

REPORTS DOCKET

Jan. 8: Programs&Services; Public Safety & Transportation; Public FacilitiesContinued

Jan. 13: Finance; Zoning & Planning

Jan. 14: Land Use

Page 7

Monday, January 6, 2014

7:45 PM, Newton City Hall

To be reported on

TUESDAY, JANUARY 21, 2014

CITY OF NEWTON

IN BOARD OF ALDERMEN

REFERRED TO LAND USE COMMITTEE

Tuesday, January 14, 2014

Present: Ald. Laredo (Chairman), Ald. Crossley, Albright, Lipof, Cote, Lennon, Schwartz, and Harney

Public Hearings were opened on the following items:

#330-13(2) DONNY & RAQUEL SANTANGELO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to connect an existing two-family dwelling to an existing detached garage with living space above, which will increase the Floor Area Ratio from .47 to .62 where .48 is the maximum allowed by right, at 3-5 MILTON AVENUE, Ward 4, West Newton, on land known as SBL 44, 14, 70, 71, containing approximately 6,962 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-15 Table A and 30-15(u) of the City of Newton Rev Zoning Ord, 2012.

WITHDRAWAL WITHOUT PREJUDICE APPROVED 7-0 (Harney not voting)

#424-13 UBC EQUITY PARTNERS, LLC/KS RETAIL MANAGE, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a future potential mixture of office, retail, services, restaurant, and storage uses, which will involve no proposed physical changes, in an existing building and to waive 37 parking stalls or to allow, if necessary, 40 off-site parking stalls in addition to the existing 185 parking stalls at 19-33 NEEDHAM STREET, Ward 5, Newton Upper Falls, on land known as SBL 51, 28, 25B, 25C, 25D, containing approximately 109,396 sf of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-23, 30-13(b)(1), (3), (4), (5), 30-19(f)(1), (2) *or* 30-19(c)(3), and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

HEARING CONTINUED TO FEBRUARY 11, 2014

#412-13 LOUIS FRANCHI, TRUSTEE petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE for waivers from the parking stall requirement for up to 15 parking stalls including stall dimensions, maneuvering aisle widths, end-stall maneuvering space, minimum entrance and exit driveway widths; tandem parking; perimeter and interior landscaping requirements; lighting, curbing, surfacing, and maintenance requirements; and, parking within the setbacks for an existing commercial/warehouse/storage building at 425-433 WATERTOWN STREET, Ward 1, on land known as SBL 14, 8, 6, containing approximately 18,470 sf of land in a district zoned BUSINESS 2. Ref: Sec 30-24, 30-23, 39-19(c), (d), (h)(1),(2)a), (2)b), (2)e), (3)a), (3)b), (4)a), (5)a), (i)(1), (i)(2), (j), (m), 30-21(a)(2)a) of the City of Newton Rev Zoning Ord, 2012.
HEARING CONTINUED TO FEBRUARY 4, 2014

#405-13 SAMUEL J. & TAMI M. WALD petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to enclose space below a first floor deck in order to expand a basement play room, which will include re-building the deck, thereby increasing the Floor Area Ratio from .60 to .63, where .39 is the maximum allowed by right, at 176 HOMER STREET, Ward 6, Newton Centre, on land known as SBL 64, 32, 30, containing approximately 9,270 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u) and Table A of the City of Newton Rev Zoning Ord, 2012.
HEARING CLOSED; APPROVED 8-0

#422-13 ARTHUR ULLIAN, BENJAMIN ULLIAN TRUST, ARTHUR, DORA & BENJAMIN ULLIAN TRUSTEES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert an existing detached structure at 76 HYDE AVENUE into a ± 600-square-foot accessory apartment connected to the main swelling by a pergola structure, Ward 7, Newton, on land known as SBL 72, 23, 57, containing approximately 37,405 sf 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
HEARING CLOSED; APPROVED 8-0

#423-13 KEY POINT PARTNERS petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to locate a full-service veterinary hospital in an existing retail building at 215 NEEDHAM STREET, Ward 5, Newton Upper Falls, on land known as SBL 51, 28, 8G, containing approximately 70,847 sf of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 03-23, 30-13-(b)(14) of the City of Newton Rev Zoning Ord, 2012, and Special Permit #610-89.
HEARING CLOSED; APPROVED 8-0

#425-13 LISA B. & JEFFREY B. MILLER petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to construct a one-story addition to the kitchen at the rear of an existing single-family dwelling, which will increase the Floor Area Ratio from .43 to .47, where .46 is the maximum allowed by-right and increase the maximum lot coverage from 32% to 35%, where 30% is the maximum, at 183 ADAMS AVENUE, Ward 3, West Newton, on land known as SBL 34, 32, 10, containing approximately 4,414 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table A, 30-15(u) of the City of Newton Rev Zoning Ord, 2012.
HEARING CLOSED; APPROVED 8-0

#371-13 JACOB & ASSOCIATES
 1232 Washington Street
 West Newton 02465 (Class 2)
APPROVED 8-0

