

IN BOARD OF ALDERMEN

BOARD ACTIONS

Monday, May 18, 2015

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

Absent: Ald. Albright, Blazar and Sangiolo

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

#366-14 ARMAN CHITCHIAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct an addition and reconfigure an existing two-family dwelling to two side-by-side attached dwellings, which will increase the Floor Area Ratio from .24 to .42, where .36 .38 (with the 2% bonus) is allowed, at 143 LINCOLN STREET, Ward 5, NEWTON HIGHLANDS, on land known as SBL 52, 1, 18, containing approximately 11,775 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012. *A public hearing was opened and continued on 12/9/2014, continued to February 10, 2015; continued on March 17*
HEARING CLOSED; APPROVED AS AMENDED 6-0-1 (Harney abstaining) on March 31, 2015 (90 days: June 29, 2015)
ITEM RECOMMITTED BY BOARD OF ALDERMEN ON APRIL 6, 2015:
LAND USE APPROVED 7-0-1 (Harney abstaining)
MOTION TO POSTPONE TO A DATE CERTAIN OF JUNE 1, 2015
APPROVED BY VOICE VOTE

Clerk's Note:

#376-14 **REFERRED TO ZONING & PLANNING COMMITTEE**
PLANNING & DEVELOPMENT DEPARTMENT requesting that **Chapter 30 ZONING** be deleted in its entirety and replaced with the Zoning Reform Phase 1 Zoning Ordinance. [10/22/14 @ 7:48PM]
HEARING CLOSED; ZONING & PLANNING APPROVED 3-0-1 as amended to correct typographical and other minor errors (Yates abstaining; Baker not voting)
MOTION TO POSTPONE TO DATE CERTAIN OF JUNE 15 APPROVED BY VOICE VOTE

Clerk's Note:

#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 ±6,970 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

A public hearing was opened and continued on April 14, 2015:

HEARING CLOSED; LAND USE APPROVED 8-0

APPROVED 20 YEAS, 4 ABSENT (Ald. Albright, Blazar, Lipof and Sangiolo)

Clerk's Note:

THE BOARD OF ALDERMEN VOTED WITHOUT DISCUSSION 20 YEAS, 4 ABSENT (Ald. Albright, Blazar, Leary and Sangiolo) TO TAKE THE FOLLOWING ACTIONS:

REFERRED TO LAND USE COMMITTEE

Tuesday, May 5, 2015

A Public Hearing was held on the following item:

#76-15 LESLIE SEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an accessory apartment in a two-family house at 34-36 BROADLAWN PARK, Ward 8, Chestnut Hill, on land known as SBL 82, 46, 6, containing approximately 13,913 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-9(h)(1) of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; LAND USE APPROVED 8-0

A Public Hearing was held on the following item:

#78-15 BETH KIRSCH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow more than three customers or pupils in a home business and to waive one parking stall associated with the proposed business at 27 WALDORF ROAD, Ward 5, Newton Highlands, on land known as SBL 54, 46, 8, containing approximately 4,883 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(c)(4), (c)(11)c and e) 30-8(c) and (c)(9) of the city of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; LAND USE APPROVED 8-0

A public hearing was opened and continued on 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 ±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.

HEARING CLOSED; LAND USE APPROVED 8-0

- #109-14(2) GEORGE SALLES requesting a one-year EXTENSION of TIME in which to EXERCISE special permit #109-14, granted on May 19, 2014, to construct a one-story kitchen addition containing approximately 200 square feet at the rear of an existing single-family dwelling at 11 SOLON STREET, Ward 5, Newton Highlands. Ref: Sec 30-24(c)(5) of the City of Newton Rev Zoning Ord, 2012.
LAND USE APPROVED 8-0

Request to Withdraw without Prejudice

- #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.

