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## Land Use Committee Agenda

### City of Newton In City Council

**Tuesday, September 13, 2022**

**7:00 PM**

**Council Chambers, Room 207**

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, September 13, 2022 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/84970708545>, or call 1-646-558-8656 and use the following Meeting ID: [849 7070 8545](https://us02web.zoom.us/j/84970708545).

- #311-22**      **Request to allow retaining walls exceeding four feet within a setback at 10 Elberta Terrace**  
JOHN UMINA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow retaining walls greater than 4' within side and rear setbacks at 10 Elberta Terrace, Ward 4, Newton, on land known as Section 41 Block 17 Lot 19, containing approximately 15,787 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #389-22**      **Request to alter and extend nonconforming rear setback at 6 Rotherwood Road**  
JOHN AND LISA BUTTS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story rear addition, vertically extending the nonconforming rear setback at 6 Rotherwood Road, Ward 6, Newton, on land known as Section 62 Block 16 Lot 50, containing approximately 8990 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.
- #390-22**      **Request to exceed FAR and further reduce nonconforming open space at 58 Valentine Park**  
SARAH AND PATRICK CAMMARATA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze and replace a one-story sunroom with a 2.5-story addition, as well as raze and replace an enlarged detached garage, exceeding allowable FAR, further reducing nonconforming open space, and to allow dormers exceeding 50% of the width of the wall next below at 58 Valentine Park, Ward 3, Newton, on land known as Section 32 Block 40 Lot 04 containing

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

approximately 12,025 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

- #313-22**      **Petition to extend a nonconforming detached accessory structure and further increase nonconforming FAR at 34 Westbourne Road**  
SEAN ZHENG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing garage and construct a new detached garage, further increasing nonconforming FAR, further extending a nonconforming side setback in a detached garage and further extending and reducing a nonconforming rear setback in a detached garage at 34 Westbourne Road, Ward 7, Newton, on land known as Section 73 Block 44 Lot 12, containing approximately 7640 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 3.4.3.A.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #391-22**      **Request to allow signs exceeding 10 square feet at 333 Nahanton Street**  
JEWISH COMMUNITY CENTER OF GREATER BOSTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to replace two existing nonconforming signs with three signs, exceeding the maximum number and size of principal wall signs at 333 Nahanton Street, Ward 8, Newton, on land known as Section 83 Block 35 Lot 4Z, containing approximately 28.1 acres of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 5.2.7, 5.2.13.A of the City of Newton Rev Zoning Ord, 2017.
- #414-22**      **Request to further extend nonconforming FAR, side setback and accessory building separation at 35 Bracebridge Road**  
ANDREA ROMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze and construct a new detached garage as well as replace the rear deck further extending nonconforming FAR, further reducing and extending a nonconforming a side setback for an accessory structure and further reducing nonconforming separation between the accessory and principal buildings at 35 Bracebridge Road, Ward 6, Newton, on land known as Section 64 Block 16 Lot 16, containing approximately 11,425 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 3.4.3.A.1, 3.4.3.A.2 of the City of Newton Rev Zoning Ord, 2017.
- #254-22**      **Petition to allow marijuana retailer at 1185 Chestnut Street**  
NUESTRA, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a retail marijuana establishment, to allow parking within the side setback, to waive perimeter screening requirements, to waive lighting requirements, to waive the 500 ft. buffer for an existing kindergarten, and to waive the 25% façade transparency requirement at 1185 Chestnut Street, Ward 5, Newton, on land known as Section 51 Block 45 Lot 09, containing approximately 17,091 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.8.A.1, 5.1.13, 5.1.9.A, 5.1.13, 5.1.10, 6.10.3.F.1, 6.10.3.F.15 of the City of Newton Rev Zoning Ord, 2017.

**Respectfully Submitted,**

**Richard A. Lipof, Chair**