

REPORTS DOCKET

Dec. 18: Land Use; Zoning & Planning
Dec. 19: Public Facilities

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Monday, December 17, 2012
7:45 PM, Newton City Hall
To be reported on
MONDAY, JANUARY 7, 2013

CITY OF NEWTON

IN BOARD OF ALDERMEN

REFERRED TO LAND USE COMMITTEE

Tuesday, December 18, 2012

Present: Ald. Hess-Mahan (Chairman), Ald. Albright, Laredo, Harney, Crossley, Fischman, and Schwartz; absent: (Ald. Merrill); also present: Ald. Gentile, Yates, and Danberg

The public hearing on the following item was opened on 10/16/12 and continued to 11/27/12:

#258-12 **BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY** petition for a change of zone to Mixed Use 3/Transit Oriented District for a portion of land located at 327 Grove Street, also identified as Section 42, Block 11, Lot 3A currently zoned Public Use.
CONTINUED TO A DATE TO BE DETERMINED

The public hearing on the following item was opened on 10/16/12 and continued to 11/27/12:

#258-12(2) **BH NORMANDY RIVERSIDE, LLC/MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed use, transit oriented development including an office building of approximately 225,000 sq. ft., a residential building containing 290 apartments with 5,000 sq. ft. of retail space, a three story building containing approximately 15,000 sq. ft. of retail space and approximately 8,000 sq. ft. of community space, and related site improvements; to permit office use on the ground floor, medical office use, retail and personal establishments of more than 5,000 sq. ft., eating and drinking establishments of more than 5,000 sq. ft. ,retail banking and financial services, and health club establishments on the ground floor; and reduced minimum setbacks of side setback of office building, and front setback of retail/community building; parking facility design standards including stall width, stall depth, maneuvering space for end stalls, minimum width for entrance and exit driveways, tandem stalls, number of required off-street loading facilities and design standards of same, landscape screening requirements, surfacing and curbing requirements and one foot candle lighting at 327 GROVE STREET, Ward 4, on land known as SBL 42, 11, 3A containing approx. 9.4 acres of land in a proposed Mixed Use 3 Transit Oriented Zoned district. Ref: Sec 30-13(f), Table A Footnote ; 30-13(g);

30-15(v)(1); 30-15, Table 3; 30-19(d)(22); 30-19(h); 30-19(h)(2)a); 30-19(h)(2)b); 30-19(h)(2)e); 30-19(h)(4)a); 30-19(h)(5)a); 30-19(i); 30-19(i)(1)a); 30-19(j); 30-19(j)(1)a); 30-19(j)(2)d); 30-19(l); 30-19(l)(2); 30-19(l)(3); 30-19(m); 30-23; 30-24; 30-24(i)(7) of the City of Newton Revised Zoning Ord, 2012.

HEARING CLOSED

The Public Hearing on the following item was opened and continued on 11/27/12:

#272-12(3) **BH NORMANDY OWNER, LLC** petition to AMEND Special Permit/Site Plan Approval application #272-12, for which a public hearing was opened on October 9, 2012, with respect to EXTENDING a NONCONFORMING STRUCTURE to allow construction of a ramp on the easterly side of the Hotel Indigo at 399 Grove Street, Newton Lower Falls. Ref: Sec 30-24, 30-23, 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

HEARING CLOSED

The Public Hearing on the following item was opened on 10/9/12 and continued to 11/27/12:

#272-12 **BH NORMANDY OWNER, LLC** petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for several improvements to be completed over two phases. The first phase requires a special permit to (1) amend the current site plan by adding a pool deck awning; reconfiguring the delivery and trash pick-up area at the front of the hotel; reconfiguring the existing parking areas; reflecting existing and proposed signage; and reflecting existing wireless communications equipment; (2) extend a nonconforming structure by adding a pool deck awning; (3) obtain waivers for number of parking stalls and parking facility design standards including stall width, stall depth, handicap stall depth, maneuvering space for end stalls, maneuvering space for aisles, maximum width for entrance and exit driveways, landscape screening, interior landscaping, surfacing and curbing, one foot candle lighting, number of bicycle parking spaces, and design of loading facilities; and (4) authorize existing and proposed signage at 399 GROVE STREET, Ward 4.. The second phase anticipates that a portion of the applicant's lot will be conveyed or taken to provide rear access/egress to the proposed Riverside Development. This taking or conveyance would require special permit relief to (6) authorize an FAR greater than 1.0; (7) extend the existing nonconforming lot coverage; (8) obtain relief for the existing nonconforming building (i.e., height, number of stories and loading facility) as the building may be affected by a reduction in lot area; and (9) obtain a waiver for number of required parking stalls; all on land known as Section 42, Block 11, Lot 4 containing approximately 116,650 square feet of land in a Business 5 Zoned district. Ref: Sections 30-15, Table 3; 30-19(d)(3); 30-19(d)(13); 30-19(h); 30-19(h)(2)a); 30-19(h)(2)b); 30-19(h)(2)c); 30-19(h)(2)e); 30-19(h)(3)b); 30-19(h)(4)b); 30-19(i); 30-19(i)(1); 30-19(i)(2); 30-19(j); 30-19(j)(1)a); 30-19(j)(2)e); 30-19(k)(1); 30-19(l); 30-19(m); 30-20(f)(1); 30-20(f)(2); 30-20(f)(9); 30-20(l); 30-21(b); 30-23; 30-24; and 30-26(a)(1) of the City of Newton Revised Zoning Ordinances, 2012.

