

DOCKET

July 15: Land Use
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Aug. 7: Zoning & Planning

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Monday, July 14, 2014
7:45 PM, Newton City Hall
To be reported on
MONDAY, AUGUST 11, 2014

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

#214-13(2) **REQUEST for a ONE-YEAR EXTENSION OF TIME** in which to EXERCISE Special Permit/Site Plan Approval #214-13, granted on July 15, 2013, to Linda Heffner for an accessory apartment in the loft of an existing detached carriage house and for exterior alterations (reconfiguring existing dormers) at 15 FARLOW ROAD, Ward 7, Newton; said EXTENSION will run from July 15, 2014 to July 15, 2015. Ref: 30-24(c)(5) of the City of Newton Rev Zoning Ord, 2012.

Application for a Class 2 Auto Dealer License

#67-14(2) **AUCTION DIRECT PRE-OWNED INC.**
1545 Washington Street
West Newton

Public Hearings to be assigned for September 9, 2014:

#260-14 **HENRY J. & DENISE S. DELICATA** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create two tandem parking stalls within the front and side setbacks (on the right side) of an existing two-family dwelling at 358-360 NEVADA STREET, Ward 1, on land known as SBL 14, 16, 44, containing approximately 7,140 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-19(g)(1) and (2), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

- #261-14 STEVEN & JOYCE HYNDS petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a retaining wall greater than 4 feet within the rear setback of an existing two-family dwelling at 53-55 CHASKE AVENUE, Ward 4, on land known as SBL 41, 28, 41 and 42, containing approximately 11,250 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2012.

OTHER COMMUNICATIONS

Appointment by the School Committee

- #262-14 DAVID WILSON, 11 Vaughn Avenue, Newton Highlands appointed as a member of the DESIGNER SELECTION COMMITTEE for a term of office to expire on December 31, 2015.

Appointment by the Chair of the School Committee

- #263-14 SCHOOL COMMITTEE MEMBER MARGARET ALBRIGHT appointed as a member of the FINANCIAL AUDIT ADVISORY COMMITTEE.

Zoning Board of Appeals Decision, May 27, 2014

- #318-13(2) RODNEY D. FARNSWORTH, III appealing the February 25, 2014 decision of the Commissioner of Inspectional Services alleging violations at 159-161 EDINBORO STREET re storage of recreational vehicles and trailers within the setback line and operation of a commercial business in a residential district.
DECISION OVERTURNED
- #264-14 KEREN WAINGER application to legalize a pre-existing accessory apartment at 256 Ward Street pursuant to §30-8(d)(4) and 30-22 Review of Accessory Apartment Petitions (RAAP) of the City of Newton Rev Zoning Ord, 2012.

REFERRED TO ZONING & PLANNING COMMITTEE

- #142-09(7) ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of “*Floor area, gross*” for residential structures as it is used in the definition and calculation of “*Floor area ratio*” in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City’s Comprehensive Plan.
[07/03/14 @ 9:10AM]

- #265-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days; to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days; to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months; and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months.
- #266-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership; and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the issuance of a demolition permit, no demolition permit shall issue until the new owner complies with the procedures of Section 22-50(c)(5).

REFERRED TO PUBLIC SAFETY & TRANSPORTATION COMMITTEE

- #414-13(2) HIS HONOR THE MAYOR requesting that Chapter 24 of the City of Newton Revised Ordinances, 2012, be amended to reflect the special legislation approved by the General Court authorizing the Mayor, upon recommendation of the chief of Police, to appoint former Newton police officers who have retired for superannuation and who are under age 65 to serve as special police officers for the purpose of performing police details in the City of Newton.
- #41-11(3) ALD. LENNON, LEARY, CICCONE, JOHNSON requesting implementation of an overnight parking pilot program for the period of November 15, 2014 through April 15, 2015 in Ward One.

REFERRED TO PUBLIC FACILITIES COMMITTEE

Public hearing to be assigned for August 11, 2014

##259-14(2) CITY ENGINEER petitioning for the extension of four common sewers in:

- (1) STUDIO ROAD from an existing sewer stub in Woodland Road at Studio Road southerly for 950' ± to a proposed manhole in Studio Road
- (2) ASPEN AVENUE from an existing sewer stub located in Lasell Village easterly for 240' ± within an easement thence turning southerly on Aspen Avenue for 1,160' ± to a proposed manhole in Aspen Avenue.
- (3) HAWTHORNE AVENUE from a proposed manhole at 96 Hawthorne Avenue southerly for 160' ± thence turning westerly for 120' ± within an

existing easement in Hawthorne Avenue thence turning northerly within an existing easement in Hawthorne Avenue 240' ± to a proposed manhole at the intersection of Hawthorne Avenue and Aspen Avenue.

- (4) HAWTHORNE AVENUE from an existing manhole in Hawthorne Avenue southwesterly for 320' ± to a proposed manhole at 63 Hawthorne Avenue. (Ward 4) [07/07/14 @ 9:50 AM]

Public hearing to be assigned for September 3, 2014

- #267-14 NATIONAL GRID petitioning for a grant of location to install and maintain 115' ± of 4" gas main in OSSIPPEE ROAD from an existing 4" gas main at Linden Street easterly to 89 Ossippee Road. (Ward 5) [06/25/14 @ 12:58 PM]

Public hearing to be assigned for September 3, 2014

- #268-14 NATIONAL GRID petitioning for a grant of location to install and maintain 200' ± of 6" gas main in EDWARD ROAD from an existing 6" gas main in Derby Street northerly to 15 Derby Street. (Ward 3) [06/23/14 @ 2:49 PM]

Appointment by the President of the Board of Aldermen

- #269-14 D. SCOTT ROSS, 20 Dale Street, Newtonville, appointed to the Design Review Committee as the Community Representative for the Cabot Elementary School Project. [07/02/14 @ 1:09 PM]

- #270-14 BRIAN LASH, 46 Woodman Road, requesting, in accordance with Massachusetts General Law Ch. 40, Sec. 15., abandonment of a portion of a 20' wide City sewer, water, and drain easement in the southeast corner of Section 63, Block 19, Lot 5 (46 Woodman Road) and acceptance of a 20' wide sewer, water, and drain easement located northeasterly of the existing easement. [07/02/14 @ 2:51 PM]

REFERRED TO FINANCE COMMITTEE

- #271-14 CITY CLERK requesting authorization to accept and expend a Massachusetts Civil War Sesquicentennial Commission FY 2014 Preservation Grant in the amount of seven thousand five hundred dollars (\$7,500) from the Massachusetts Department of Veterans service to undertake preservation of select records of the Grand Army of the Republic, Charles Ward Post #62 held in the City Archives. [06/30/14 @ 1:30 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.