



## City Council Reports Docket

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November 22: Land Use  
November 28: Zoning & Planning and Finance

7:45 p.m., Hybrid

To be reported on

Monday, December 5, 2022

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers on Monday, December 5, 2022, 7:45 pm. To view this meeting on Zoom use this link at the above date and time:  
<https://us02web.zoom.us/j/84633079353>

One tap mobile

US: +13017158592 846 3307 9353#

Land line

US: +1 301 715 8592

Meeting ID: 846 3307 9353

You may also:

1. Watch a live broadcast of the meeting on NewTV's government channel (Comcast 9, RCN 13, 614(HD), Verizon 33).
2. View a live stream on NewTV's Vimeo channel at: <https://vimeo.com/newtvgov>

### City of Newton In City Council Items to be Acted Upon

#### Referred to Land Use Committee

Tuesday, November 22, 2022

Present: Councilors Lipof (Chair), Kelley, Greenberg, Laredo, Lucas and Markiewicz; absent: Councilors Bowman and Downs; also present: Councilors Albright, Malakie and Wright

**#497-22**

#### **Request to allow an oversized principal wall sign at 45 Crescent Street**

ANDY LAYMAN, SIGN ART INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to replace an existing sign facing the Massachusetts Turnpike with a larger sign at 45 Crescent St, Newton, Ward 4, on land known as Section 44 Block 23 Lot 16, containing approximately 43,850 sq. ft. of land in a district zoned BUSINESS 2. Ref: 7.3.3, 7.4, 5.2.8, 5.2.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Approved 6-0; Public Hearing Closed 11/22/2022**

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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.

- #502-22 Request to exceed FAR and to allow oversized dormers at 270 Auburndale Avenue**  
JEFFREY AND STEPHANIE MCNEIL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to make additions to the first and second stories at 270 Auburndale Avenue, Newton, Ward 4, on land known as Section 44 Block 29 Lot 13, containing approximately 5,722 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.3, 3.1.9, 1.5.4.G.2.b, 1.5.4.G.2.c of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
**Land Use Approved 6-0; Public Hearing Closed 11/22/2022**
- #503-22 Request to allow five single-family attached dwellings at 24 Wilson Circle**  
SCHIAVONE WILSON CIRCLE TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing single-family dwelling and construct five single-family attached dwellings at 24 Wilson Cir, Newton, Ward 6, on land known as Section 54 Block 22 Lot 19, containing approximately 28,513 sq. ft. of land in a district zoned MULTI RESIDENCE. Ref: 7.3.3, 7.4, 3.4.1, 6.2.3.B.2, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
**Land Use Approved 6-0; Public Hearing Closed 11/22/2022**
- #357-22 Request to Rezone 3 parcels to MU4**  
HQ, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 3 parcels as follows: 1314 Washington Street (Section 33 Block 10 Lot 01), 31 Davis Street (Section 33 Block 10 Lot 11) and 33 Davis Street (Section 33 Block 10 Lot 12) from BUSINESS 1 TO MULTI USE 4.  
**Land Use Held 6-0; Public Hearing Continued**
- #358-22 Special Permit Petition to allow development at 1314 Washington Street and 31, 33 Davis Street**  
HQ, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a building in excess of 20,000 sq. ft., to allow a mixed-use residential building with five stories and 60 feet in height, to allow reduced lot area per unit, to exceed the maximum front setback, to allow a FAR of 2.44 in a five-story building, to waive the setback requirement for the portions of the building exceeding 40 ft. in height, to waive entrance and façade transparency requirements, to allow a restaurant with more than 50 seats with extended hours of operation, to allow ground floor residential use, to waive the requirement of using the A+B+C parking formula, to waive 115 parking stalls, to allow assigned parking, to allow reduced parking stall width and depth, to allow reduced accessible stall depth, to waive end stall maneuvering space requirements, to allow reduced aisle width at 1314 Washington Street and 31, 33 Davis Street, Ward 3, Newton, on land known as Section 33 Block 10 Lots 01, 11, 12 containing approximately 30,031 sq. ft. of land in a district zoned BUSINESS USE 1 (rezone to MULTI USE 4 proposed). Ref: Sec. 7.3.3, 7.4, 4.2.2.A.2, 4.2.5.A.3, 4.2.2.B.1, 4.2.3, 4.2.5.A.4, 4.2.2.B.3, 4.2.5.A.2, 4.2.5.A.4.c, 4.2.5.A.6.a, 4.2.5.A.6.b, 4.4.1, 6.4.29.B.1, 6.4.29.C.6, 4.4.1, 6.2.4, 5.1.3.B, 5.1.13, 5.1.4, 5.1.3.E, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.B.6, 5.1.8.C.1, 5.1.8.C.2 of the City of Newton Rev Zoning Ord, 2017.  
**Land Use Held 6-0; Public Hearing Continued**