WITHDRAWAL WITHOUT PREJUDICE LAND USE APPROVED 8-0

REFERRED TO LAND USE COMMITTEE

Tuesday, May 12, 2015

Public Hearings were opened on the following items:

- #65-15(2) THOMAS C. CHALMERS AUSTIN DESIGN, INC. for KATHLEEN & NEAL KENSLEA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story rear addition to the basement and first floor levels of a single-family dwelling, which will increase the Floor Area Ratio from .35 to .41, where .36 is the maximum allowed by right, at 20 KINGSTON ROAD, Ward 6, Newton Highlands on land known as SBL 54, 21, 10, containing approximately 11,902 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.
HEARING CLOSED; LAND USE APPROVED 7-0

- #90-15 JAMES P. ROBERTSON JR. & CLAIRE RYAN-ROBERTSON petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE in order to raze an existing garage and rebuild a larger 1½-story garage to accommodate two cars and to build a porch and interior finished space on the front of a single-family dwelling, which will increase the Floor Area Ratio from .30 to .34, where .33 is the maximum allowed

by right, at 158 NEWTONVILLE AVENUE, Ward 1, Newton, on land known as SBL 12, 22, 19, containing approximately 15,052 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(g) and (m), 30-15 Table 1, 30-15(u)(2), 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; LAND USE APPROVED 7-0

#89-15

NOBLE and DEVINE HOLDING COMPANY, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for a restaurant with more than 50 seats (94 seats), to allow a 1/3 reduction in the parking requirement, to waive 20 parking stalls, to allow parking in the side and rear setbacks, to allow a maneuvering aisle less than 24 feet wide, to waive screening, interior landscaping, lighting, surfacing and striping, and bicycle parking requirements at 271-283 AUBURN STREET, Ward 4, Auburndale, on land known as SBL 44, 25, 2, containing approximately 17,772 sq. ft. of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-11(d)(9), 30-19(d)(13), (d)(18), 30-19(h)(1), (3)a), 30-19(i)(1) and (2), 30-19(j)(1) and (2), 30-19(k), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

HEARING CONTINUED

#91-15

CP NEEDHAM STREET LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to convert existing retail space to a restaurant use, to allow parking requirements to be met off-site (at 188-210 Needham Street), to allow parking within a setback in a parking facility with 5 or less parking stalls, to waive off-street loading requirements, and to waive lighting and screening requirements in a parking facility at 180 NEEDHAM STREET and to AMEND SPECIAL PERMIT/SITE PLAN APPROVAL #182-09, dated 11/07/09, which allowed up to 6,000 sf of retail space to be converted to restaurant use, in order to expand parking within a setback in a facility with more than 5 parking stalls, to increase the number of parking stalls accessed by a nonconforming aisle width, to waive requirements for vegetative screening and lighting for a parking facility with 5 or more parking stalls at 188-210 NEEDHAM STREET to accommodate the parking proposed for 180 Needham Street, Ward 8, Newton Upper Falls, both of which properties are located in a district zoned MIXED USE 1. Ref: 180 Needham Street: 30-24, 30-23, 30-13(b)(5), 30-19(f)(2), 30-19(g)(1), 39-19(i), 30-19(j), 30-19(l), 30-19(m) and 188-210 Needham Street: 30-24, 30-23, 30-21(b), 30-19(h)(1), and (h)(3), 30-19(i), 30-19(j), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

HEARING CONTINUED

#92-15

ANDREW CONSIGLI, 131 CHARLESBANK ROAD LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 2-unit addition to an existing 2-family dwelling at 131 CHARLESBANK ROAD, Ward 1, Newton Corner, on land known as SBL 71, 7, 25, containing approximately 14,080 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-9(d)(1) of the City of Newton Rev Zoning Ord, 2012.

HEARING CONTINUED

- #93-15 CAPASSO REALTY/PACKARD COVE ASSOCIATES LLP petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 5 parking stalls, to allow parking in the front and side setbacks, to waive the maneuvering aisle width, to allow a driveway entrance in excess of 25 feet, to allow tandem parking, and to waive parking lot screening and lighting requirements in order to locate a food establishment at 339 RIVER STREET, Ward 4, West Newton, on land known as SBL 44, 15, 13, containing approximately 10,150 sq. ft. of land in a district zoned BUSINESS 2. Ref: 30-24, 30-23, 30-19(d), 30-19(h)(1), 30-19(h)(3)b) and (4)b) and (5)a), 30-19(i)(1), 30-19(j), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

