



**RECEIVED**  
By City Clerk at 4:45 pm, Dec 02, 2022

**City Council Docket**

**POSTED**  
City Clerk

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- December 6: Land Use
- December 7: Programs & Services, Public Safety & Transportation and Public Facilities
- December 8: Real Property Reuse
- December 12: Zoning & Planning and Finance
- December 13: Land Use

**Monday, December 5, 2022**  
7:45 p.m., Hybrid  
To be reported on  
**Monday, December 19, 2022**

**REVISED**  
4:45 pm, Dec 02, 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 to be Accepted and Referred to Committees**

**Referred to Land Use Committee**

- #531-22**      **Class 2 Auto Dealers License**  
ROBERT'S TOWING, INC.  
926r Boylston Street  
Newton Highlands, MA 02461
  
- #532-22**      **Class 2 Auto Dealer License**  
NEWTON TRADE CENTER ASSOCIATES INC  
103 Adams Street  
Newton, MA. 02458

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.

- #533-22**      **Class 2 Auto Dealers License**  
REGANS INC.  
2066 Commonwealth Avenue  
Newton, MA 02466
- #534-22**      **Class 2 Auto Dealers License**  
NEWTON AUTO GROUP, INC.  
182 Brookline Street  
Newton, MA 02459
- #535-22**      **Class 2 Auto Dealer License**  
NEW ENGLAND MOTOR MART, INC  
1211 Washington Street  
West Newton, MA. 02465
- #536-22**      **Class 2 Auto Dealers License**  
JACOB & ASSOCIATES  
1232 Washington Street  
Newton, MA 02465
- #537-22**      **Class 2 Auto Dealers License**  
VELOCITY MOTORS  
14 Hawthorn Street  
Newton, MA 02458
- #538-22**      **Class 2 Auto Dealers License**  
ENZO'S AUTO SALES  
10 Hawthorn Street  
Newton, MA 02458
- #539-22**      **Class 2 Auto Dealers License**  
MAP DEVELOPMENT & INVESTMENTS  
d/b/a CHRISTIAN TAPIA/MASTER USED  
CARS of WATERTOWN  
175 North Street  
Newton, MA 02460
- #540-22**      **Request to amend the deed restriction to allow solar canopies at 57, 85, and 111 Wells Avenue**  
MARIANNE DIFFIN, DIPRETE ENGINEERING requesting an amendment to the restriction adopted by Board Order #276-68(3), dated November 18, 1968, and subsequent amendments be further amended to reflect a waiver of use restriction to permit solar canopies over the parking lot areas at 57, 85, and 111 Wells Avenue, Ward 8, Newton, on land known as Section 84 Block 34 Lot 02B, containing approximately 339,770 sq. ft. of land in a district zoned LIMITED MANUFACTURING.

***Public Hearing to be Assigned for December 13, 2022***

**#541-22 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.

***Public Hearing to be Assigned for December 13, 2022***

**#542-22 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.

***Public Hearing to be Assigned for December 13, 2022***

**#543-22 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.

**Referred to Zoning & Planning Committee**

**#544-22 Reappointment of Dan Brody to the Community Preservation Committee**

HER HONOR THE MAYOR reappointing Dan Brody, 15 Brewster Road, Newton Highlands as a member of the Community Preservation Committee for a term of office to expire on February 1, 2026. (60 Days: 02/03/2023)

**Referred to Public Facilities Committee**

***Public Hearing to be Assigned for December 7, 2022***

**#545-22 Eversource petition for Grant of Location in Westfield Rd**

EVERSOURCE ENERGY petitioning for a grant of location to install 10'± of conduit in a southerly direction from new relocated JOL pole #984/5 to the property at #39 Westfield Rd. This is a two-part petition by Eversource Energy, the first is the relocation of jointly owned pole 984/5 from its current location to approximately 40-feet northwesterly; then installing a 10-foot -underground lateral to service house #39 Westfield Road. (Ward 3)

**Public Hearing to be assigned for December 7, 2022****#546-22 Request for a grant of location in Paulson Road**

NATIONAL GRID petition for a grant of location to install and maintain gas main in Paulson Road, Ferncroft Road, Evelyn, Helene Road, and Cotter Road, as follows:

- 1125' ± of 6" plastic main in Ferncroft Road from Paulson Road to the existing 8", cast iron at #1 Ferncroft Road to replace 1125' ± of 4", bare steel.
- 710' ± of 4" plastic main in Helene Road from Paulson Road to the existing 6" plastic in Cotter Road to replace 215' ± 4" cast iron, and 25' ± of 4" plastic and 470' ± of 4" bare steel
- 90' ± 6" plastic main in Evelyn Road from Paulson Road to #64 Evelyn Road to replace 5' ± 8" cast iron main, 90' ± of 4" bare steel
- 1040' ± of 6" plastic main in Paulson Road from Gordon Road to 145 Paulson Road and install 120' ± of 6" plastic in Paulson Road between the gap between #145 Paulson Road and #155 Paulson Road to replace 905' of 4" bare steel and 135' ± of 4" cast iron. (Ward 5)

**#547-22 Discussion on the City's Phosphorus Control Plan**

DEPARTMENT OF PUBLIC WORKS requesting to provide an update to the Public Facilities Committee on the City's progress towards the development of the City's Phosphorus Control Plan.

**Referred to Finance Committee****#548-22 Appropriate \$9,000 for the Commerce Insurance Company Settlement**

HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of nine thousand (\$9,000) from Acct. #0110841-572500 Legal Claims and Settlements for full and final settlement of *Commerce Insurance Company v. City of Newton (Claim #20-707)*.

**#549-22 Appropriate \$6,256.71 for the Mark Visco Settlement**

HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of six thousand two hundred fifty-six dollars and seventy-one cents (\$6,256.71) from Acct. #0110841-572500 Legal Claims and Settlements for full and final settlement of *Mark Visco v. City of Newton (Claim #22-109)*.

**#550-22 Acceptance of \$75,000 from the FY23 Massachusetts State Budget**

HER HONOR THE MAYOR requesting authorization to accept and expend a seventy-five-thousand-dollar (\$75,000) earmark in the FY23 Massachusetts state Budget for the Newton in Motion (NewMo) program.

*The following items were late filed and require a Suspension of the Rules to be Referred to Committee:*

**Referred to Finance Committee**

**#551-22**

**Request to transfer \$150,000 from Current Year Wage Reserve Accounts**

HER HONOR THE MAYOR requesting authorization to transfer the sum of one hundred fifty thousand dollars (\$150,000) from Acct #0110498-5197 Current Year Wage Reserve Account to Acct #0160252-511001 PRC Public Grounds Maintenance Full Time Salaries.

**Referred to Land Use Committee**

**#552-22**

**Class 1 Auto Dealer License**

MAG RETAIL HOLDINGS – CJ LLC. D/B/A MCGOVERN CHRYSLER JEEP DODGE RAM  
777 Washington Street  
Newton, MA 02460

**Referred to Land Use Committee**

**#553-22**

**Class 2 Auto Dealer License**

KG Motors  
1235 Washington Street  
Newton, MA 02465