

IN BOARD OF ALDERMEN

BOARD ACTIONS

Monday, July 13, 2015

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

Absent: Ald. Ciccone, Lipof and Sangiolo

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

REFERRED TO ZONING & PLANNING COMMITTEE

#376-14 **PLANNING & DEVELOPMENT DEPARTMENT** requesting that **Chapter 30 ZONING** be deleted in its entirety and replaced with the Zoning Reform Phase 1 Zoning Ordinance.

HEARING CLOSED on MAY 11, 2015

ZONING & PLANNING APPROVED 3-0-1 as amended to correct typographical and other minor errors (Yates abstaining; Baker not voting)

ITEM POSTPONED ON MAY 18 TO DATE CERTAIN OF JUNE 15, 2015

ITEM POSTPONED ON JUNE 15 TO DATE CERTAIN OF JULY 13, 2015

MOTION TO RECOMMIT TO ZONING & PLANNING APPROVED BY VOICE VOTE

Clerk's Note:

REFERRED TO LAND USE COMMITTEE

#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 approx. 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.

A PUBLIC HEARING WAS OPENED AND CONTINUED ON JUNE 16 HEARING CLOSED; LAND USE APPROVED 7-0-1 (Schwartz abstaining)_

MOTION TO RECOMMIT TO LAND USE APPROVED BY VOICE VOTE

Clerk's Note:

REFERRED TO LAND USE COMMITTEE

#124-15(2) 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.

LAND USE APPROVED 4-0-4 (Albright, Crossley, Harney, Schwartz abstaining)

MOTION TO RECOMMIT TO LAND USE APPROVED BY VOICE VOTE

Clerk's Note: See above.

REFERRED TO LAND USE COMMITTEE

#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 CLOSED; LAND USE APPROVED 8-0

APPROVED 18 YEAS, 3 NAYS (Ald. Blazar, Gentile & Norton), 3 ABSENT (Ald. Ciccone, Lipof & Sangiolo)

Clerk's Note:

THE BOARD OF ALDERMEN VOTED WITHOUT DISCUSSION 21 YEAS, 3 ABSENT (Ald. Ciccone, Lipof & Sangiolo) TO TAKE THE FOLLOWING ACTIONS:

REFERRED TO LAND USE COMMITTEE

Tuesday, June 16, 2015

#152-14(2) REQUEST for an EXTENSION OF TIME in which to EXERCISE SPECIAL PERMIT #152-14, granted on June 16, 2014, to enclose an existing parking area and walkway with a roof and erect an interior staircase at 1186 CHESTNUT STREET, Ward 5, Newton Upper Falls; said EXTENSION of TIME will run from June 16, 2015 to June 16, 2016.

LAND USE APPROVED 7-0

#105-15 FRANCIS HARVEY REMODELING LLC for PATRICIA BLANEY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to add two dormers to an existing two-family dwelling, which will add approximately 410 square feet of living space, 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 approx. 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.

HEARING CLOSED; LAND USE APPROVED 5-0-1 (Crossley abstaining)

#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, which 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 approx.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.

HEARING CLOSED; LAND USE APPROVED 7-0

#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, 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, 44, containing approx. 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.

HEARING CLOSED; LAND USE APPROVED 7-0

#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 CLOSED; LAND USE APPROVED 7-0

#121-15 THE NEIGHBORHOOD HARDWARE GROUP, INC./DTS TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive five parking stalls and for associated waivers of various requirements for an existing 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 approx..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.

HEARING CONTINUED TO JUNE 23

- #124-15 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 approx. 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.
- #124-15(2) 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.

HEARING CONTINUED TO JUNE 23

REFERRED TO LAND USE COMMITTEE

Tuesday, June 23, 2015

- #61-15(2) DIOMID BASHKINOV petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a one-car attached garage on to an existing attached garage, which will increase the Floor Area Ratio from .37 to .38, 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), of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED; LAND USE APPROVED 8-0

- #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 and hearing closed; Land Use approved as amended 6-0-1 on March 31, 2015; recommitted by Board of Aldermen on April 6, 2015; Land Use approved 7-0-1 (Harney) on May 5; postponed on May 18 to Date Certain of June 1; postponed on June 1 to date certain of June 15. Recommited by the Board of Aldermen on June 15*

LAND USE APPROVED 8-0

Public hearing was opened and continued on February 10, 2015:

#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.