HEARING CONTINUED**REFERRED TO ZONING & PLANNING COMMITTEE**

Monday, May 11, 2015

Re-appointment by His Honor the Mayor

- #80-15 VINCENT FARINA, 24 Manemet Road, Newton Centre, re-appointed as a member of the ZONING BOARD OF APPEALS for a term to expire September 1, 2017 (60 days 6/5/15)

ZONING & PLANNING APPROVED 4-0 (Baker not voting)

- #97-15 HIS HONOR THE MAYOR requesting Board of Aldermen approval of a conservation restriction for the Waban Hill Reservoir property located in Chestnut Hill, pursuant to the provision of Chapter 153 of the Acts of 2013, as a condition of sale to the City. [04/13/15 @ 11:32AM]

ZONING & PLANNING APPROVED 4-0 (Baker not voting)

- #128-13 ALD. ALBRIGHT, FULLER, CROSSLEY, LAREDO requesting the creation a comprehensive, 10-year strategic plan for Newton's conservation lands which would include a multi-year prioritized list of short-term and long-term projects with appropriate estimated budget. This plan should be finished in time to include high priority item(s) in the FY15 Budget, with any project exceeding \$75,000 added to the Capital Improvement Plan. [03/15/13 @ 10:56 AM]

ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)

- #154-10(2) ZONING AND PLANNING COMMITTEE requesting to amend **Section 30-1 Definitions** by inserting revised definitions for "lot line" and "structure" for clarity. [04-12-11 @ 11:34AM]

ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)

- #154-10 ALD. JOHNSON, CROSSLEY and HESS-MAHAN requesting to amend **Section 30-1 Definitions**, by inserting a new definition of "lot area" and revising the "setback line" definition for clarity. [06/01/10 @ 9:25 PM]

ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)

- #220-12 RECODIFICATION COMMITTEE recommending that the table in Sec. 30-8(b)(10)a be clarified with respect to “lot width,” “lot area,” or “lot frontage.”
ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)
- #219-12 RECODIFICATION COMMITTEE recommending that Sec. 30-5(b)(4) as most recently amended by Ordinance Z-45, dated March 16, 2009, be amended to reconcile the apparent discrepancy relative to the definition of “structure.”
ZONING & PLANNING NO ACTION NECESSARY 4-0
- #218-12 RECODIFICATION COMMITTEE recommending that Sec. 30-19(g)(1) be amended to clarify “sideline” distance, which is a reference to an undefined concept.
ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)
- #217-12 RECODIFICATION COMMITTEE recommending that Secs. 30-19(d)(1) and 30-19(g)(1) relative to the number of tandem parking stalls allowed in the side setback (two) and the number of tandem parking stalls (one) allowed in the setback for parking facilities containing less than five stalls be amended to make the both sections consistent.
ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)
- #216-12 RECODIFICATION COMMITTEE recommending that the definition of “Space, usable open” in Sec. 30-1 be amended by removing the exemption for exterior tennis courts as they are now classified as structures.
ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)
- #65-11(3) ZONING AND PLANNING COMMITTEE requesting that the terms “flat roof” and “sloped roof” be defined in the zoning ordinance.
ZONING & PLANNING NO ACTION NECESSARY 4-0 (Baker not voting)

REFERRED TO PUBLIC FACILITIES COMMITTEE

Wednesday, May 6, 2015

- #99-15 NATIONAL GRID petitioning for a grant of location to install and maintain 125' ± of 6" gas main in HARDING STREET from the existing 6" gas main at 119 Harding Street northerly to 131 Harding Street to provide gas service to 127 and 131 Harding Street. (Ward 3) [04/08/15 @ 8:32 AM]
PUBLIC FACILITIES APPROVED 4-0 (Crossley, Gentile, Laredo not voting)
- #98-15 NATIONAL GRID petitioning for a grant of location to install and maintain 70' ± of 4" gas main in OAK AVENUE from the existing 4" gas main at 34 Oak Avenue northerly to 25 Oak Avenue for a new gas service. (Ward 3)

PUBLIC FACILITIES APPROVED 4-0-1 (Gentile abstaining; Crossley, Laredo not voting)

REFERRED TO FINANCE COMMITTEE

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

#375-14(6) HIS HONOR THE MAYOR requesting that Sec. 17-6 **Fees for building, electrical, gas and plumbing permits.** of the Revised Ordinances of the City of Newton, 2012 be amended by deleting the section and inserting the following in to take effect July 1, 2015:

The fees for all building permits shall be computed at a rate of \$20.00 per one thousand dollars (\$1,000) of estimated construction cost or any fraction thereof, provided however, that in no event shall the fee be less than the minimum fee set out below.

