

DOCKET

June 17: Land Use	Continued
June 18: Programs & Services; Public Safety & Transportation; Public Facilities	Page 125
June 23: Finance; Zoning & Planning	Monday, June 16, 2014
June 25: Land Use; Programs & Services	7:45 PM, Newton City Hall
July 7: Zoning & Planning	To be reported on
	<u>MONDAY, JULY 14, 2014</u>

CITY OF NEWTON

IN BOARD OF ALDERMEN

- I. Communications from His Honor the Mayor and other City Boards, Agencies, and Commissions.

REFERRED TO LAND USE COMMITTEE

*Public Hearings to be assigned for **either** July 15 or July 29:*

- #222-14 **DENISE & PETER STAUBACH** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to remove an existing attached garage and breezeway and to construct a two-stall garage, sunroom and $\frac{3}{4}$ bath with two bedrooms above, which will increase the Floor Area Ratio from .42 to .54, where .48 is the maximum allowed by right, at 29 WEDGEWOOD ROAD, Ward 3, WEST NEWTON, on land known as SBL 31, 20, 14 containing approximately 4,501 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-15 Table A, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.
- #223-14 **BERNARD BUNNER** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a dormer above a new interior staircase between the second and third floors and to raze an existing detached garaged, which is 2½ feet from the side lot setback, and to construct a new smaller detached garage maintaining the 2½ foot side setback though closer to the rear of the property, which although not encroaching further into the setback will alter an already nonconforming setback, at 454 WALNUT STREET, Ward 2, NEWTONVILLE, on land known as SBL 22, 4, 19 , containing approximately 12,063 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table A, 30-15(t)(2), 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

- #224-14 DEBORAH PIERCE & STEPHEN TISE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING USE to construct an attached two-story addition with a two-car garage with living space above onto an existing two-family dwelling, which will increase the Floor Area Ratio from .45 to .70, where .55 is the maximum allowed by right and to increase the maximum lot coverage from 31.3% to 39.1%, where 30% is the maximum required, at 126-128 WESTLAND AVENUE, Ward 3, WEST NEWTON, on land known as SBL 33, 34A, 10, containing approximately 5,000 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.
- #225-14 WABORA NEWTON LLC/MONTROSE 1229-1249 CENTRE LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive five parking stalls for a 19-seat sushi restaurant at 1247-1259 CENTRE STREET, Ward 6, NEWTON CENTRE, on land known as SBL 64, 28, 25, containing approximately 1,427 sq. ft. of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-19(d)(13), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.
- #226-14 ALAN MAYER, MAYER & ASSOCIATES ARCHITECTS/DAWNE VOGHT & JOHN RYAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING STRUCTURE to construct an approximately 1,300 sq. ft. addition to the rear of an existing single-family dwelling, which will increase the Floor Area Ratio from .31 to .48, where .42 is the maximum allowed by right, at 21 LARCHMONT AVENUE, Ward 5, WABAN, on land known as SBL 54, 7, 3, containing approximately 7,593 sq. ft. 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)(2) of the City of Newton Rev Zoning Ord, 2012.
- #227-14 GAIL SILLMAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to build out the third floor to the same floor area as the second floor, which will increase the Floor Area Ratio from .53 to .65, where .44 is the maximum allowed by right, and to add a second bay to an existing 398 sq. ft. garage to create a garage exceeding 700 sq. ft. at 64 PERKINS STREET, Ward 3, WEST NEWTON, on land known as SBL 32, 12, 42, containing approximately 6,157 sq. ft. in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table A, 30-15(u)(2), 30-15 Table 1, 30-21(b), 30-8(b)(7) of the City of Newton Rev Zoning Ord, 2012.