Public hearing was opened and continued on May 19, 2015:

#480-14(3) STEPHEN VONA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to restore and expand an existing structure known as the Turtle Lane Playhouse with office space above, to provide a mixed use building with an addition containing 6 dwelling units at street level and above and a second building containing a 23-unit multi-family dwelling 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.

HEARINGS CONTINUED

#121-15 THE NEIGHBORHOOD HARDWARE GROUP, INC./DTS TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive five parking stalls and for associated waivers of various requirements for an existing 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 approx..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.

A PUBLIC HEARING WAS OPENED AND CONTINUED ON MAY 12:

A PUBLIC HEARING WAS OPENED AND CONTINUED ON JUNE 16:

HEARING CLOSED: APPROVED 8-0

#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

REFERRED TO ZONING & PLANNING COMMITTEE

Monday, June 22, 2015

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

#161-15 **HIS HONOR THE MAYOR** requesting authorization to transfer the sum of two hundred ten thousand dollars (\$210,000) from the Planning & Development Department Salaries Account to the Planning & Development Department Consultants Account for the purpose of funding \$10,000 for the Newton Centre Parking Study with the remaining amount to be available for consultants in Fiscal Year 2016. [06/15/15 @ 3:30 PM]

FINANCE APPROVED 7-0 on 06/22/15

ZONING & PLANNING APPROVED 6-0 (Leary not voting)

REFERRED TO PROGRAMS AND SERVICES COMMITTEE

Wednesday, June 17, 2015

Appointment by His Honor the Mayor

#136-15 **SETH BAI**, appointed as the Veterans Service Officer, effective May 18, 2015, pursuant to Section 3-3 of the City of Newton Charter.

PROGRAMS & SERVICES APPROVED 5-0

Appointment by His Honor the Mayor

#135-15 **LISA DADY**, appointed as the Director of Historic Newton, effective February 25, 2015, pursuant to Section 3-3 of the City of Newton Charter.

PROGRAMS & SERVICES APPROVED 5-0

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

#162-15 **HIS HONOR THE MAYOR** requesting authorization to transfer fifty-nine thousand thirty-two dollars (\$59,032) from Free Cash to the following account in the Parks and Recreation Department to cover costs associated with water, electricity, and repairs to fences damaged in winter storms:

Public Property Repair and Maintenance (0160210-52409).....	\$20,000
Electricity (0160209-5210).....	\$10,000
Water (0160209-5230	\$29,032

FINANCE APPROVED 7-0 on 06/22/15

PROGRAMS & SERVICES APPROVED 5-0

- #9-15(2) WABAN AREA COUNCIL petitioning the Board of Aldermen pursuant to Article 9, Section 9-3 and 9-4, of the City of Newton Charter, to expand the area represented by the Waban Area Council to include:
1. Warren Road (both sides), Kippy Drive (both sides) and 1238-1299 Beacon Street;
 2. 75-149 Winslow Road and 73-89 Puritan Road;
 3. The portion of the Newton Cemetery Corporation within the area council's catchment area boundaries and the portion of Cold Spring Park that abuts the Newton Highlands Neighborhood Council portion of the Park. [04/24/15@ 12:54PM]

PROGRAMS & SERVICES APPROVED 5-0 Part 1. and Part 2.
PROGRAMS & SERVICES NO ACTION NECESSARY 5-0 Part 3.

