15 PATRICK COSTELLO, 32 Wolcott Street, Newton, appointed as a member of the FARM COMMISSION for a term to expire June 30, 2018 (60 days 5/15/15) [03/09/15 @ 11:31AM]

REFERRED TO PUBLIC SAFETY & TRANSPORTATION COMMITTEE

- #309-14(2) ALD. JOHNSON, requesting a discussion regarding changes that may need to be made to Traffic Council. This would include intent and purpose of the council, criteria and process to determine the referral of Traffic Council petitions to be discussed and acted upon Administratively, by Traffic Council or Public Safety & Transportation Committee. [03/05/15 @ 9:23 PM]

REFERRED TO PUBLIC FACILITIES COMMITTEE

Public Hearing to be 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 to be 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 to be 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 to be 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 to be 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]

#72-15 PUBLIC FACILITIES COMMITTEE requesting a discussion with the Administration and Department of Public Works about the extent of damage to the City resulting from the recent extreme winter conditions including roadways, sidewalks, infrastructure, buildings and how the City is preparing to cope with the needed repairs. [03/09/15 @ 4:22 PM]

REFERRED TO FINANCE COMMITTEE

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#73-15 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from Free Cash to supplement the snow and ice operations budget. [03/06/15 @ 11:40 AM]

The following item was filed after the close of the docket and requires a suspension of the Rules to be referred to 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

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact

the Newton ADA Coordinator, John Lojek, at least two days in advance of the meeting:
jlojek@newtonma.gov or 617-796-1145. For Telecommunications Relay Service dial 711.