**Referred to Zoning & Planning Committee**

Monday, November 28, 2022

Present: Councilors Crossley (Chair), Albright, Danberg, Wright, Leary, Baker, Krintzman, and Ryan; also present: Councilors Lucas, Lipof, Downs, Greenberg, Laredo, Oliver, Malakie, Humphrey, and Norton

- #38-22**      **Discussion and review relative to the draft Zoning Ordinance regarding village centers**  
**ZONING & PLANNING COMMITTEE** requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)  
**Zoning & Planning Held 8-0**
- #507-22**      **Reappointment of Denise Chicoine to the Zoning Board of Appeals**  
**HER HONOR THE MAYOR** reappointing Denise Chicoine, 275 Islington Road, Newton as an associate member of the Zoning Board of Appeals for a term of office to expire on January 10, 2024. (60 Days: 01/20/2023)  
**Zoning & Planning Approved 7-0 (Councilor Albright not voting)**
- #508-22**      **Reappointment of Lei Reilley to the Zoning Board of Appeals**  
**HER HONOR THE MAYOR** reappointing Lei Reilley, 130 Pine Street, Newton as an associate member of the Zoning Board of Appeals for a term of office to expire on January 10, 2024. (60 Days: 01/20/2023)  
**Zoning & Planning Approved 7-0 (Councilor Albright not voting)**
- #509-22**      **Reappointment of Daphne Romanoff to the Newton Upper Falls Historic District Commission**  
**HER HONOR THE MAYOR** reappointing Daphne Romanoff, 36 Canterbury Road, Newton as a full member of the Newton Upper Falls Historic District Commission for a term of office to expire on December 24, 2025. (60 Days: 01/20/2023)  
**Zoning & Planning Approved 7-0 (Councilor Albright not voting)**

**Referred to Finance Committee**

Monday, November 28, 2022

Present: Councilors Grossman (Chair), Gentile, Malakie, Oliver, Norton, Noel and Humphrey  
Absent: Councilor Kalis

- #527-22**      **Acceptance of \$235,500 from Massachusetts Dept. of Housing & Community Development and MassDevelopment Housing Choice Grant Program**  
**HER HONOR THE MAYOR** requesting authorization to accept and expend the sum of two-hundred-thirty-five thousand, five hundred dollars (\$235,500) in grant funding from the Massachusetts Dept. of Housing & Community Development and MassDevelopment's Housing Choice Grant program for the City to conduct an analysis of the best manner to preserve and redevelop four homes for affordable housing which the City purchased in late 2021 from the Walker Center for Ecumenical Exchange.  
**Finance Approved 7-0**

**#529-22**

**Request to transfer \$7,000 from Disability Commission Receipts Reserved**

HER HONOR THE MAYOR requesting authorization to transfer the sum of seven thousand dollars (\$7,000) from Acct # 5500-335518 Disability Commission Receipts Reserved for Appropriation to Acct # 01C10802-513010 Operation Access – Disability Commission for the purpose of funding targeted enforcement during the holidays by the Police of accessible parking violations.

**Finance Approved 7-0**

**#530-22**

**Transfer \$174,000 to the Building Demolition/Other Repairs**

HER HONOR THE MAYOR requesting authorization to transfer the sum of one-hundred and seventy-five thousand dollars (\$174,000) from June 30, 2022, Certified Free Cash, to 01C2202-524130 Building Demolition/Other Repairs for the emergency demolition of a residential structure located at 91 Newtonville Avenue.

**Finance Held 7-0**