



City of Newton
Legal Notice

RECEIVED

By City Clerk at 12:40 pm, Jun 22, 2022

Tuesday, July 12, 2022



A Public Hearing of the Land Use Committee of the Newton City Council will be held on Tuesday, July 12, 2022 at 6:00 PM in the City Council Chambers (Room 207), Newton City Hall, 1000 Commonwealth Avenue, Newton, MA on the following petitions:

Please Note: This is a hybrid meeting that the public may access in-person or virtually via Zoom with the following link: <https://us02web.zoom.us/j/86914451175>, or call 1-646-558-8656 and use the Meeting ID: [869 1445 1175](https://us02web.zoom.us/j/86914451175).

#311-22 Request to allow retaining walls exceeding four feet within a setback at 10 Elberta Terrace

JOHN UMINA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow retaining walls greater than 4' within side and rear setbacks at 10 Elberta Terrace, Ward 4, Newton, on land known as Section 41 Block 17 Lot 19, containing approximately 15,787 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#350-22 Special Permit Petition to allow marijuana research facility at 241-247 Riverview Avenue

PACKARD COVE ASSOCIATES, LLP petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a marijuana research facility at 241-247 Riverview Avenue, Ward 3, Newton, on land known as Section 41 Block 32 Lot 01, containing approximately 49,214 sq. ft. of land in a district zoned MANUFACTURING. Ref: 7.3.3, 7.4, 6.10.3.D, 4.4.1 of the City of Newton Rev Zoning Ord, 2017.

#351-22 Petition to exceed FAR and further reduce nonconformities at 4 Edgewood Road

CARMINE SENATORE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an enclosed front vestibule and two-story side addition with a garage below, exceeding maximum FAR allowed and further reducing nonconforming front and rear setbacks at 4 Edgewood Road, Ward 3, Newton, on land known as Section 44 Block 18 Lot 04 containing approximately 4389 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 1.5.3.B, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#352-22 Request to amend Special Permit #285-20 to allow a medical office use and parking waiver 141-149 California Street

MAZZI REALTY, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend prior Special Permit Council Order #285-20 to allow a medical office use and to waive 17 additional parking stalls at 141-149 California Street, Ward 1, Newton, on land known as Section 11 Block 01 Lots 01A, containing approximately 65,568 sq. ft. of land in a district zoned MANUFACTURING. Ref: Sec. 7.3.3, 7.4, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

(over)

#353-22

Request to amend Special Permit #179-21 to allow for an additional residential story with 31 additional dwelling units, and an additional underground parking level with 99 stalls at 333 Nahanton Street/677 Winchester Street

2LIFE HOLDINGS LLC/2LIFE COLEMAN LIMITED PARTNERSHIP petition for SPECIAL PERMIT/SITE PLAN APPROVAL for the following: to construct and additional story resulting in an 8-story building, to determine density and dimensional controls for the project, to allow assigned parking, to allow reduced parking stall width and depth, to allow reduced accessible stalls, and to allow reduced aisle width, at 333 Nahanton Street and 677 Winchester Street, Ward 8, Newton Centre, on land known as Section 83 Block 35 Lots 04 and 04B, containing approximately 255,538 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.2.A.3, 5.1.3.E, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C.1, of the City of Newton Rev Zoning Ord, 2017.