#377-13 KARIM MANSOUR NEWTON CENTRE SHELL, INC.
 1365 Centre Street
 Newton Centre 02459 (Class 2)
APPROVED 8-0

#380-13 NTC-NEWTON TRADE CENTER
 103 Adams Street
 Nonantum 02458
APPROVED 8-0

#382-13 PARAGON GLOBAL PARTNERS, INC.
 259 Walnut Street
 Newtonville 02460 (Class 2)
APPROVED 8-0

#386-13 SAM'S AUTO CENTER
 875 Washington Street
 Newtonville 02460 (Class 2)
APPROVED 8-0

REFERRED TO ZONING & PLANNING COMMITTEE

Monday, January 13, 2014

Present: Ald. Johnson (Chairman), Kalis, Baker, Yates, Sangiolo, Hess-Mahan, Leary and Danberg; also present: Ald. Crossley, Blazar and Fuller
 Planning & Development Board: Scott Wolf (Chairman), Leslie Berg, Joyce Moss and Peter Doeringer

- #404-13 NATASHA STALLER et al. requesting a revision to the zoning District boundary Lines so as to transfer from Multi-Residence 1 District to a Single Residence 3 District the following properties:
Assessors' parcels SBL nos. 61-037-0004 through 61-037-0013; 61-042-0007 through 61-042-0023; 65-019-0001; 65-019-0007 through 65-019-0012; 65-019-0014 through 65-019-0022; 65-019-0009A; 65-019-0017B and 65-019-0022A.
Also requesting transfer from a Single Residence 2 District to a Single Residence 3 District SBL no. 65-019-0015A. [11/01/13 @ 12:57 PM]
HEARING CLOSED; HELD 7-0 (Danberg not voting)

REFERRED TO PROG & SERV, PUB. FAC., ZAP, AND FINANCE COMMITTEES

- #256-12 ALD. HESS-MAHAN, SANGIOLO & SWISTON proposing and ordinance promoting economic development and the mobile food truck industry in the City of Newton. [08/06/12 @4:46 PM]
HELD 8-0

- #214-12 ALD. DANBERG, BLAZAR, & SCHWARTZ proposing an ordinance which would enable the city to respond to properties which are so inadequately cared for, often by absentee owners, as to constitute a nuisance, not only to properties nearby but also to the public at large, with the understanding that timely intervention may help prevent the loss of such properties to severe neglect, excess accumulation of trash or unsightly collectables, inside or out, or even eventual abandonment. [07/10/12]
HELD 8-0

REFERRED TO PROGRAMS AND SERVICES COMMITTEE

Wednesday, January 8, 2014

Present: Ald. Sangiolo (Chairman), Rice, Baker, Kalis, Blazar, Hess-Mahan, Norton and Leary
Public Safety & Transportation Present: Ald. Ciccone (Chairman), Cote, Lipof, Fuller, Harney, Schwartz and Yates; also present: Ald. Danberg

Appointment by His Honor the Mayor

- #430-13 HATTIE KERWIN DERRICK, 197 Spiers Road, Newton Centre, appointed as a member of the HUMAN RIGHTS COMMISSION for a term to expire December 4, 2016. (60 days 2/14/14) [12/06/13 @ 9:53 AM]
APPROVED 8-0

REFERRED TO PROG. & SERV. AND PUBLIC SAFETY & TRANS COMMITTEES

- #410-13 ALD. JOHNSON, ALBRIGHT AND LINSKY requesting discussion with the Parks & Recreation, Police, Fire and Law Departments regarding options to decrease vandalism at the Albemarle Park (Halloran Recreation Complex) before April, 2014 [11/12/13 @ 4:15 PM]
NO ACTION NECESSARY PS&T 4-2-0 (Fuller and Yates opposed; Harney not voting)
HELD 8-0

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

- #254-12 ALD. HESS-MAHAN, SANGIOLO, DANBERG, KALIS, CROSSLEY proposing an ordinance relating to plastic bag reduction that would add a fee to single-use plastic and paper bags that are not at least 40% post-consumer recycled content, at certain retail establishments in Newton [07/18/12 @4:34 PM]
FINANCE TO MEET
NO ACTION NECESSARY 8-0

REFERRED TO PROGRAMS & SERV. AND PUBLIC FACILITIES COMMITTEES

- #315-12 ALD. FULLER, RICE AND GENTILE of the Angier School Building Committee providing updates and discussion on the Angier School Building project as it develops through the site plan approval process.
PUB. FACIL. VOTED NO ACTION NECESSARY 6-0 on 11/16/13
NO ACTION NECESSARY 8-0

REFERRED TO PUBLIC SAFETY & TRANSPORTATION COMMITTEE

Wednesday, January 8, 2014

Present: Ald. Ciccone (Chair), Yates, Cote, Lipof, Fuller, Schwartz and Harney; absent: Ald. Johnson; also present: Ald. Sangiolo (Chair), Leary, Norton, Hess-Mahan, Rice, Blazar, Baker, and Kalis

