

DOCKET

August 10: Land Use

Continued
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Monday, August 9, 2010
7:45 PM, Newton City Hall
To be reported on
Tuesday, September 7, 2010

CITY OF NEWTON

IN BOARD OF ALDERMEN

- I. Communications from His Honor the Mayor and other City Boards, Agencies, and Commissions.

REFERRED TO LAND USE COMMITTEE

Public Hearings to be assigned for September 21, 2010:

- #105-09(2) YANPING SUN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an accessory apartment in an existing single-family dwelling, including the waiver of landscaping requirements for a parking facility, at 87 WOODWARD STREET, Ward 5, Newton Highlands, on land known as Sec 52, Blk 1, Lot 27, containing approx 12,786 sq ft of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2), 30-19(i)(1), and 30-19(m) of the City of Newton Rev Zoning Ord, 2007.
- #211-10 BRUNO PALUMBO TRUSTEE, PALUMBO FAMILY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and to EXTEND a NONCON- FORMING USE to demolish an existing two-family dwelling and replace it with six 2.5-story attached dwelling units, with associated waivers from the 24-foot height requirement and from parking requirements for maneuvering space/aisles/driveway width/handicapped parking, and to construct a greater than four-foot retaining wall within the side setback at 244 ADAMS STREET, Ward 1, Nonantum, on land known as Sec 14, Blk 14, Lots 3 and 4, containing approx 13,966 sq ft of land in a district zoned BUSINESS 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(h)(2)(c) and (e); 30-19(h)(3) and (4)(a), 30-15 30-19(m), and 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2007.
- #212-10 KUROSU MIZRAHI petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to locate an accessory apartment within an existing detached carriage house at 1099 WALNUT STREET, Ward 6, Newton Highlands, on land known as Sec 52, Blk 9, Lot 11, containing approx 13,617 sq ft of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2), 30-19(m) of the City of Newton Rev Zoning Ord, 2007.

- #213-10 NEWTON HISTORICAL SOCIETY/DURANT HOMESTEAD FOUNDATION, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXPAND A NONCONFORMING STRUCTURE to demolish and rebuild a portion of the Durant-Kenrick Homestead to accommodate a new, larger visitor entry area and meeting space to allow a museum, which includes a waiver from the required number of parking spaces and their dimensions, at 286 WAVERLEY AVENUE, Ward 7, Newton, on land known as Sec 73, Blk 9, Lot 17, containing approx 24,638 sq ft of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(a)(2)b, 30-21(b), 30-19(d)(13), 30-19(g)(1 and (2), 30-19(m), 30-8(b)(4)

Public Hearings to be assigned for September 28, 2010:

- #214-10 NEW ENGLAND DEVELOPMENT LLC/NED CHESTNUT HILL SQUARE LLC/G&K LLC/KEY CHESTNUT LLC petition for a change of zone to *Business 4* for parcels located at 200-230 Boylston Street also identified as Section 82, Block 2, Lots 10, 14, 15, 15A, 15B, 15C, 29, 30, 8, 9, 18, currently zoned Business 1, Lot 11, currently zoned Limited Manufacturing, and 13 and 32, currently zoned Multi Residence 2.
- #214-10(2) NEW ENGLAND DEVELOPMENT LLC/NED CHESTNUT HILL SQUARE LLC/G&K LLC/KEY CHESTNUT LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed-use retail and residential development, including an 8-story building containing 91 residential units, approximately 102,000 sq ft of retail (with open air businesses) and restaurant space (over 50 seats), a 60,000 sq ft medical office building, 30,000 sq-ft health club and waivers from associated parking requirements, including but not limited to a multi level parking facility, driveway width in excess of 25ø valet parking, dimensions for handicapped parking stalls, retaining walls of greater than 4ø in setbacks, and additional freestanding signs; number of signs; and signs exceeding the allowed square footage at 200-230 BOYLSTON STREET, 7 HAMMELL PLACE LLC, and 114 and 146 FLORENCE STREET, Ward 7, Chestnut Hill, on land known as Sec 82, Blk 2, Lots 10, 11, 13, 14, 15, 15A, 15B, 15C, 29, 30, and 32 containing approx 11.32 acres of land in a *proposed* BUSINESS 4 zoned district. Ref: Sec 30-24, 30-23, 30-15 Table 3, 30-11(7), (8), (9), and (10), 30-19(d)(18), 30-19(h)(2)c), (4),(5)b, 30-19(m), 30-20(c), 30-20(d)(2), 30-20(i)(4), 30-20(f), 30-20(l) of the City of Newton Rev Zoning Ord, 2007.

