

DOCKET

Sept. 24: Land Use
Sept. 28: Finance; Zoning & Planning
Sept. 29: Real Property Reuse
Sept. 30: Programs & Services

Continued
Page 465
Monday, September 21, 2015
7:45 PM, Newton City Hall
To be reported on
MONDAY, OCTOBER 5, 2015

CITY OF NEWTON

IN BOARD OF ALDERMEN

REFERRED TO LAND USE COMMITTEE

#273-14(4) NICORE CONSTRUCTION CORP. request for an EXTENSION of TIME in
#40-07 which to EXERCISE special permit #273-14(2), granted on February 17, 2015, to
construct four attached single-family dwellings in two buildings and to locate a
driveway within 10 feet of a side lot line at 5-7 ELM STREET and 114 RIVER
STREET, Ward 3, West Newton and to amend the site plan approved in special
permit #40-07, dated May 21, 2007; said EXTENSION will run from February
17, 2016 to February 17, 2017. Ref: 30-24(c)(5) of the City of Newton Rev
Zoning Ord, 2012.

#317-14(2) HEAMEE INC. request for an EXTENSION of TIME in which to EXERCISE
special permit #317-14, granted on October 20, 2014, to allow tandem parking
and parking within a setback and to waive dimensional requirements for parking
facilities with more than 5 stalls re stall dimensions, aisle width, landscaping and
lighting, and to waive the number of required parking stalls in order to convert
approximately 1,500 sf of basement space from storage to office space at 1175
WALNUT STREET, Ward 6, Newton Highlands; said EXTENSION will run
from October 20, 2015 to October 20, 2016. Ref: 30-24(c)(5) of the City of
Newton Rev Zoning Ord, 2012.

Public Hearings to be assigned for October 13, 2015:

#228-15 JENNIFER TJIA & JANE GIVENS petition for a SPECIAL PERMIT/SITE
PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to add
a dormer to the existing attic, which will expand an existing single-family
dwelling from 2½ stories to 3½ stories at 30 MOULTON STREET, Ward 4,
Newton Lower Falls, on land known as SBL 42, 32, 38 and 37, containing a total
of 8,143 square feet of land in a district zoned SINGLE RESIDENCE 3. Ref:
Sec 30-24, 30-23, 30-21(b), 30-15 Table 1 of the City of Newton Rev Zoning
Ord, 2012.

- #229-15 LINDA BRENNAN & ROBERT H. LEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for a SPECIAL PERMIT to construct a detached structure for an accessory apartment accessory to a single-family dwelling at 28 ORCHARD AVENUE, Ward 5, WABAN, on land known as SBL 54, 10, 1, containing approximately 19,850 square feet of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2) of the City of Newton Rev Zoning Ord, 2012.
- #230-15 ANNA E. RUTHERFORD & BRENDAN M. EVERETT petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a rear addition to the basement and first floor and to enlarge an existing attic dormer, which additions will increase the Floor Area Ratio from .42 to .57, where .48 is the maximum allowed by right, at 239 CYPRESS STREET, Ward 6, Newton Centre, on land known as SBL 65, 15, 26, containing approximately 5,490 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.
- #231-15 CARTHAY INVESTMENT LLC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND and ALTER a NONCONFORMING USE in order to construct four attached dwellings in two new 2½-story structures and extend a nonconforming side setback at 5-7 and 9-11 CATHAY CIRCLE, Ward 6, Newton Highlands, on land known as SBL 54, 22, 8A and 9, containing 7,130 and 7,980 square feet of land, respectively, in a district zoned BUSINESS 2. Ref: 30-24, 30-23, 30-21(b), 30-15 Table 3, of the City of Newton Rev Zoning Ord, 2012.
- #232-15 SCOTT MILLER petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE in order to construct a second-floor onto an existing nonconforming single-family dwelling which will result in an increase to the two nonconforming front setbacks at 166 PARMENTER ROAD, Ward 3, West Newton, on land known as SBL 34, 37, 49, containing approximately 5,960 square feet of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2012.
- #166-14(2) SEAN O'MALLEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE by enclosing an existing detached carport and installing a garage door, which will increase the Floor Area Ratio from .38 to .42, where .35 is the maximum allowed by right, at 22 LENOX STREET, Ward 2, West Newton, on land known as SBL 32, 50, 5, containing approximately 9,353 square feet of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table A, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

#233-15 SIAMAB THERAPEUTICS/CHAPELBRIGE PARK ASSOCIATES petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to locate rDNA facility and associated office use at 49-55 CHAPEL STREET (a/k/a 90 BRIDGE STREET), Ward 1, NONANTUM, on land known as SBL 14, 1, 14, containing approximately 170,913 square feet of land in a district zoned MANUFACTURING. Ref: Sec 30-24, 30-23, 30-12(c)(15) of the City of Newton Rev Zoning Ord, 2012.

OTHER COMMUNICATIONS

#234-15 FAITH JUSTICE filing on September 11, 2015 an appeal to the Zoning Board of Appeals from a decision of the Commissioner of Inspectional Services re the issuance of a building permit for 48 CHURCHILL STREET, Newtonville.

#235-15 CITIZENS FOR AFFORDABLE HOUSING ORGANIZATION (CAN-DO) filing a Comprehensive Permit Application to rehabilitate and expand an existing single-family dwelling to create two affordable rental units at 54 TAFT AVENUE, Ward 3, West Newton.

Lateral Crossing

#236-15 J & F CONTRACTING CO, INC., petitioning on behalf of EVERSOURCE for a grant of location to install 35'± of conduit in WOODSIDE ROAD from Pole #477/30 to a common driveway for 271 and 275 Mill Street.

COMMISSIONER OF PUBLIC WORKS APPROVED

REFERRED TO ZONING & PLANNING COMMITTEE

Public Hearing to be assigned for October 26, 2015:

#23-15(2) 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 as follows:

1. Change from SR2/SR3 to SR2:
 - 120 Olde Field Road SBL 81-051-0050E
 - 71 Brandeis Road SBL 81-051-0062
2. Change from SR2/SR3 to SR3:
 - 127 Olde Field Road SBL 81-051-0050C
 - 84 Brandeis Road SBL 81-051-0050D
 - 76 Brandeis Road SBL 81-051-0063
 - 61 Brandeis Road SBL 81-051-0061
3. Change from SR3 to SR1:
 - 121 Rachel Road SBL 83-027-0043

REFERRED TO PUBLIC FACILITIES COMMITTEE

- #237-15 ALD. CROSSLEY, LAREDO, and SCHWARTZ requesting an update on funds accrued from voluntary contributions from Special Permits in Newton Centre, which can be made available to complete a safe pedestrian crossing at 714-724 Beacon Street via Special Permit Board Order #1-15 and conditions noted therein. [09/14/15 @ 10:40 AM]

REFERRED TO FINANCE COMMITTEE

Reappointment by His Honor the Mayor

- #238-15 JEFFREY SILTON, 120 Cherry Street, West Newton reappointed as a Constable for the City of Newton for a term of office to expire October 24, 2018. [09/15/15 @ 3:37 PM]
- #239-15 HIS HONOR THE MAYOR requesting an amendment to the New Angier Elementary School Capital Project Appropriation Schedule included in Board Order #286-13(2) approved October 7, 2013 by transferring the amount of one hundred eighty-two thousand seven hundred forty-eight dollars (\$182,748) from the "Owners Contingency" line item to the "Furniture" line item and transferring the sum of fifty-two thousand eight hundred eighty-one dollars (\$52,881) from the "Owners Contingency" line item to the "Technology" line item. [09/15/15 @ 3:37 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 Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.*