- #228-14 GONGXIONG WU petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing attached garage and breezeway and construct a new one-stall garage with a master suite and one bedroom above it, maintaining the existing nonconforming side setback but vertically extending the nonconforming side setback, and to construct an office and bath in the attic, which will increase the nonconforming Floor Area Ratio from .40 to .47, where .38 is the maximum allowed by right, at 102 McCARTHY ROAD, Ward 8, NEWTON CENTRE on land known as SBL 84, 27, 6, containing approximately 10,033 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table A, 30-15(u)(2), 30-21(b) of the City of Newton Rev Zoning Ord, 2012.
- #229-14 MICHAEL & DENA RASHES petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING STRUCTURE to add approximately 2,372 sq. ft. to the rear of an existing dwelling, which is nonconforming as to height, and to relocate the existing detached garage from the western side of the property to the eastern side of the property and to construct an attached three-car garage, including waivers from preservation and conservation restrictions and amend special permit #127-80(2), at 93 BELLEVUE STREET, Ward 1, NEWTON, on land known as SBL 12, 21, 39 and 40, containing approximately 93,923 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-8(b)(7), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2012.
- #423-13(2) PROFESSIONAL PERMITS/KEY POINT PARTNERS LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for four signs, which relief includes waiving the size restrictions for a principal wall sign; locating a secondary wall sign on the same wall as the principal wall sign; waiving the size restriction for a secondary wall sign; and waiving the number of secondary signs to allow a third secondary sign, for PETSMART at 215 NEEDHAM STREET, Ward 5, NEWTON UPPER FALLS on land known as SBL 51, 28, 8G containing approximately 70,847 sq. ft. of land in a district zoned MULTI USE 1. Ref: Sec 30-24, 30-23, 30-20(f)(1), (2), and 30-20(l) of the City of Newton Rev Ord, 2012, and Special Permits #610-89 and 610-89(2).
- #230-14 CHESTNUT HILL SHOPPING CENTER LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to hold a temporary and seasonal open air farmers' market selling artisan foods and select crafts at 1-55 BOYLSTON STREET (THE STREET), Ward 7, CHESTNUT HILL, on land known as SBL 63, 37, 18A, 26, 27, 22, 25, containing approximately 20 acres of land in districts zoned BUSINESS 1 and 4. Ref: Sec 30-24, 30-23, 30-11(c), 30-11(d)(10) of the City of Newton Rev Zoning Ord, 2012.

OTHER COMMUNICATIONS

Re-appointment by the School Committee

#231-14 ARTHUR COHEN, 79 Warren Street, Newton Centre reappointed as a member of the DESIGNER SELECTION COMMITTEE for a term of office to expire on December 31, 2015.

REFERRED TO ZONING & PLANNING COMMITTEE

Appointment by His Honor the Mayor

#232-14 BARBARA COUTURIER, 24 Channing Road, Newton Centre, appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 31, 2017 (60 days 08/15/14) [06/09/14 @ 3:08PM]

Appointment by His Honor the Mayor

#233-14 DAVID SWANSON, 29 Boylston Road, Newton Highlands, appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 31, 2017 (60 days 08/15/14) [06/09/14 @ 3:08PM]

Appointment by His Honor the Mayor

#234-14 HOWARD BARSTONE, 26 Brackett Road, Newton Centre, appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 31, 2017 (60 days 08/15/14) [06/09/14 @ 3:08PM]

Appointment by His Honor the Mayor

#235-14 JOYCE PLOTKIN, 250 Hammond Pond Parkway, Chestnut Hill, appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 31, 2017 (60 days 08/15/14) [06/09/14 @ 3:08PM]

Appointment by His Honor the Mayor

#236-14 BARBARA HUGGINS, 122 Albemarle Road, Newtonville, appointed as a member of the ZONING BOARD OF APPEALS for a term to expire February 7, 2106 (60 days 08/15/14) [06/09/14 @ 3:08PM]

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

#237-14 ALD. SANGIOLO on behalf of concerned citizens requesting a one-year moratorium on the demolition of single- and two-family homes. [06/12/14 @ 10:45AM]