REFERRED TO ZONING & PLANNING COMMITTEE

Public hearing to be assigned:

- #153-10 ALD. JOHNSON, CROSSLEY AND HESS-MAHAN requesting to amend **Section 30-15 Table 1** of the City of Newton Ordinances to allow a reasonable density for dwellings in Mixed Use 1 and 2 districts.
[06/01/10 @9:25 PM]

Public hearing to be assigned:

#183-10 ALD. JOHNSON, CROSSLEY AND HESS-MAHAN requesting to amend **Section 30-13(a) Allowed Uses in Mixed Use 1 Districts** by inserting a new subsection (5) as follows: ð(5) Dwelling units above the first floor, provided that the first floor is used for an office or research and development use as described above;ö and renumbering existing subsection (5) as (6). [06/07/10 @12:00 PM]

Public hearing to be assigned for September 27, 2010:

#216-10 KSKIM UBS EQUITY PARTNERS LLC, owners of property at 19-31 Needham Street, proposing that chapter 30 section §30-13(a) *Allowed Uses in Mixed Use 1 Districts*, be amended by adding a new subsection (5) as follows: ð(5) Service establishment;ö and that existing subsection (5) be re-numbered (6) and that section §30-13(b) *Special Permits in Mixed Use 1 Districts* be amended by deleting subsection ð(4) service establishment;ö and re-numbering subsequent subsections (4) through (15). 7/26/10 @2:26 PM]

OTHER COMMUNICATIONS

#217-10 NEWTON CHILD CARE COMMISSION submitting its semi-annual report on its activities and expenditures pursuant to §§2-330-2-332 of the City of Newton Rev Ord, 20007.

#218-10 DANIEL C. & STACEE MATTRAZZO filing with the Zoning Board of Appeals an appeal from the decision of the Commissioner of Inspectional Services re an illegal apartment at 21 Lasell Street, Auburndale.

REFERRED TO PUBLIC SAFETY & TRANSPORTATION COMMITTEE

#219-10 DAVID NEWCOMB, 275 Grove Street, Suite 2-400, Auburndale 02466, requesting one (1) new public auto license for NEWTON COACH, INC. [07/30/10 @ 12:48 PM]

REFERRED TO PUBLIC FACILITIES COMMITTEE**Public Hearing to be Assigned for September 7, 2010**

#220-10 COMCAST & MIRRA COMPANY requesting a grant of location to install 3ö conduit from a proposed 18ö x 30ö vault in the southerly side of Wells Avenue 100ø± to the entrance of the parking lot at One Wells Avenue. [07/14/10 @ 2:16 PM]

Public Hearing to be Assigned for September 7, 2010

#221-10 NATIONAL GRID requesting a grant of location to install and maintain 70ø± of 4ö gas main in GREAT MEADOW ROAD from the existing 4ö

gas main at House #29 southeasterly to House #41. [07/21/10 @ 11:46 AM]

Public Hearing to be Assigned for September 7, 2010

#222-10 VERIZON requesting a grant of location to relocate Pole #170/19 in BEETHOVEN ROAD approximately 150 ± to the north of existing pole #170/19. [07/22/10 @ 2:30 PM]

#223-10 ALD. YATES & ALBRIGHT requesting updates on the status of the reconstruction of the Needham/Newton Street corridor, which include details on the reconstruction funding, plans for the revitalization of the area, and plans for the implementation of transportation improvements. [07/15/10 @ 1:02 PM]