REFERRED TO PUBLIC SAFETY & TRANSPORTATION COMMITTEE

Wednesday, June 17, 2015

- #154-15(A)&(B)BOSTON COACH TRANSPORTATION, request for annual renewal of the Boston College Bus Licenses. There are no changes proposed to last year's licenses. [06/05/15 @ 10:22 AM]

PUBLIC SAFETY APPROVED 5-0 (Yates and Harney not voting)

- #310-14 ALD. YATES requesting a RESOLUTION to His Honor the Mayor asking that the Director of Public Engagement develop a public outreach program in partnership with the Massachusetts Department of Transportation re the Add-a Lane Project on Route 128, including but not limited to emails to aldermen and members of the Upper Falls, Waban, and Newton Highlands Neighborhood Area Councils, and create a prominent link on the city's website to the new Department of Transportation website page on the project. [07/31/14 @ 12:12 PM]

PUBLIC SAFETY NO ACTION NECESSARY 5-0 (Johnson and Harney not voting)

REFERRED TO PUBLIC FACILITIES COMMITTEE

Wednesday, June 17, 2015

- #156-15 NATIONAL GRID petitioning for a grant of location to install and maintain 60' ± of 6" gas main in BEECHER PLACE from the existing 6" gas main at 50 Beecher Place easterly for a new gas service at 6 Beecher Terrace. (Ward 6)

PUBLIC FACILITIES APPROVED WITH A CONDITION 8-0

- #157-15 COMCAST petitioning for a grant of location to install conduit and vaults in NAHANTON STREET AND WELLS AVENUE as follows:

- A) 2,528' ± of conduit in Nahanton Street in a westerly direction from Pole #28 to Wells Avenue
- B) Two 2' x 3' vaults in Nahanton Street
- C) 4,377' of conduit in Wells Avenue from the entrance to Wells Avenue to 160 Wells Avenue

- D) 3 x 3 manhole in Wells Avenue at 1 Wells Avenue
 E) Three 2' x 3' vaults in Wells Avenue at the following locations: 2 Wells Avenue, 200 Wells Avenue, and 160 Wells Avenue. (Ward 8)
 [06/10/15 @ 1:02 PM]

PUBLIC FACILITIES APPROVED 8-0

- #133-15 HIS HONOR THE MAYOR requesting authorization to enter into negotiations for the potential lease on city properties for purposes of third-party construction, ownership, and operation of on-site renewable solar energy generation from which the City will purchase electric output and/or net metering credits.

[05/11/15 @ 5:00 PM]

HEARING CONTINUED; HELD 7-0 AND REFERRED TO FINANCE (Albright not voting)

REFERRED TO PS&T, PUB. FACIL. AND FINANCE COMMITTEES

- #129-15 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million dollars (\$2,000,000) from bonded indebtedness for the purpose of improving the traffic signals at several intersections in Auburndale and traffic improvements in Nonantum and Oak Hill, as well as other areas of the City.

05/11/15 @ 5:00 PM]

PUBLIC SAFETY APPROVED 6-0-1 (Schwartz abstaining) on 06/03/15

FINANCE COMMITTEE SPLIT THE ITEM INTO PART A AND B; PART B WAS APPROVED BY PUBLIC SAFETY AND FINANCE; PART A WAS REFERRED TO PUBLIC FACILITIES on 06/15/15

(A) \$1.2 MILLION FOR AUBURNDALE TRAFFIC IMPROVEMENT PLAN

PUBLIC SAFETY APPROVED 6 -0-1 (Schwartz abstaining) on 06/03/15

FINANCE APPROVED 7-0

PUBLIC FACILITIES APPROVED 8-0 on 06/17/15

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #163-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred thousand dollars (\$100,000) from the Comptroller's Department Staffing and Project Reserve to the Public Buildings Department Municipal Maintenance Account in order to fund Fiscal Year 2015 costs for the City Hall Elevator Project and the removal of a storage tank at Fire Station #3. [06/15/15 @ 3:30 PM]

FINANCE APPROVED 7-0 on 06/17/15

PUBLIC FACILITIES APPROVED 7-0 (Albright not voting)

- #246-12 RECODIFICATION COMMITTEE recommending Sec. 25-1, which requires a permit to create a trench, be reviewed to determine if a new section relative to excavation should be established to regulate unsafe excavation beyond the regulation of trenches, as the City Engineer has advised that all trenches are excavations, but not all excavations are trenches, which amendment would replace **Sec. 20-53. Excavations; protection; erection of barriers.**, which was deleted as part of recodification because it conflicted with Sec. 25-1.

