

DOCKET

June 16: Land Use; Zoning & Planning Continued
June 17: Programs&Services; Public Safety&Transportation; Public Facilities Page 405
June 22: Finance; Zoning & Planning Monday, June 15, 2015
June 23: Land Use 7:45 PM, Newton City Hall
June 24: Real Property Reuse To be reported on
MONDAY, JULY 13, 2015

CITY OF NEWTON

IN BOARD OF ALDERMEN

REFERRED TO LAND USE COMMITTEE

The Rules & Orders of the Board contain a blackout period to avoid scheduling public hearings for Major Projects in July or August. Although the following petition was filed with the clerk of the board on May 29, 2015 prior to the June 1 to July 20 blackout period, two of the criteria for a Major Project classification involve a waiver of more than five (5) parking stalls and projects that exceed six (6) residential units and trigger the Inclusionary Zoning Ordinance

The petitioner is requesting a suspension of the rules pursuant to Article IX, Section 1 of the Rules & Orders (3/4 vote) of the Board of Aldermen to suspend the time restrictions to allow the petition to be assigned a public hearing for July 14, 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.

The Rules & Orders of the Board contain a blackout period to avoid scheduling public hearings for Major Projects in July or August. The following petition, filed with the clerk of the board on June 3 after the June 1 to July 20 blackout period, involves the construction of 20,000 or more square feet in gross floor area, one of the criteria for a Major Project classification. The petitioner is requesting a suspension of the rules pursuant to Article IX, Section 1 of the Rules & Orders (3/4 vote) of the Board of Aldermen to suspend the time restrictions to allow the petition to be assigned a public hearing for July 14, 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 Hearings to be assigned for July 14, 2015:

#149-15 JOAN DEVINE, TRUSTEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow an increase in Floor Area Ratio from .45 to .58 for a customized modular home that was permitted at 14 CHARLEMONT STREET, Ward 8, Newton Highlands, on land known as SBL 83, 33, 18, containing approximately 8,251 square feet of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

#416-12(4) MAIN GATE REALTY LLC petition to AMEND Special Permit/Site Plan Approval for a Change in Nonconforming Use #416-12(3), granted August 12, 2013 which limited two existing tenant spaces to office, low parking demand/turnover service, or retail uses, in order to allow office and storage space in the basement and to re-stripe an existing parking lot to create five parking stalls, where four currently exist, and to waive the dimensional requirements for the parking stalls at 243-244 COMMONWEALTH AVENUE, Ward 7, Chestnut Hill, on land known as SBL 61, 13, 11, containing approximately 7,452 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(h)(2)a) and (m) of the City of Newton Rev Zoning Ord.

- #150-15 ANTHONY DePASQUALE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to change an existing nonconforming use to another nonconforming use in order to convert an existing clubhouse to a multi-family dwelling with five units and to waive one parking stall and to allow parking within the front setback at 15 SOUTH GATE PARK, Ward 3, West Newton, on land known as SBL 33, 31, 9, containing approximately 14,120 square feet of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(d)(2), (g)(1), and (m) and 30-24(f) of the City of Newton Rev Zoning Ord, 2012.

OTHER COMMUNICATIONS

Zoning Board of Appeals Decision, April 28, 2015:

- #151-15 ROBERT L. & ANDREA E. ARONE petition for a variance from the maximum building lot coverage requirement for an pre-1953 lot in a Single-Residence 1 zoning district in order to construct a one-story, 100 square-foot addition to an existing single-family dwelling at 315 Otis Street, West Newton.
APPROVED

- #152-15 NEWTON RETIREMENT BOARD awarding eligible contributory and non-contributory pensioners of the Newton Retirement System a 3% FY2016 cost of living adjustment which is applied to the first \$12,000 of an eligible retirement allowance pursuant to Chapter 32, section 103(i),

- #153-15 CONGREGATION OF THE SISTERS OF SAINT JOSEPH filing an application pursuant to Sec. 30-5(a)(2) of the City of Newton Ordinances for an Administrative Site Plan Review to restripe the Jackson School parking lot at 200 Jackson Road, Newton Corner.

Zoning Board of Appeals Decisions, March 24, 2015:

- #146-15(2) PHILIP LEUNG, TRUSTEE OF PACIFIC HOME REALTY TRUST filing in Land Court on June 3, 2015 an appeal from Zoning Board of Appeals decision #5-15 upholding the decision by the Inspectional Services Department that a lot located at 330 Langley Road, Newton Centre is not a buildable lot.

REFERRED TO PUBLIC SAFETY & TRANSPORTATION COMMITTEE E

- #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]
- #155-15 HIS HONOR THE MAYOR seeking approval to establish a Search Committee for the Chief of Police in accordance with Chapter 279, Section 5 of the Acts of 1992 [06/08/15 @ 5:41 PM]

REFERRED TO PUBLIC FACILITIES COMMITTEE

Public Hearing to be assigned for 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. [06/02/15 @ 1:12 PM]

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

Public Hearing to be assigned for June 17, 2015:

#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]

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]

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

**FINANCE HELD 8-0 on 06/08/15 and REFERRED (A) TO PUBLIC
FACILITIES COMMITTEE**

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

#129-15(2) COMMISSIONER OF PUBLIC WORKS requesting approval of the addition of a left turning lane from Winchester Street onto Nahanton Street. [06/11/15 @ 12:56 PM]

REFERRED TO FINANCE COMMITTEE

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

#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]

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

#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]

REFERRED TO REAL PROPERTY REUSE COMMITTEE

#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.

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.