

# Planning and Development Department Update

**DATE:** January 8, 2016

**TO:** Mayor Setti D. Warren

**FROM:** James Freas, Acting Director of Planning and Development

**RE:** Friday Report

**CC:** City Council

Maureen Lemieux, Chief of Staff and Chief Financial Officer

Dori Zaleznik, Chief Administrative Officer



Our Department's weekly report is intended to keep you informed of current development proposals and other noteworthy planning and development activities as follows:

<b>Monday</b> <b>1/11/16</b>	<ul style="list-style-type: none"><li>• Commission on Disability, 6:30 p.m., Room 204</li><li>• Zoning &amp; Planning Committee, 7:45 p.m., Room 205</li></ul>
<b>Tuesday</b> <b>1/12/16</b>	<ul style="list-style-type: none"><li>• Land Use Committee, 7:00 p.m., Council Chamber (Room 207)</li><li>• Auburndale Historic District Commission, 7:00 p.m., Room 205</li><li>• Economic Development Commission, 7:30 p.m., Room 204</li></ul>
<b>Wednesday</b> <b>1/13/16</b>	<ul style="list-style-type: none"><li>• Newton Housing Partnership, 7:45 a.m., Room 211</li></ul>
<b>Thursday</b> <b>1/14/16</b>	<ul style="list-style-type: none"><li>• WestMetro HOME Consortium, 9:00 a.m., Room 211</li><li>• Zoning Board of Appeals, 6:30 p.m., Room 205</li><li>• Community Preservation Committee, 7:00 p.m., Room 204</li><li>• Newton Upper Falls Historic District Commission, 7:30 p.m., Room 205</li><li>• Newton Centre Parking Strategy, 7:45pm, Council Chamber (Room 207)</li></ul>

- **Zoning & Planning Committee:** The Committee will meet on **Monday, January 11<sup>th</sup>** at 7:45 p.m. in Room 205. The following items are on the agenda: **#170-15**, Discussion of HUD settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center relative to creating 9-12 affordable units; **#9-16**, Nomination of Episcopal Parish of the Messiah building for Landmark Designation; **Housing Strategy roundtable** discussion in conjunction with the Planning Department and the City's consultant team from RKG and Sasaki. **Contact James Freas** at 617.796.1137 or [jfreas@newtonma.gov](mailto:jfreas@newtonma.gov).
- **Commission on Disability:** The COD will meet on **Monday, January 11<sup>th</sup>** at 6:30 p.m. in Room 204. The following items are on the agenda: Newton Corner Improvements-Councilor Leary; CDBG Report ; HP Fines Report ; Elections of Commission Officers; ADA Coordinator's Report ;Newton Highlands Playground Fund Request; AAB Variance Application-111 Elm Street. **Contact Jini Fairley** at [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253.
- **Land Use Committee Public Hearing:** The Committee will meet on **Tuesday, January 12<sup>th</sup>** at 7:00 p.m. in the Council Chambers (Room 207) discuss the following proposals: **#326-15**, to amend Special Permit #573-88 to increase the seating capacity of a restaurant and to waive up to three parking stalls at **275 Centre Street**; **#230-15(2)**, to construct a rear addition which will increase the floor area ratio above the maximum allowed at **239 Cypress Street**; **#348-15**, to extend a nonconforming structure with regard to FAR and a two-family use through the construction of a dormer above the second floor at **27-29 Tablot Street**; **#349-15**, to vertically extend a nonconforming structure with regards the side and rear setbacks by constructing a pitched roof at **28 Beecher Place**; **#350-15**, to construct a rear addition which will increase the floor area ratio above the maximum allowed at **17 East Boulevard Road**; **#351-15**, to extend a nonconforming structure to convert a two-family residence into four attached dwellings, and dimensional relief from the side setback requirement, to locate parking and the driveway within a setback, and to construct a retaining wall above four feet in height in a setback at **1110 Chestnut Street**; **#480-14(4)**, to discuss the redevelopment of the Turtle Lane Playhouse at **283 Melrose Street**; and **#416-12(6)** and **#416-12(7)**, to amend Special Permit #416-12(3) with respect to modifying the approved site plan, to permit more than three customers and change the hours of operation for the Modern Barre a service use at **242-244 Commonwealth Avenue**. **Contact Alexandra Ananth** at 617.796.1121 or [aananth@newtonma.gov](mailto:aananth@newtonma.gov).

