



## City of Newton

### Legal Notice

Tuesday, December 13, 2022

**RECEIVED**

By City Clerk at 4:03 pm, Nov 22, 2022

**POSTED**  
City Clerk

A Public Hearing of the Land Use Committee of the Newton City Council will be held on Tuesday, December 13, 2022, at 7:00 PM in the City Council Chambers (Room 207), Newton City Hall, 1000 Commonwealth Avenue, Newton, MA on the following petitions:

**Please Note: This is a hybrid meeting that the public may access in-person or virtually via Zoom with the following link: <https://us02web.zoom.us/j/86764884854>, or call 1-646-558-8656 and use the Meeting ID: [867 6488 4854](https://us02web.zoom.us/j/86764884854).**

\*Submitted documents for each petition can be viewed via the digital hyperlink following the item below\*

**#447-22**

**Request to allow 9-unit residential dwelling at 106 River Street**

NORTON POINT STREET, LLC and 106 RIVER STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze existing building and construct a 9-unit residential dwelling; to allow ground floor residential use with residential above; to allow a three-story structure with 36 feet in height; to allow an FAR of 1.20; to allow assigned parking stalls; to waive two parking stalls; to allow outdoor parking within five feet of a residential building; to allow a reduced maneuvering aisle width; to reduce the driveway width for two-way traffic; to waive perimeter screening and to waive lighting at 106 River Street, Ward 3, Newton, on land known as Section 33 Block 24 Lot 11A, containing approximately 15,802 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 4.4.1, 4.1.2.B.3, 4.1.3, 5.1.3.E, 5.1.13, 5.1.4, 5.1.8.A.2, 5.1.8.C, 5.1.8.D.1, 5.1.9, 5.1.10 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[Record SP-22-136 - ViewPoint Cloud](#)

**# TBD**

**Request to exceed FAR and to further extend a nonconforming front setback at 96 Waban Park**

MICHAEL AND INNA ZARETSKY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to the rear and the side of the dwelling and to construct dormers at 96 Waban Park, Ward 1, Newton, on land known as Section 12 Block 05 Lot 02 containing approximately 5,445 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[Record SP-22-159 - ViewPoint Cloud](#)

**#TBD**

**Request to allow more than 700 square feet of total garage area within two separate attached garages accommodating six vehicles at 157 Dudley Road**

ADAM VALKIN AND TALIA ALEXANDER VALKIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second three-car attached garage exceeding 700 sq. ft. at 157 Dudley Road, Ward 8, Newton, on land known as Section 81 Block 51 Lot 06B containing approximately 120,105 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.4.E.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[Record SP-22-162 - ViewPoint Cloud](#)

#TBD

**Request to allow a veterinary hospital use at 714-724 Beacon Street**

CANTON CIRCLE LLC, SMALL DOOR VETERINARY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to divide the current bank space in half allowing for 3,007 sq. ft of space for veterinary hospital use at 714-724 Beacon Street, Ward 6, Newton, on land known as Section 61 Block 38 Lot 08 containing approximately 37,932 sq. ft. of land in a district zoned BUSINESS 2. Ref: Sec. 7.3.3, 7.4, 4.4.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[Record SP-22-165 - ViewPoint Cloud](#)

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