

**RECEIVED**

By City Clerk at 3:13 pm, Nov 15, 2022



## Land Use Committee Agenda

City of Newton  
In City Council

**POSTED**  
City Clerk

Tuesday, November 15, 2022

**7:00 PM**

**Council Chambers, Room 207**

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, November 15, 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/82399274841>, or call 1-646-558-8656 and use the following Meeting ID: [823 9927 4841](https://us02web.zoom.us/j/82399274841).

**#486-22**      **Request for Extension of Time to Exercise Special Permit #33-21(3) at 275 Grove Street ALEXANDRIA REAL ESTATE EQUITIES, INC.** petition for an EXTENSION OF TIME to November 15, 2024 to EXERCISE Special Permit Council Order #33-21(3) to amend Special Permit Council Orders #40-97, #40-97(2) and #33-21 to amend the site plan, to allow a lab and research facility use and to allow height up to 96' and 8 stories at 275 Grove Street, Ward 4, Auburndale, on land known as Section 43 Block 29 Lot 24, containing approximately 487,578 sq. ft. of land in a district zoned BUSINESS USE 4. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.5.9.A, 4.1.3, 4.1.2.B.3 of the City of Newton Rev Zoning Ord, 2017.

**#487-22**      **Request to allow for-profit educational use at 49-51 Winchester Street**  
**DAVE CARROLL, THE CONSERVATORY AT HIGHLANDS** petition for a **SPECIAL PERMIT/SITE PLAN APPROVAL** to allow a for-profit education use at 49-51 Winchester Street, Ward 5, Newton, on land known as Section 51 Block 28 lot 30, containing approximately 79,500 sq. ft. in a district zoned MIXED USE 1. Ref: 7.3.3, 7.4, 4.4.1, 6.3.14.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
[Record SP-22-150 - ViewPoint Cloud](#)

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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.

**#488-22 Request to amend Special Permit #135-18 to convert office space into a dwelling unit at 429 Cherry St**

429 CHERRY STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert office space into a fourteenth residential unit at 429 Cherry St, Newton, Ward 3, on land known as Section 33 Block 12 Lot 12, containing approximately 13,617 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[Record SP-22-154 - ViewPoint Cloud](#)

**#446-22 Request to allow rear-lot subdivision and variance from rear-lot definition at 113 Grove Street**

113 GROVE STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a rear lot subdivision to construct a single-family dwelling, relocate the existing dwelling forward and waive the definition of “rear-lot” at 113 Grove Street, Ward 4, Newton, on land known as Section 43 Block 31 Lot 15, containing approximately 23,063 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.5, 3.1.10, 1.5.2.G.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[Record SP-22-135 - ViewPoint Cloud](#)

**Respectfully Submitted,**

**Richard A. Lipof, Chair**