- #13-14 TRAFFIC COUNCIL CHAIR providing the Annual Report on the work of the Traffic Council for 2013 pursuant to Section 19-30(g) of the City of Newton Revised Ordinances 2012. [12/18/13 @ 3:40 PM]
NO ACTION NECESSARY 7-0

REFERRED TO PUBLIC SAFETY & TRANS AND PROG. & SERV. COMMITTEES

- #410-13 ALD. JOHNSON, ALBRIGHT & LINSKY requesting discussion with the Parks & Recreation, Police, Fire and Law Departments re options to decrease vandalism at the Albemarle Park (Halloran Recreation Complex) before April, 2014.
PROGRAMS & SERVICES COMMITTEE HELD 8-0 on 01/08/14
NO ACTION NECESSARY 4-2-1, Fuller and Yates opposed, Harney not voting

REFERRED TO PUBLIC SAFETY AND FINANCE COMMITTEES

- #422-13 ALD. JOHNSON AND DANBERG requesting an amendment to Section 19-9 of the City of Newton Ordinances to raise the overnight parking fine from \$5 to \$25 effective February 1, 2014. [12/02/13 @ 11:06 AM]
FINANCE APPROVED 3-0-1 (Fuller abstaining) on 12/09/13
HELD 7-0
- #299-12 DIRECTOR OF PLANNING & DEVELOPMENT, requesting a discussion regarding a policy-based management plan for parking. [09/24/12 @ 3:17 PM]
NO ACTION NECESSARY 7-0

REFERRED TO PUBLIC FACILITIES COMMITTEE

Wednesday, January 8, 2014

Present: Ald. Crossley (Chairman), Lennon, Albright, Salvucci, Crossley, Danberg, Laredo, and Lappin; also present: Ald. Norton

#416-13 NSTAR ELECTRIC petitioning for grants of location as follows:
WISWALL ROAD install 57' ± of conduit in an easterly direction from Pole #232/20# to Kerr Path.
KERR PATH install 495' ± of conduit in a southeasterly direction to Osborne Path.
OSBORNE PATH install 310' ± of conduit in a northeasterly direction from #65 Osborne Path to #49 Osborne Path. (Ward 8) [11/22/13 @ 11:24 AM]
APPROVED 7-0

#415-13 VERIZON NEW ENGLAND, INC. petitioning for a grant of location to install 67' ± of conduit in a northerly direction in Walnut Street from an existing manhole to 246 Walnut Street. (Ward 2) [11/19/13 @ 12:33 PM]
APPROVED 7-0

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#17-14 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one million five hundred thousand dollars from Budget Reserve – Snow and Ice Removal Account to the following accounts:

Personnel Costs – Overtime
(0140110-513001).....\$500,000
Controllable Expenditures – Sand & Salt
(0140110-5532).....\$1,000,000
[12/30/13 @ 4:34 PM]

APPROVED 7-0

#14-14 ALD. ALBRIGHT, JOHNSON & NORTON requesting a discussion of the snow removal operations during the last storm including information on the use of brine and how it worked, the effectiveness of the new snow melter, snow dumping, and what can be done to make city sidewalks safe in the event of an ice storm.
12/20/13 @ 4:21 PM]
HELD 7-0

REFERRED TO FINANCE COMMITTEE

Monday, January 13, 2014

Present: Ald. Gentile (Chairman), Ciccone, Norton, Salvucci, Rice Blazar, Fuller and Lappin

#16-14 HIS HONOR THE MAYOR requesting authorization to expend a two hundred eleven thousand five hundred sixteen dollar (\$211,516) reimbursable grant from the Commonwealth of Massachusetts to fund police overtime costs. [12/30/13 @ 4:34 PM]

APPROVED 8-0

#19-14 HIS HONOR THE MAYOR requesting authorization to transfer the sum of forty thousand dollars (\$40,000) from the Public Buildings Salaries Account to a Public Buildings Capital Account to cover the costs for the emergency replacement of the boiler at the Hawthorne Field House at Pellegrini Park in Nonantum. [01/06/14 @ 10:14]

APPROVED 8-0

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#17-14 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one million five hundred thousand dollars from Budget Reserve – Snow and Ice Removal Account to the following accounts:

Personnel Costs – Overtime
 (0140110-513001).....\$500,000
 Controllable Expenditures – Sand & Salt
 (0140110-5532).....\$1,000,000

[12/30/13 @ 4:34 PM]

PUBLIC FACILITIES APPROVED 7-0 on 01/08/14

APPROVED 8-0

#15-14 HIS HONOR THE MAYOR requesting rescission of the thirty thousand dollar (\$30,000) appropriation voted under Board Order #164-13 on May 20, 2013 for the purpose of funding a needs assessment of the senior population. The Newton Health Care Center has agreed to fund the assessment in its entirety. [12/30/13 @ 4:34 PM]

NO ACTION NECESSARY 8-0

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, Joel Reider, at least two days in advance of the meeting: jreider@newtonma.gov or 617-796-1145. For Telecommunications Relay Service dial 711.