PERMIT FEE SCHEDULE

All fees are “Per \$1,000.00 of Construction or Fraction Thereof”

1. Minimum Permit Fee – Residential (1 & 2 Family)	\$50.00
2. Minimum Permit Fee – Residential (3 Family and Up)	\$100.00
3. Minimum Permit Fee – Commercial	\$100.00
4. Building Permit (Including Signs)	\$20.00
5. Electrical Permit	\$20.00
6. Plumbing Permit	\$20.00
7. Gas Permit	\$20.00
8. Mechanical Permit	\$20.00
9. Demolition Permit	\$20.00
10. Sprinkler Permit	\$20.00
11. All other work requiring permits	\$20.00

If at any point, work has started before the issuance of a permit, the required fee shall be doubled.

RE-INSPECTION FEE SCHEDULE

1. Re-inspection fee –first re-inspection	\$50.00
2. Re-inspection fee – second and subsequent re-inspection	\$100.00

CERTIFICATION OF USE AND OCCUPANCY FEE SCHEDULE

1. Temporary or Partial Certificate of Use and Occupancy, per unit, per month	\$50.00
2. Condominium Certificate of Inspection (not required for new construction)	\$100.00

Estimated Construction Costs shall be computed by multiplying the gross floor area (sq. ft.) by the average square foot costs as published in the latest edition of "Means Cost Data" by R.S. Means Co., Duxbury, MA or other similar recognized national survey data. [04/15/15 @ 4:57 PM]

ZONING & PLANNING APPROVED 6-0 on April 27, 2015

FINANCE APPROVED 5-0 EXCEPT FOR BELOW PORTION OF REQUEST

CERTIFICATION OF USE AND OCCUPANCY FEE SCHEDULE

2. Condominium Certificate of Inspection (not required for new construction) \$100.00

HELD PENDING ACTION ON DOCKET ITEMS #102-11 AND #95-11

MOTION TO SUSPEND THE RULES TO ALLOW THE CHAIR OF THE ZONING & PLANNING COMMITTEE TO POLL HER COMMITTEE WAS APPROVED BY VOICE VOTE

MOTION IN THE ZONING AND PLANNING COMMITTEE TO ACCEPT THE REPORT OF THE FINANCE COMMITTEE APPROVED 6-0

PUBLIC HEARINGS WERE ASSIGNED FOR THE FOLLOWING ITEMS:

Public Hearing assigned for June 2, 2015:

- #119-15 **AUSTIN STREET PARTNERS, LLC/CITY OF NEWTON** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to redevelop an existing municipal parking lot, declared surplus by the Board of Aldermen on February 6, 2012, into a mixed use residential building providing 68 units of housing, approximately 5,000 sf of commercial space, approximately 90 underground parking spaces appurtenant to the proposed residences and commercial space and 127 public parking spaces at grade at 28 AUSTIN STREET, Ward 2, Newtonville, on land known as SBL 24, 9, 15, containing approximately 74,480 sf of land in a district zoned MIXED USE 4. Ref: Sec. 30-24, 30-23, 30-21(b), 30-15(w)(2), (w)(4)b), 30-15 Table 3, 30-13(h), (h)(2) Table B, 30-13(j)(1), (2), and (3), 30-19(d)(2), (10), (11), (12), and (13), 30-19(e), 30-19(h)(1), (2)a) and b), 30-19(i)(1) and (2), 30-19 (j)(1), 30-19 (k); 30-19 (l) Table 3, and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing re-assigned for June 16, 2015:

- #105-15 **FRANCIS HARVEY REMODELING LLC** for **PATRICIA BLANEY** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE in order to add two dormers to an existing two-family dwelling, which will add approximately 410 square feet of living space thereby increasing the Floor Area Ratio from .61 to .68, where .50 is the maximum allowed by right, at 329-331 WALTHAM STREET, Ward 3, West Newton, on land known as SBL 34, 27, 3, containing approximately 5,670 sf of