PUBLIC FACILITIES NO ACTION NECESSARY 8-0

REFERRED TO FINANCE COMMITTEE

Monday, June 22, 2015

- #142-15(2) HIS HONOR THE MAYOR requesting authorization to accept and expend the Edward J. Byrne Memorial Justice Assistance Grant in the amount of ninety-nine thousand six hundred thirty-three dollars and sixty cents (\$99,633.60) for the purpose of funding a ride-along social worker. [06/10/15 @ 2:23 PM]
FINANCE APPROVED 6-0 (Blazar not voting)

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

- #162-15 HIS HONOR THE MAYOR requesting authorization to transfer fifty-nine thousand thirty-two dollars (\$59,032) from Free Cash to the following account in the Parks and Recreation Department to cover costs associated with water, electricity, and repairs to fences damaged in winter storms:
- | | |
|--|----------|
| Public Property Repair and Maintenance
(0160210-52409)..... | \$20,000 |
| Electricity
(0160209-5210)..... | \$10,000 |
| Water
(0160209-5230)..... | \$29,032 |

PROGRAMS & SERVICES 5-0 APPROVED 5-0 ON 06/17/15

FINANCE APPROVED 6-0 (Blazar not voting)

- #160-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of nine thousand dollars (\$9,000) from the Inspectional Services Salaries Account to the Inspection Services Expenses Account for the purpose of hiring temporary administrative help in the Inspectional Service Department.
FINANCE APPROVED 6-0 (Blazar not voting)

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #163-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred thousand dollars (\$100,000) from the Comptroller's Department Staffing and Project Reserve to the Public Buildings Department Municipal Maintenance Account in order to fund Fiscal Year 2015 costs for the City Hall Elevator Project and the removal of a storage tank at Fire Station #3.

PUBLIC FACILITIES APPROVED 7-0 (Albright not voting) on 06/17/15

FINANCE APPROVED 7-0

REFERRED TO PS&T, PUB. FACIL. AND FINANCE COMMITTEES

- #129-15 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million dollars (\$2,000,000) from bonded indebtedness for the purpose of improving the traffic signals at several intersections in Auburndale and traffic improvements in Nonantum and Oak Hill, as well as other areas of the City.
PUBLIC SAFETY APPROVED 6-0-1 (Schwartz abstaining) on 06/03/15

FINANCE COMMITTEE SPLIT THE ITEM INTO PART A and B; PART B WAS APPROVED BY PUBLIC SAFETY AND FINANCE; PART A WAS REFERRED TO PUBLIC FACILITIES on 06/15/15

(A)\$1.2 MILLION FOR AUBURNDALE TRAFFIC IMPROVEMENT PLAN

PUBLIC SAFETY APPROVED 6 -0-1 (Schwartz abstaining) on 06/03/15

PUBLIC FACILITIES APPROVED 8-0 on 06/17/15

FINANCE APPROVED 7-0

- #158-15 HIS HONOR THE MAYOR requesting an increase in the Fiscal Year 2016 annual expenditure limit of the Newtonville Area Council revolving fund from \$2,500 to \$10,000 in order cover the funds and expenses related to Newtonville Village Day. [06/10/15 @ 2:23 PM]
FINANCE APPROVED 7-0

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

- #161-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of two hundred ten thousand dollars (\$210,000) from the Planning & Development Department Salaries Account to the Planning & Development Department Consultants Account for the purpose of funding \$10,000 for the Newton Center Parking Study with the remaining amount to be available for consultants in Fiscal Year 2016.
ZONING & PLANNING APPROVED 6-0
FINANCE APPROVED 7-0

REFERRED TO REAL PROPERTY REUSE COMMITTEE

June 24, 2015

- #384-11(8) REAL PROPERTY REUSE COMMITTEE requesting that His Honor the Mayor appropriate funds to conduct a 21E remediation study on the former Parks & Recreation site at 70 Crescent Street
REAL PROPERTY REUSE APPROVED 7-0
- #159-15 SCHOOL COMMITTEE requesting the grant of an access easement to the existing parking lot of The Parish of the Good Shepard through the Angier School's driveway in consideration of The Parish agreeing to the relocation of its existing driveway entrance to its parking lot in order to improve the pedestrian access for children coming to the new Angier Elementary School
REAL PROPERTY REUSE APPROVED 5-0 (Gentile and Fuller not voting)