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

#238-14 ALD. SANGIOLO requesting the Executive Department and Planning Department work with the Board of Aldermen to develop a Housing Production Plan in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department of Housing and Community Development as soon as possible.
[06/09/14 @ 11:55AM]

REFERRED TO PROGRAMS & SERVICES COMMITTEE

Appointment by His Honor the Mayor

#239-14 SHADI ARYANPOUR, 15 Laura Road, Waban, appointed as a member of the COMMUNITY EDUCATION COMMISSION for a term to expire May 31, 2016. (60 days 08/15/14) [06/09/14 @ 3:10PM]

Appointment by His Honor the Mayor

#240-14 JOYCE LEONARDO, 22 Bowen Street, Newton Centre, appointed as a member of the COMMUNITY EDUCATION COMMISSION for a term to expire May 31, 2016. (60 days 08/15/14) [06/09/14 @ 3:10PM]

Re-appointment by His Honor the Mayor

#241-14 JEFFREY HERRMANN, 111 Exeter Street, West Newton, appointed as a LIBRARY TRUSTEE for an appointment to expire June 30, 2019.
(60 days 08/15/14) [06/09/14 @ 3:10PM]

Re-appointment by His Honor the Mayor

#242-14 BARBARA MELTZ, 78 Leeson Lane, Newton Centre, appointed as a LIBRARY TRUSTEE for an appointment to expire June 30, 2019. (60 days 08/15/14)
[06/09/14 @ 3:10PM]

Re-appointment by His Honor the Mayor

#243-14 BARBARA DARNELL, 296 Lake Avenue, Newton Highlands, re-appointed as a member of the URBAN TREE COMMISSION for a term to expire May 1, 2017
(60 days 08/15/14) [06/09/14 @ 3:08PM]

Re-appointment by His Honor the Mayor

#244-14 BETH WILKINSON, 14 Trowbridge Street, Newton Centre, re-appointed as a member of the URBAN TREE COMMISSION for a term to expire May 1, 2017
(60 days 08/15/14) [06/09/14 @ 3:08PM]

REFERRED TO PUBLIC FACILITIES COMMITTEE

Public hearing to be assigned for June 18, 2014

#245-14 NATIONAL GRID petitioning for a grant of location to install and maintain 110' ± of 4" gas main in RACHEL ROAD from the existing 4" gas main at the intersection of Upland Avenue northerly to #74 Rachel Road. (Ward 8) [05/12/14 @ 12:22 PM]

Public hearing to be assigned for June 18, 2014

#246-14 NATIONAL GRID petitioning for a grant of location to install and maintain 562' ± of 2" gas main in HAGEN ROAD from the existing 2" gas main located in front of 99 Hagen Road easterly to 145 Hagen Road. (Ward 8) [06/02/14 @ 1:18 PM]

Public hearing to be assigned for June 18, 2014

#247-14 MICHAEL KAUFMAN, 15 Bontempo Road, Newton Centre, petitioning for a main drain to be constructed in HAGEN ROAD from the existing manhole in front of 137 Hagen Road 45' + easterly to a proposed manhole at 145 Hagen Road. (Ward 8) [06/09/14 @ 3:03 PM]
PETITIONER TO PAY ENTIRE COST

REFERRED TO FINANCE COMMITTEE

#248-14 HIS HONOR THE MAYOR requesting authorization to expend the sum of seventy-five thousand dollars (\$75,000) from the Law Department Legal Claims and Settlements Account as full and final settlement of NSTAR Electric & Gas Corporation's File No. 11-698 and Middlesex Superior Court Civil Action Nol. 2012-04941. [06/09/14 @ 3:03 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#249-14 HIS HONOR THE MAYOR requesting authorization to accept and expend the sum of four hundred sixty-five thousand dollars (\$465,000) in Federal Emergency Management Agency grant funds for the design and construction of the Hammond Brook culvert repairs and authorization to expend the sum of one hundred fifty-five thousand dollars (\$155,000) from the Storm Water Reserve Fund as the City's 25% matching obligation. [06/09/14 @ 3:03 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.