- **Auburndale Historic District Commission:** The Commission will meet on **Tuesday, January 12<sup>th</sup>** at 7:00 p.m. in Room 205. The following request will be considered: **74 Grove Street, Lasell College**, to modify the previously approved drawings to add a one-story addition and a garage dormer; to move the new garage closer to the side lot line; and to revise the rear garage façade and the low roof/trellis at the rear of the house; **204-220 Woodland Road (a.k.a. 216 Woodland Road), Lasell College**, to modify and update the envelope and walkway of Wolfe Hall, and to build a new, adjoining building; continuation from August 11 and September 8, 2015; **81 Woodland Road**, to build a new garage, to replace a rear patio with a deck, and to install a fence and gate; Administrative discussion to include approval of meeting minutes. **Contact Barbara Kurze** at 617.796.1129 or [bkurze@newtonma.gov](mailto:bkurze@newtonma.gov).
- **Economic Development Commission:** The Commission will meet on **Tuesday, January 12<sup>th</sup>** at 7:30 p.m., **City Hall, Room 204**. Items on the agenda include: Elliot Bridge Rehabilitation Update; Newton Needham Chamber Updates; Sub-committees status and next steps; Business support materials; Discussion of EDC 2016 Election of Officers; and any other business that may come before the Commission. **Contact Nancy Hyde** at 617.796.1122 or [nhyde@newtonma.gov](mailto:nhyde@newtonma.gov).
- **Newton Housing Partnership:** The partnership will meet **Wednesday, January 13<sup>th</sup>** at 7:45 a.m., **City Hall, Room 211**. Items on the agenda include: CAN DO presentation on a pre-proposal for affordable housing development on Cherry Street; CAN DO request for increased funding for 10-12 Cambria Road; James Freas will lead a discussion on the future of the Newton Housing Partnership; NHP members will discuss and vote on the Partnerships leadership for 2016. **Contact Liz Valenta** at 617.796.1145 or [evalenta@newtonma.gov](mailto:evalenta@newtonma.gov).
- **WestMetro HOME Consortium:** The partnership will meet **Thursday, January 14<sup>th</sup>** at 9:00 a.m., **City Hall, Room 211**. Items on the agenda include: Review of the Project Review Committee's recommendations and vote on the allocation of FY15 consolidated HOME Funding; review and discussion on the Consortium's Program Income Policy. **Contact Liz Valenta** at 617.796.1145 or [evalenta@newtonma.gov](mailto:evalenta@newtonma.gov).
- **Community Preservation Committee:** At its next meeting on **Thursday, January 14<sup>th</sup>** at 7:00 p.m., City Hall Room 204, the CPC will discuss the final [City Archives Strategic Plan](#) (\$20,000 appropriated) and a potential future request for funds to implement it; and a pre-proposal for [affordable housing on Cherry Street \(West Newton\)](#) (\$3,000,000 potential request). NOTE: The CPC does not base funding recommendations on pre-proposals but only on full proposals, which it makes available to the public for at least 1 month prior to a public hearing. Links to the full agenda and full-text documents for the two items above are online from [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa). **Contact Alice Ingerson** at 617.796.1144 or [aingerson@newtonma.gov](mailto:aingerson@newtonma.gov).
- **Newton Upper Falls Historic District Commission:** The Commission will meet on **Thursday, January 14<sup>th</sup>** at 7:30 p.m. in Room 205. The following requests will be considered: **10 Cliff Road**, to install a two-car garage and to modify the front entry porch; **Elliot Street Bridge (Cook's Bridge)**, to rehabilitate arches, walls, sidewalks and roadway surface to restore load capacity; and to install a pedestrian railing, an interpretive panel, and granite sidewalk slab markers denoting the Needham/Newton border; **23 High Street**, request for working session on a proposed rear addition; Administrative discussion to include approval of meeting minutes and recommendation of comprehensive sign plan at 1238 Chestnut Street. **Contact Barbara Kurze** at 617.796.1129 or [bkurze@newtonma.gov](mailto:bkurze@newtonma.gov).
- **Newton Centre Parking Strategy:** The City Council's Public Safety and Transportation Committee will host a public meeting on **Thursday, January 14<sup>th</sup>** at 7:45 p.m. in the Council Chamber (Room 207) to hear a presentation on a comprehensive suite of potential management strategies for parking in Newton Centre. A thorough Q&A with the City's consultant team at Nelson\Nygaard will follow the presentation. The draft plan is available online at [www.newtonma.gov/parkingstrategy](http://www.newtonma.gov/parkingstrategy). **Contact Rachel Blatt** at 617.796.1127 or [rblatt@newtonma.gov](mailto:rblatt@newtonma.gov).
- **Zoning Board of Appeals:** The Board will meet on **Thursday, January 14<sup>th</sup>** at 6:30 p.m. in Room 205. It is anticipated that the Board will go into Executive Session to discuss the strategy in litigation regarding **#2-15**, Marcus Lang Investments, LLC v. Newton Zoning Board of Appeals. Following this item the Board will continue their regular meeting to discuss **#11-14**, Dinosaur Rowe, LLC's application for a Comprehensive Permit at **70 Rowe Street** and the applicant's request to continue the public hearing to a future date. **Contact Adrianna Henriquez** at 617.796.1133 or [ahenriquez@newtonma.gov](mailto:ahenriquez@newtonma.gov).