A MOTION TO SUSPEND THE RULES TO ALLOW THE WITHDRAWAL OF THE FOLLOWING DOCKET ITEM FROM THE DOCKET WAS APPROVED BY VOICE VOTE

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #175-15 HIS HONOR THE MAYOR requesting authorization to appropriate and expend one hundred six thousand six hundred seventy-five dollars (\$106,675) from the Energy Stabilization Account to purchase Class 1, New England Certified Renewable Energy Credits (RECs). [07/08/15 @ 1:47 PM]

A MOTION TO SUSPEND THE RULES TO ACCEPT THE FOLLOWING THREE (3) LATE FILED ITEMS TO THE DOCKET AND REFER TO COMMITTEE WAS APPROVED BY VOICE VOTE

REFERRED TO FINANCE COMMITTEE

- #176-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of fifteen thousand dollars (\$15,000) from the Department of Public Works Stormwater Cleaning Catch Basins Account to the Department of Public Works Stormwater Wages for the purposes of funding additional work that was done toward the end of the fiscal year on stormwater infrastructure. [07/08/15 @ 1:47 PM]

REFERRED TO FINANCE COMMITTEE

- #177-15 HIS HONOR THE MAYOR requesting authorization to appropriate of five thousand one hundred sixty-two dollars and twenty- two cents (\$5,162.22) from the Workers' Compensation Trust Fund for a claim of loss of function as a result of a left shoulder rotator cuff tear suffered in a work related injury. [07/08/15 @ 1:46 PM]

REFERRED TO LAND USE COMMITTEE

Public Hearing to be assigned for August 11, 2015 or September 10, 2015:

- #178-15 FALLON CUSTOM HOMES for AMANDA MAHONEY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a one-car attached garage over the driveway onto the side of the existing single-family dwelling, which will result in an increase in the Floor Area Ratio from .44 to .46, where .33 is the maximum allowed by right, at 12 LAKE TERRACE, Ward 6, Newton Centre, on land known as SBL 62, 1, 8, containing approximately 14,628 sf of land in a district zoned SINTLE RESIDENCE 2. Ref: Sec. 30-24, 30-23, 3-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

PUBLIC HEARINGS WERE ASSIGNED FOR THE FOLLOWING ITEMS:*Public Hearing assigned for August 11, 2015:*

#160-15 TIMOTHY BURKE ARCHITECTURE for ICHIRO ISHIGURO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to add a second-story addition on an existing 1½-story single-family dwelling, which will increase the Floor Area Ratio from .31 to .44, where .37 is the maximum allowed by right, at 80 DEBORAH ROAD, Ward 8, Newton Centre, on land known as SBL 82, 8, 8, containing approximately 10,990 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for August 11, 2015:

#161-15 WILLIAM WINKLER & KATHRYN KUBIE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to expand an existing driveway located in the front setback to allow parking for two vehicles at 48 HOLMAN ROAD, Ward 4, Auburndale, on land known as SBL 43, 42, ,8, containing approximately 7,620 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-19(g)(1), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for August 11, 2015:

#162-15 DAVID BELCOURT & NAHMA NADICH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NON-CONFORMING STRUCTURE by removing an existing one-story rear addition and constructing a new two-story addition four feet wider and removing an existing front landing and constructing in its place a covered porch and stairs, which will increase the existing Floor Area Ratio from .47 to .59, where .46 is the maximum allowed by right, and to reduce the existing nonconforming open space , lot coverage, and side setback at 6 DENNS PLACE, Ward 2, Newton Centre, on land known as SBL 64, 3, 2, containing approximately 3,084 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(u)(2) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for August 11, 2015:

#163-15 DANTE BELLUCI/JOSEPH LIN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE to increase the number of seats from 100 to 120 seats and to waive up to eight parking stalls for an existing restaurant at 22 UNION STREET, Ward 6, Newton Centre, on land known as SBL 61, 38, 4, containing approximately 3,617 sf of land in a district zoned BUSINESS 2. Ref: Sec 30-23, 30-23, 30-21(b), 30-11(d)(9), 30-19(d)(13), 30-19(m) of the City of Newton Rev Zoning Ord, 2012, and Special Permit #492-82.

