



City Council Actions

In City Council Monday, March 6, 2023

Present: Councilors Baker, Bowman, Crossley, Danberg, Downs, Gentile, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Lucas, Malakie, Markiewicz, Noel, Norton, Oliver, Ryan, Wright & Albright.

Absent: None

Clerk's Note: The full Council meeting can be viewed on the following link:

[Newton City Council March 6, 2023 \(newtv.org\)](https://www.newtv.org)

The City Council discussed the following items on Second Call:

- #38-23** **Request to construct a five-unit dwelling and parking waiver at 194 Adams Street**
LAKE PRIDE HOMES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing nonconforming three-unit multifamily dwelling and construct a five-unit residential dwelling with ground level garage parking and associated dimensional, parking, and use waivers at 194 Adams Street, Ward 1, Newton, on land known as Section 14 Block 14 Lot 18, containing approximately 6,000 sq. ft. of land in a district zoned BUSINESS 2. Ref: 7.3.3, 7.4, 4.4.1, 4.1.2.B.3, 7.8.2.C.3, 5.1.4, 5.1.13, 5.1.8.B.1, 5.1.8.C.1, 5.1.8.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
Land Use Approved 5-0-3 (Councilors Laredo, Lucas and Markiewicz Abstained)
City Council Voted to Postpone to a Date Certain of March 6th; 19-0-5 (Councilors Krintzman, Leary, Noel, Gentile and Grossman Absent)
City Council Approved 24 Yeas, 0 Nays

Clerk's Note: This was originally on the docket during the school vacation, when five councilors were absent. It was postponed for that reason.

- #477-22 Request for discussion regarding new MA Building Energy Code amendments and adoption of the Specialized Energy Code**
COUNCILORS CROSSLEY, LEARY, ALBRIGHT, DANBERG, LIPOF, KELLEY, NORTON, LAREDO, BOWMAN, HUMPHREY, DOWNS, GREENBERG, WRIGHT, MALAKIE, MARKIEWICZ, AND GROSSMAN requesting discussion with the Sustainability Team and Planning Department about the new Massachusetts Building Energy Code amendments (Base code and Stretch code), and to consider adopting the Specialized Energy Code pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC.
Zoning & Planning Held 7-0 (Councilor Baker not voting)
Zoning & Planning Approved 6-0-2 abstaining (Councilor Baker and Wright)
City Council Voted to Postpone to a Date Certain of March 6th; 19-0-5 (Councilors Krintzman, Leary, Noel, Gentile and Grossman Absent)
City Council Approved Motion to Adopt the Specialized Code and to make it effective as of January 1, 2024 Yeas 23, Nays 1 (Councilor Markiewicz)

Clerk's Note: This was also originally on the docket during the school vacation, when five councilors were absent, and was also postponed for that reason. The adoption of a specialized code is required for Newton to be part of the Ten Communities Act. The discussion was mostly about what date the specialized code should be effective, to make sure developers have enough advance time to implement.

The City Council voted without discussion 24 Yeas, 0 Nays to Accept the Committee Recommendations on the following:

- #23-23(3) 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 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.
Land Use Approved 7-0-1 (Councilor Downs Abstained)
- #68-23 Request to authorize partial release of the Declaration of Affordable Housing Covenants**
HER HONOR THE MAYOR requesting to authorize the partial release of the Declaration of Affordable Housing Covenants encumbering the property located at 677 Winchester Street, Newton, MA, commonly referred to as Coleman House operated by 2Life Communities.
Land Use Approved 7-0 (Councilor Downs not voting)
Councilor Downs made a Motion to Reconsider, which Failed with a vote of 24-0

- #46-23 Appointment of Anne Marie Stein to the Newton Historical Commission**
HER HONOR THE MAYOR appointing Anne Marie Stein, 31 Madoc Street, Newton as a full member of the Newton Historical Commission for a term of office to expire on March 6, 2026. (60 Days: 04/07/2023)
Zoning & Planning Approved 8-0

Motion to suspend the Rules to accept late filed items to be referred to Committee:

- #87-23 Authorization for MWRA grant/loan program**
HER HONOR THE MAYOR requesting authorization to appropriate and expend three million two hundred fifty five thousand dollars (\$3,255,000) in grant funding and authorization to borrow one million eighty five thousand dollars (\$1,085,000) in an interest free loan from the Massachusetts Water Resources Authority (MWRA) Sewer Infiltration/Inflow Local Financial Assistance Program Phase 14, 25% loan/75% grant program for a total of four million three hundred and forty thousand dollars (\$4,340,000) for the design and construction of Sewer CIP Project 9.
Finance Approved 8-0 on 03/13/23
Public Facilities Approved 7-0

Public Hearings were assigned for the following Items:

Public Hearing to be assigned for March 8, 2023

#78-23 Request for a grant of location in California St @ Bridge St intersection

NATIONAL GRID petition for a grant of location to relocate an existing regulator station located at the intersection of California St. and Bridge St. along with a traffic box and three vent poles. (Ward 1) as follows:

- Installation of a below grade vault within the public right of way at California St and Bridge St
- Installation of one (1) traffic box and three (3) vent poles

Public Hearing to be Assigned for March 21, 2023

#69-23 Request to a nonconforming front setback at 80 Highland Avenue

JAMES GROSS AND KIKI BOGORAD-GROSS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to reconstruct a previously damaged one-car garage in a different configuration altering the nonconforming front setback at 80 Highland Avenue, Ward 2, Newtonville, on land known as Section 24 Block 11 Lot 30, containing approximately 7,386 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.2.3, 7.8.2.C.2, 3.4.3.A.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for March 21, 2023

#70-23 Request to amend Special Permit #101-17 to convert an existing office space into two residential units at 46 Farwell Street

BRIAN MCDONALD, TRUSTEE, CONTINUOUS IMPROVEMENT REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #101-17 to convert the nonconforming office building into two residential units at 46 Farwell Street, Newtonville, Ward 3, on land known as Section 21 Block 01 Lot 14, containing approximately 8,529 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing to be Assigned for March 21, 2023

#71-23 Request to extend a nonconforming two-family dwelling at 152-154 Lexington Street

TURNKEY REALTY GROUP, LLC, petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing one-story dwelling and construct a new two-family dwelling, altering and further extending the nonconforming use at 152-154 Lexington Steet, Ward 4, Auburndale, on land known as Section 44 Block 35 Lot 24, containing approximately 8,899 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.