

DOCKET

May 19: Land Use
May 26: Real Property Reuse
May 27: Finance

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Monday, May 18, 2015
7:45 PM, Newton City Hall
To be reported on
MONDAY, JUNE 1, 2015

CITY OF NEWTON

IN BOARD OF ALDERMEN

REFERRED TO LAND USE COMMITTEE

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

OTHER COMMUNICATIONS

Zoning Board of Appeals Decision, March 24, 2015

#125-15 ZBA #3-15 YAKOV DORFMAN & NELLY VEKSLER appealing a decision of the Commissioner of Inspectional Services re alleged zoning code violations of illegal apartments and creation of a dwelling unit without a building permit and violations of the state building code at 28R Lincoln Road. NOTE: *The Commissioner concluded that the property is a legally pre-existing nonconforming two, one-family residences on a single lot.*

WITHDRAWN WITHOUT PREJUDICE

REFERRED TO PROGRAMS & SERVICES COMMITTEE

#126-15 ALD. JOHNSON, ALBRIGHT, NORTON AND SCHOOL COMMITTEE MEMBER ALBRIGHT requesting a discussion with the Newton School Department, Newton North High School principal, and the Newton Police Department regarding ways to address the student smoking issue at Newton North High School. [05/11/15 @ 9:30AM]

REFERRED TO PROG. & SERVICES AND ZONING & PLANNING COMMITTEES

#127-15 ALD. SANGIOLO requesting discussion with Health Department, Inspectional Services Department and the Economic Development Commission regarding the policy of food truck operations in the City of Newton. [05/11/15 @ 10:22AM]

REFERRED TO FINANCE COMMITTEE

#128-15 HIS HONOR THE MAYOR requesting authorization to enter into a five-year contract for the curbside collection of solid waste and recyclables. [05/11/15 @ 4:30 PM]

REFERRED TO PUBLIC SAFETY & TRANS. 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]

REFERRED TO PUBLIC SAFETY & TRANS. AND FINANCE COMMITTEES

- #130-15 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of one hundred fifty thousand dollars (\$150,000) from Free Cash for the purpose of improving traffic signalization at several intersections throughout the City.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #131-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of eighty thousand dollars (\$80,000) from the Public Works Snow Overtime Account to the Public Works Vehicle Repairs Account for the purpose of funding additional repair work required due to the historic amount of snow this past winter. [05/11/15 @ 4:18 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #132-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of two hundred thousand dollars (\$200,000) from the Public Works Full Time Wages/Street Maintenance Account to the Public Works Electrical Equipment Account for the purpose of funding additional repair work required this year. [05/11/15 @ 4:18 PM]
- #133-15 HIS HONOR THE MAYOR requesting authorization to enter into negotiations for the potential lease on city property 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]

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.