HEARING CLOSED

The Public Hearing on the following item was opened on 10/9/12 and continued on 11/27/12:

- #272-12(2) BH NORMANDY OWNER, LLC petition for a change of zone to Mixed Use 3/Transit Oriented District for a portion of land located at 399 GROVE STREET, also identified as Section 42, Block 11, Lot 4, currently zoned Business 5.
CONTINUED TO A DATE TO BE DETERMINED

REFERRED TO ZONING & PLANNING COMMITTEE

Tuesday, December 18, 2012

Present: Ald. Johnson (Chairman), Yates, Swiston and Danberg; absent: Ald. Baker, Sangiolo, Lennon and Kalis

Re-appointment by His Honor the Mayor

- #404-12 TABETHA McCARTNEY, 155 Hunnewell Avenue, Newton, re-appointed as a member of the PLANNING AND DEVELOPMENT BOARD for a term to expire February 1, 2017 (60 days 02/01/13) [11/19/12 @ 9:51 AM]
APPROVED 4-0

- #153-11 ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting that Chapter 30 be amended by adding a new Sec. 30-14 creating certain Retail Overlay Districts around selected village centers in order to encourage vibrant pedestrian-oriented streetscapes which would allow certain uses at street level, including but not limited to financial institutions, professional offices, and salons, by special permit only and require minimum transparency standards for street-level windows for all commercial uses within the proposed overlay districts
HELD 4-0

- #153-11(2) ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting the map changes necessary to establish certain Retail Overlay Districts around selected village centers. [05-10-11 @ 3:16 PM]
HELD 4-0

- #215-12 ALD. YATES proposing a RESOLUTION requesting that the Planning Department and the Economic Development Commission develop a Main Streets Program following the model of the National Trust for Historic Preservation to revitalize the Newtonville and Newton Centre business districts. [07-17-12] @2:55PM]
HELD 4-0

REFERRED TO PUBLIC FACILITIES COMMITTEE

Wednesday, December 19, 2012

Present: Ald. Salvucci (Chairman), Lennon, Albright, Salvucci, Crossley, Danberg, Laredo, and Lappin; absent: Ald. Gentile

Appointment by His Honor the Mayor

#395-12 MARC RESNICK, 57 Westgate Road, Newton Centre, appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire on December 31, 2013.

APPROVED 7-0

Appointment by the Board of Aldermen

#425-12 JAMES PURDY, 943 Chestnut Street, Newton Upper Falls, appointed as a member of the ENERGY COMMISSION for a term to expire on December 17, 2015.

APPROVED 7-0

#244-12 LEO D. SULLIVAN requesting an opportunity to make a presentation on a Community Choice Aggregation Program to lower the electric power rates for residents of Newton.

NO ACTION NECESSARY 7-0

REFERRED TO PROG & SERV, PUB FAC AND FINANCE COMMITTEES

#400-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of one hundred fifty thousand dollars (\$150,000) from bonded indebtedness for the purpose of funding plumbing and bathroom renovations at the Gath Pool facility.

FINANCE TO MEET

PROG & SERV REFERRED TO PUBLIC FACILITIES 5-0 on 12/05/12

APPROVED 7-0

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

#245-10 ALD. SCHNIPPER AND SANGIOLO requesting discussion with National Grid regarding the possible damage to trees as a result of gas leaks.

HELD 7-0

#418-11 ALD. CROSSLEY, HESS-MAHAN, LINSKY AND SALVUCCI requesting a report from the administration on the status of a strategy to meet the City's obligation as a Department of Energy Resources Green Community to reduce municipal energy consumption by 20% over five years, and how that strategy is incorporated into the capital improvement plan. [12/08/11 @ 4:09 PM]

HELD 7-0

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.

HELD 7-0

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Trisha Guditz, 617-796-1156, via email at TGuditz@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date