REFERRED TO FINANCE COMMITTEE

#209-10(2) HIS HONOR THE MAYOR requesting acceptance of Massachusetts General Law Chapter 32B, Section 20. Other Post Employment Benefits Liability Trust Fund; local option; funding schedule, which authorizes the establishment of a separate fund, to be known as the Other Post Employment Benefits Liability Trust Fund, a for the purpose of providing an irrevocable, dedicated trust fund as a vehicle to make advance contributions for retirement health care benefits. [08/02/10 @ 5:00 PM]

#209-10(3) HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred thirty-seven thousand dollars (\$137,000) from the General Fund to the Other Post Employment Benefits Liability Trust Fund. [08/02/10 @ 5:01 PM]

#224-10 HIS HONOR THE MAYOR requesting authorization to establish and transfer the sum of two million six hundred forty-three thousand two hundred seventy-one dollars (\$2,643,271) from FY10 Free Cash to an Undesignated Stabilization Fund. [08/02/10 @ 5:01 PM]

#225-10 HIS HONOR THE MAYOR requesting acceptance of and authorization to expend a ten thousand dollar (\$10,000) grant from the Fiscal Year 2010 Underage Alcohol Enforcement Grant Program offered by the Massachusetts Executive Office of Public Safety and Security to be used to support overtime costs to monitor the enforcement of sales regulations to intoxicated patrons and to perform compliance checks to enforce laws against alcohol sales to minors. [08/02/10 @ 4:58 PM]

#226-10 HIS HONOR THE MAYOR requesting authorization to transfer the sum of six thousand one hundred fifty-one dollars (\$6,151), which was generated from the Newton North Yard Sale, from the FY10 General Fund Surplus Revenue Account to a special account to be overseen by the principal of Newton North High School to be utilized to enhance the community in the new high school. [08/02/10 @ 4:58 PM]

- #227-10 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one million three hundred seventy-eight thousand three hundred fifty-three dollars (\$1,378,353) from Wage Reserve and ninety-five thousand dollars (\$95,000) from FYø1 Budget Reserve to the FY11 Police Department Personnel Budget to meet the retroactive obligation of the City of Newton under the Joint Labor Management Committee's settlement decision regarding the Newton Patrol Officers. [08/02/10 @ 5:00 PM]
- #228-10 HIS HONOR THE MAYOR requesting acceptance of a gift from the Department of Energy Resources as a result of the City of Newton's designation as a Green Community of seven (7) BigBelly Solar Compactors with bottle/can recycling units to be placed in the village squares of West Newton and Upper Falls for a total value of thirty-one thousand six hundred ninety-six dollars (\$31,696). [08/02/10 @ 5:01 PM]
- #38-10(2) HIS HONOR THE MAYOR requesting acceptance of and authorization to expend a grant of one hundred seventy-nine thousand five hundred dollars (\$179,500) to perform a deep energy retrofit of the Lower Falls Community Center from the Department of Energy Resources, as a result of the City of Newton's designation as a Green Community. [08/02/10 @ 5:01 PM]
- #229-10 HIS HONOR THE MAYOR requesting an appropriation in the amount of eight thousand three hundred eighty-six dollars (\$8,386) from FY11 Revenue for the purpose of increasing the FYø1 State assessment appropriation. [08/02/10 @ 4:59 PM]

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

- #230-10 HIS HONOR THE MAYOR requesting an appropriation in the amount of eight hundred twenty-one thousand six hundred sixty-four dollars (\$821,664) from FYø1 Revenue for the purpose of supplementing the FY11 School Department budget. This sum represents a portion of the state aid for the City of Newton in the Commonwealth's adopted FYø1 budget. [08/02/10 @ 4:59 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #231-10 HIS HONOR THE MAYOR requesting authorization to transfer the sum of thirty thousand dollars (\$30,000) from the Angier School Boiler Replacement Project to the Williams School Boiler Replacement Project. [08/02/10 @ 5:02 PM]

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Kathleen Cahill, 617-796-1125, via email at KCahill@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.