



Ruthanne Fuller
Mayor

CITY OF NEWTON, MASSACHUSETTS

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ZONING BOARD OF APPEALS
Brenda Belsanti, Zoning Board Clerk

RECEIVED
By City Clerk at 10:15 am, Nov 30, 2022

The Zoning Board of Appeals will hold a public hearing on Wednesday, December 7, 2022 at 7:00 pm. This is a hybrid meeting that will take place in the City Council Chamber (Room 207) and virtually via ZOOM. To view and participate in this meeting using Zoom, click this link:
<https://us02web.zoom.us/j/82307727053> or +13052241968,,82307727053#

AGENDA - Revised 12/07/22

A public hearing of the Newton Zoning Board of Appeals will be held in person and virtually via Zoom on Wednesday, December 7, 2022 at 7:00 p.m. on the following petitions:

1. **#10-22** Metro West Collaborative Development, Inc., requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to redevelop the West Newton Armory into a 100% affordable mixed-use development with 43 affordable residential units, community space, office space, and 33 parking stalls. The subject property is located on 33,150 square feet of land at 1135-1137 Washington Street in the Business 2 Zoning District.

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals' office in Newton City Hall at 1000 Commonwealth Avenue, and are available for review online at <https://www.newtonma.gov/government/planning/zoning-board-of-appeals/-fsiteid-1#!/>

2. **#17-96** 2Life Coleman Limited Partnership requesting to change the details of the Comprehensive Permits granted on March 8, 1983 and July 23, 1996, as amended on September 22, 2021, for a project located at 677 Winchester Street consisting of 174 new units of congregate housing. The applicant proposes to correct the mis-plotting of the property line in the approved plans and to change the location of 30 parking spaces. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial.
3. Review and approval of minutes for October 19, 2022 and October 26, 2022 meeting.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.