

IN BOARD OF ALDERMEN

BOARD ACTIONS

Tuesday, September 2, 2014

Present: Ald. Albright, Baker, Blazar, Ciccone, Cote, Crossley, Danberg, Fuller, Gentile, Harney, Hess-Mahan, Johnson, Kalis, Lappin, Laredo, Leary, Lipof, Norton, Rice, Sangiolo, Schwartz, Yates and Lennon

1 Vacancy

THE BOARD OF ALDERMEN DISCUSSED AND VOTED THE FOLLOWING ITEMS ON SECOND CALL:

REFERRED TO LAND USE COMMITTEE

#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~~ .59 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.

HEARING CLOSED; APPROVED AS AMENDED 4-0-1 (Schwartz) on August 5, 2014

ITEM POSTPONED ON AUGUST 11 TO DATE CERTAIN OF SEPTEMBER 2, 2014

APPROVED 23 YEAS, 1 VACANCY

A MOTION TO SUSPEND THE RULES TO REPORT OUT THE FOLLOWING ITEM THAT WAS DISCUSSED EARLIER IN THE EVENING IN A COMMITTEE OF THE WHOLE WITHOUT A WRITTEN REPORT WAS APPROVED BY VOICE VOTE.

#256-14 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million seven hundred thousand dollars (\$2,700,000) from the Capital Stabilization Fund-Operating Override Account Fund for purposes of funding all costs associated with the acquisition of 1316 Beacon Street, 1330 Beacon Street, and 1338 Beacon Street including any relocation obligations the City may have pursuant to Massachusetts General Law Chapter 79A. [06/16/14 @11:17 AM] **COMMITTEE OF THE WHOLE APPROVED AS AMENDED TO \$2.4 MILLION 11 YEAS, 12 ABSENTIONS**

MOTION TO POSTPONE TO DATE CERTAIN OF SEPTEMBER 15, 2014 WAS APPROVED BY VOICE VOTE

Clerk's Note: See the minutes of the Committee of the Whole for details.

THE BOARD OF ALDERMEN VOTED WITHOUT DISCUSSION 22 YEAS, 1 ABSENT (Ald. Baker), 1 VACANCY TO TAKE THE FOLLOWING ACTIONS:

Request to Withdraw without Prejudice:

REFERRED TO LAND USE COMMITTEE

#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 ¾ 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.

MOTION TO SUSPEND THE RULES TO ALLOW THE CHAIR OF THE LAND USE COMMITTEE TO POLL HIS COMMITTEE AND REPORT THE COMMITTEE'S VOTE WAS APPROVED BY VOICE VOTE.

LAND USE APPROVED WITHDRAWL WITHOUT PREJUDICE 8-0

Public Hearings were assigned for the following items:

Public Hearing re-assigned for September 23, 2014:

#273-14 NICORE CONSTRUCTION, CORP. petition to change the zone of 114 RIVER STREET, known also as Section 33, Block 23, Lot 15, containing approximately 6,837 square feet of land, from BUSINESS 1 to MULTI RESIDENCE 2.

Public Hearing re-assigned for September 23, 2014:

#273-14(2) NICORE CONSTRUCTION CORP. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL 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, on land known as SBL 33,23, 9, containing approximately 19,483 sf of land in a district zoned MULTI RESIDENCE 2 and SBL 33, 23, 15, containing approximately 6,837 sf of land in a *proposed* MULTI RESIDENCE 2 district, for a *proposed* total of 26,290 sf of land. Ref: Sec 30-24, 30-23, 30-15(b)(5)a and b), 30-9(b)(5)a) of the City of Newton Rev Zoning Ord, 2012 and Amend Special Permit #40-07, dated May 21, 2007.

Public Hearing re-assigned for November 18, 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.

Public Hearing assigned for October 14, 2014:

#317-14 HEAMEE INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow for 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 one parking stall in order to convert approximately 1,500 sf of basement space from storage to office space at 1175 WALNUT STREET, Ward 6, Newton Highlands, on land known as SBL 61, 38, 5 and 6, containing approximately 10,921 sf of land in a district zoned BUSINESS 2. Ref: Sec 30-24, 30-23, 30-19(d)(11), 30-19(h)(1), (2), (3), (5)a), 30-19(i)(1), (2), 30-19(j), and 30-19(m) of the City of Newton Rev Zoning Ord.

Public Hearing assigned for October 14, 2014:

#228-14(2) 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 .42 to .56, 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.

Public Hearing assigned for October 14, 2014:

#318-14 88 CRESCENT STREET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct three single-family attached dwelling units at 88 CRESCENT STREET, Ward 3, Auburndale, on land known as SBL 33, 6, 34, containing approximately 23,739 sf of land in a district zoned MULTI RESIDENCE 1. Ref: 30-24, 30-23, 30-9(b)(5) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing assigned for October 14, 2014:

#319-14 LEOPOLDO BUTERA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an existing garage exceeding 700 square feet of ground floor area at 26 ELM STREET, Ward 3, West Newton, on land known as SBL 33, 24, 10, containing approximately 8,250 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-15(m)(c)5) of the City of Newton Rev Zoning Ord, 2012.

Public hearing assigned for September 17, 2014:

#327-14 NATIONAL GRID petitioning for a grant of location to install and maintain 100' ± of 6" gas main in ALBERT ROAD from the existing 6" gas main in Albert

Road northerly to the end of Albert Road to provide new gas serve to 35 and 41
Albert Road. (Ward 4) [08/21/14 @ 8:34 AM]