



Land Use Committee Agenda

City of Newton In City Council

Tuesday, December 13, 2022

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, December 6, 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/86764884854>, or call 1-646-558-8656 and use the following Meeting ID: **867 6488 4854**

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

- 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
- #533-22** **Class 2 Auto Dealers License**
REGANS INC.
2066 Commonwealth Avenue
Newton, MA 02466

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- #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
- #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
- #553-22** **Class 2 Auto Dealer License**
KG Motors
1235 Washington Street
Newton, MA 02465

- #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.
- #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.
[Record SP-22-165 - ViewPoint Cloud](#)
- #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.
[Record SP-22-159 - ViewPoint Cloud](#)
- #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.
[Record SP-22-162 - ViewPoint Cloud](#)

- #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](#)
- #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.
[Record SP-22-111 - ViewPoint Cloud](#)
- #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.
[Record SP-22-111 - ViewPoint Cloud](#)

Respectfully Submitted,

Richard A. Lipof, Chair