Public Hearing assigned for August 11, 2015:

#164-15 LEABMAN REAL ESTATE SERVICES LLC/DUNCAN & ELIZABETH RICHARDSON petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to remove an existing deck/hot tub and construct in its place a four-season porch

with a roof deck at the rear of an existing single-family dwelling, which will increase the Floor Area Ratio from .38 to .40, where .36 is the maximum allowed by right, at 55 MOSSFIELD ROAD, Ward 5 Waban, on land known as SBL 55, 21, 5, containing approximately 13,723 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.

Public Hearing assigned for August 11, 2015:

#178-15 FALLON CUSTOM HOMES for AMANDA MAHONEY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a one-car attached garage over the driveway onto the side of the existing single-family dwelling, which will result in an increase in the Floor Area Ratio from .44 to .46, where .33 is the maximum allowed by right, at 12 LAKE TERRACE, Ward 6, Newton Centre, on land known as SBL 62, 1, 8, containing approximately 14,628 sf of land in a district zoned SINTLE RESIDENCE 2. Ref: Sec. 30-24, 30-23, 3-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for Thursday, September 10, 2015:

#147-15 BSL NEWTON DEVELOPMENT, LLC/ANDOVER NEWTON THEOLOGICAL SCHOOL petition for a SPECIAL PERMIT/ SITE PLAN APPROVAL and EXTENSION of a NONCONFORMING STRUCTURE to renovate the top two floors of an existing dormitory (Farwell Hall) to include 12 reconfigured dormitory rooms and to use the bottom three floors and a proposed new attached structure for a 51-unit assisted living facility and to waive 28 parking stalls and various dimensional requirements of Sec 30-19 at 157 HERRICK ROAD, Ward 6, Newton Centre, on land known as SBL 65, 19, 45, containing approximately 871,960 square feet of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-9(b)(2), 30-5(b)(2), 30-19(d)(4), (d)(5), (h)(1), (2)a and b), (h)(3), (h)(4), (i)(1), (j)(1), (k), and (m) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for Thursday, September 10, 2015:

#148-15 INTRUM COPORATION petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second 60,565 square-foot building to be connected to an existing office building, as well as a one-story parking deck, and to redesign existing parking facilities increasing the number of parking stalls from 215 to 379 at 180 WELLS AVENUE, Ward 8, on land known as SBL 84, 34A, 3, containing approximately 220,097 square feet of land in a district zoned LIMITED MANUFACTURING. Ref: 30-12(g)(2) of the City of Newton Rev Zoning Ord, 2012 and Board Order nos. 276-68(3), 761-69, 734-72 (884-71). NOTE: Accompanying the petition is a request to amend the Deed Restriction adopted by Board Order #276-68(3), dated November 18, 1968, and subsequent amendments be further amended or waived to increase the Floor Area Ratio from .25 to .53, which exceeds the maximum of .25, to waive the minimum 40% open space requirement, and to allow a greater percentage of square footage in the office park to be dedicated to office space.

Public Hearing assigned for July 15, 2015:

#173-15 EVERSOURCE ENERGY requesting grant of location to install 55' ± of conduit in ELM STREET from Manhole #15996 northwesterly thence turning and running northeasterly to Pole # 137/3A to provide service to 111 Elm Street.
[06/15/15 @ 12:04 PM]

THE BOARD OF ALDERMEN VOTED WITHOUT DISCUSSION 20 YEAS, 1 RECUSED (Ald. Gentile), 3 ABSENT (Ald. Ciccone, Lipof & Sangiolo) TO TAKE THE FOLLOWING ACTION:

#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,
HEARING CLOSED; LAND USE APPROVED 7-0