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

Public Hearing assigned for June 16, 2015:

#121-15 THE NEIGHBORHOOD HARDWARE GROUP, INC./DTS TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for a parking waiver of five stalls and associated waivers of various requirements for an existing rear parking facility, including parking in the front and side setbacks, and screening, interior landscaping, and lighting requirements for an existing hardware store at 2-12 WINDSOR ROAD (1641 BEACON STREET) Ward 5, Waban, on land known as SBL 53, 29, 2A, containing approximately 54,198 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-19(c)(2)a), 30-19(h)(1), 30-19(d)(10), 30-19(i)(1) and (2), , 30-19(j), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for June 16, 2015:

#122-15 ALLISON AVRAMOVICH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to construct an attached garage and mudroom with a new driveway off of Ward Street, addition will increase the existing Floor Area Ratio from .35 to .40, where .33 is the maximum allowed by right, at 1005 CENTRE STREET, Ward 2, Newton Centre, on land known as SBL 13, 32, 14, containing approximately 15,187sf of land in a district zoned SINGLE FAMILY RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-21(b), 30-15(u), 30-15 Table A of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for June 16, 2015:

#123-15 OTTO MARIANO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE to legalize a third dwelling unit in a legally nonconforming dwelling with two other existing dwelling units and an existing small office and to allow parking in a setback and to waive various dimensional requirements for parking stalls, aisle width, entrance drive width, and screening and lighting requirements as well as surfacing, curbing and striping requirements at 111-113 ADAMS STREET, Ward 1, NONANTUM, on land known as SBL 14, 8, 4, containing approximately 8,225 sf of land in a district zoned MANUFACTURING. Ref: Sec. 30-24, 30-23, 30-21, 30-19(h)(1), (2), (3)a), (4)a), 30-19(i), 30-19(j), 30-19(m) of the City of Newton Rev Zoning Ord, 2012 and Special Permit #249-62.

Public Hearing assigned for June 16, 2015:

#124-15 and (2)WELLS AVENUE LLC. petition for a SPECIAL PERMIT to demolish a portion of an existing one-story building and construct a 3-story addition adjacent to the remaining portion of the building, which will increase the gross floor area in the aggregate to 20,000 or more from the existing 68,740 gross square feet to 132,598 gross square feet; to construct one or more retaining walls which may be greater than 4 feet within the setbacks; to allow parking in the rear setback; and, to waive the required driveway width at 2 WELLS AVENUE, Ward 8, on land known as

SBL 84, 34, 2K, containing approximately 436,175 square feet of land in a district zoned LIMITED MANUFACTURING. Ref: 30-24, 30-23, 30-12(g)(2), 30-5(b)(4), 30-19(h) and (m) of the City of Newton Rev Zoning Ord, 2012.

NOTE:

Accompanying petition #124-15 is a request that the restriction adopted by Board Order #276-68(3), dated November 18, 1968, and subsequent amendments be further amended to allow the following: .

- a greater percentage of office space in the entire office park to exceed 800,000 square feet in floor area;
- less open space as to the subject parcel and all other parcels constituting Parcel 1 than the maximum 40% requirement;
- the property and proposed building thereon to exceed the maximum Floor Area Ratio of 0.25, and to allow the maximum Floor Area Ratio for the entire Wells Office Park to exceed 0.25;
- a portion of the existing parking spaces and maneuvering area to be within 40 feet of the northeasterly boundary line of Parcel 1 on the plan #1183 of 1960 of which the land of 2 Wells Avenue is a part, and which boundary line is designated on said plan as "950" feet;
- retaining walls of 4 feet or greater as may be necessary within 80 feet of the northerly boundary line of said lot;
- the proposed building addition to be 36 feet in height although the specified minimum setback for the proposed building from the southerly street line of Nahanton Street is 321 feet.

Public Hearing assigned for June 8, 2015:

#23-15

ACTING DIRECTOR OF PLANNING & DEVELOPMENT requesting amendments to the official zoning map in order to correct discrepancies between Board of Aldermen actions and the boundaries of zoning districts as shown on the map and to better align zoning district boundaries with property lines and other features to reduce the number of split lots and other map anomalies.

[01/09/15 @ 10:09AM]