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CITY OF NEWTON

Planning and Development Board

October 5, 2022

To: The Honorable City Council President, Susan Albright
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

CC: Honorable Newton City Councilors
Planning & Development Board

SUBJ: Planning & Development Board Recommendation on Petition #394-22
Request to Rezone 136-144 Hancock Street/169 Grove Street from Single
Residence 3 (SR3) to Multi-Residence 2(MR2)

Dear Honorable Council President Albright:

The Planning and Development Board joined with the City Council Land Use Committee for the September 20th opening of the public hearing on the above petition. Subsequently, the Planning & Development Board met on October 3rd to continue the public hearing. Following the close of the Planning Board's public hearing on the rezoning request, the Planning & Development Board voted in favor 6-0-1 (Director Heath abstaining) to recommend approval of this zone change request.

The Planning & Development Board additionally concluded that the petition to rezone the property referenced in Docket #394-22 from SR3 to MR2 qualifies as an eligible location for a simple majority vote under M.G.L Chapter 40A, Section 5 because the zone change requested would increase the residential density of the property and the site is also located within less than 0.5 miles of both the Riverside MBTA and the Auburndale Commuter Rail stations. The Board therefore recommends to the City Council by a vote of 6-0-1 (Director Heath abstaining) that this rezoning petition should be subject to a simple majority vote.

Sincerely,

Peter B. Doeringer, Chair