



Land Use Committee Agenda

City of Newton In City Council

Tuesday, January 24, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, January 24, 2023 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/85343610357> or call 1-646-558-8656 and use the following Meeting ID: [853 4361 0357](https://us02web.zoom.us/j/85343610357)

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

Chair's Note: *The Public Hearing for Docket Item #23-23 will be opened, and the item will be subsequently held with no discussion at the request of the petitioner. The Public Hearing will continue at a later date.*

#23-23 Request to amend Special Permit #289-18 at 697 Washington Street

697 WASHINGTON STREET REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #289-18 to update signage and on-site parking at 697 Washington Street, Newton, Ward 2, on land known as Section 23 Block 19 Lot 1B, containing approximately 16,678 sq. ft. of land in a district zoned BUSINESS 2. Ref: 7.3.3, 7.4, 5.2.13.A, 5.2.13.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[697 Washington St - Petition Documents](#)

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.

- #6-23 Request for Extension of Time to Exercise Special Permit #122-21 at 9-11 Noble Street**
JOHN CARUSO petition for an EXTENSION OF TIME to September 9, 2024, to EXERCISE Special Permit Council Order #122-21 to construct dormers in the attic level, extending the nonconforming two-family use and extending the nonconforming FAR at 9-11 Noble Street, Ward 3, West Newton, on land known as Section 44 Block 4 Lot 19, containing approximately 6,258 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[9-11 Noble St - Petition Documents](#)
- #5-23 Request for Extension of Time to Exercise Special Permit #299-21 at 131 Rumford Avenue**
PHARMACANNIS MASSACHUSETTS INC. D/B/A/ VERILIFE petition for an EXTENSION OF TIME to December 20, 2024 to EXERCISE Special Permit Council Order #299-21, allow a retail marijuana establishment, to allow parking facility requirements to be met off-site, to waive the minimum driveway width requirement, to waive perimeter screening requirements, to waive lighting requirements and to waive the 25% façade transparency requirement at 131 Rumford Avenue, Ward 4, Auburndale, on land known as Section 41 Block 31 Lot 50, containing approximately 20,443 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.6.A, 5.1.6.B, 5.1.8.D.1, 5.1.13, 5.1.9.A, 5.1.10, 6.10.3.E.15 of the City of Newton Rev Zoning Ord, 2017.
- #21-23 Request to allow marijuana retailer at 131 Rumford Avenue**
SSG LEXINGTON NEWTON, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend special Permit #299-21 to replace the operator to Community Care Collective, Inc. at 131 Rumford Avenue, Ward 4, Auburndale, on land known as Section 41 Block 31 Lot 50, containing approximately 20,443 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.1, 5.1.6.A, 5.1.6.B, 5.1.8.D.1, 5.1.13, 5.1.9.A, 5.1.10, 6.10.3.E.15 of the City of Newton Rev Zoning Ord, 2017.
[131 Rumford Ave - Petition Documents](#)
- #22-23 Request to exceed FAR and to allow a garage exceeding 700 square feet at 4 Garrison Street**
SUSAN AND ARNOLD SERVAIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing attached single-car garage and construct a two-car garage with living space above at 4 Garrison Street, Ward 7, Chestnut Hill, on land known as Section 61 Block 11 Lot 08, containing approximately 9,780 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[4 Garrison St - Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair