



## City Council Reports Docket

April 5: Land Use  
April 6: Public Facilities  
April 11: Finance; Zoning & Planning  
April 12: Land Use

Continued  
Page 85  
Monday, April 4, 2016  
7:45 PM, Newton City Hall  
To be reported on  
**Tuesday, April 19, 2016**

### City of Newton In City Council Items to be Acted Upon

#### Unfinished Council Business

*The following item was denied by the City Council on December 21, 2015 and requires a suspension of the Rules to be referred to Committee:*

#### **Referred to Public Facilities Committee**

Public hearing to be assigned for April 28, 2016

**#124-16      National Grid Grant of Location Petition for Old Farm Road**  
**NATIONAL GRID** petitioning to install and maintain 200'± of 4" gas main in Old Farm Road from the existing 12" gas main in Brookline Street southerly to 12 Old Farm Road for a new gas service. (Ward 8) [03/22/16 @ 3:09 PM]  
**City Council Postponed to a Date Certain of April 19, 2016 by Voice Vote**

#### **Referred to Land Use Committee**

Tuesday, April 5, 2016

Present: Councilors Laredo(Chair), Auchincloss, Cote, Crossley, Schwartz, Lipof. Also Present: Councilor Leary. Absent: Councilors Lennon, Harney.

**#2-15(2)      Request for an extension of time for Special Permit at 300 Boylston Street**  
ATRIUM WELLNESS CENTER LLC. Request for an extension of time to EXERCISE SPECIAL PERMIT #2-15 granted on April 6, 2015 to repurpose an existing vacant building into a mixed-use facility including medical office, laboratory, general office, retail, and restaurant uses (to allow restaurants of more than 50 seats) at 300 BOYLSTON STREET, Ward 7, Chestnut Hill, on land known as SBL 82, 2, 1, containing approximately 125,771 sq. ft. of land in a district zoned BUSINESS 1. Ref: 30-24, 30-23, 30-21, 30-11(b)(3), 30-11(d)(9), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.  
**Land Use Approved 6-0**

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The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting:* [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov), or 617-796-1253. For Telecommunications Relay Service dial 711.

**#48-16**

**Special permit petition for 255-257 Newtonville Avenue**

STORAGE DEVELOPMENT PARTNERS, LLC/NORCROSS TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a three-story, 113,187 square foot self-storage facility with a building height of 36 feet which will increase the Floor Area Ratio to 1.5, where 1.0 is the maximum allowed by right as well as a waiver of 36 parking stalls and waivers of other parking requirements at 255-257 NEWTONVILLE AVENUE, Ward 2, Newtonville, on land known as SBL 12, 16, 8, containing approximately 75,634 sf of land in a district zoned MANUFACTURING. Ref: 7.3.3, 7.4, 4.3.1.B.1, 4.3.2.B.3, 4.3.3, 5.1.4, 5.1.8.A.1, 5.1.8.B.3, 5.1.9.A.1, 5.1.10.A, 5.1.13, of Chapter 30 of the City of Newton Rev Zoning Ord, 2015..

**Public Hearing Continued to April 26, 2016; Land Use Held 6-0**

**Referred to Land Use Committee**

Tuesday, April 12, 2016

**#93-16**

**Special permit petition for 413 Hammond Street**

DIANA M. BAILEY/ELISABETH M. BATTINELLI petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to build additions to the rear and side of the existing structure on the basement and first floor levels, and enclose a porch to create living space, which will further increase the non-conforming floor area ratio from .47 to .50, where .31 is the maximum allowed by right, and to regrade the property, which will further increase the nonconforming height of the existing structure from 37.4' to 37.7', where 36' is the maximum allowed by right at 413 Hammond Street, Ward 7, Chestnut Hill, on land known as SBL 63, 26, 14 containing approximately 15,307 sf of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 7.8.2.C.2, 3.1.9, 3.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**Land Use Approved 7-0 (Lennon not voting)**

**#94-16**

**Special Permit Petition for 2171 Commonwealth Avenue**

PHILIP HRESKO/THEODOROS VENTOURIS petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to build a two story garage/barn style addition to the rear of an existing structure to allow a private garage with a footprint of 1,169 square feet with provisions for four cars where 700 sq. ft. and three cars is allowed by right at 2171 Commonwealth Avenue, Ward 4, Auburndale on land known as SBL 41, 18, 32A containing approximately 20,952 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 7.3.3, 7.4, 3.4.2.C.1 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015.

**Public Hearing Continued to April 26, 2016; Land Use Held 8-0**

**#95-16**

**Special Permit Petition for 37 Westbourne Road**

JOYCE ZAKIM & PETER GREENSPAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing detached garage and construct a new wider garage connected to

the principle structure which exceeds nonconforming FAR, and variances from side and front setback and lot coverage requirements to make the home accessible for wheelchair use at 37 Westbourne Road, Ward 7, Chestnut Hill on land known as SBL 73 45 09 containing approximately 8,090 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 3.1.9, 7.8.2.C.2, 7.3.3, 7.4 3.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015.

**Land Use Approved Withdrawal Without Prejudice 6-0 (Lipof, Lennon not voting)**

**#96-16**

**Special Permit Petition for 1573 Beacon Street**

RICHARD LEVY/RBL ARCHITECTS petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to further increase nonconforming FAR by expanding the front of a garage at 1573 Beacon Street, Ward 5, Waban on land known as SBL 53 32 04 containing approximately 13,555 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 3.1.9, 7.8.2.c.2, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015.

**Land Use Approved 7-0 (Schwartz not voting)**

**#97-16**

**Special Permit Petition for 27 Waverley Avenue**

ALICE SCHAEFER petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow an association of persons in a common dwelling where inhabitants will share common living spaces at 27 Waverley Avenue, Ward 1, Newton Corner on land known as SBL 71 36 09 containing approximately 10,480 sq. ft. of land in a district zoned MULTI-RESIDENCE 1. Ref: Sec. 3.4.1, 5.1.4, 5.1.13, 5.1.7.A, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015.

**Public Hearing Continued to April 26, 2016; Land Use Held 8-0**

**#98-16**

**Special Permit Petition for 99 Oxford Road**

CHRISTINE CORONA AND JOSEPH MALARNEY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to further increase the nonconforming FAR by adding a second story rear addition over an existing room at 99 Oxford Road, Ward 6, Newton Centre on land known as 62 13 30 containing approximately 5,930 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 3.1.9, 7.8.2.C.2, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015.

**Land Use Approved 7-0 (Schwartz not voting)**

**#99-16**

**Special Permit Petition for 360 Ward Street**

BENYAMIN BER petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to extend a non-conforming structure with respect to the front setback, FAR, lot coverage and open space at 360 Ward Street, Ward 7, Chestnut Hill on land known as SBL 73 45 01A containing approximately 3,220 sq. ft. of land in a district zoned Single Residence 2. Ref: Sec. 3.1.3, 7.8.C.2, 3.1.9.A.2, 5.4.2.B, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015.

**Land Use Approved 7-0 (Lennon not voting)**

**Referred to Zoning & Planning Committee**

Monday, April 11, 2016

Present: Councilors Hess-Mahan (Chair), Leary, Kalis, Danberg, Sangiolo, Yates, Baker and Albright;  
also present: Councilors Fuller, Ciccone, Norton, Brousal-Glaser, Blazar and Lappin

**Referred to Zoning & Planning and Finance Committees**

- #125-16      Community Preservation Committee funding for Allen House**  
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two million dollars (\$2,000,000) from the Community Preservation Fund to the Planning & Development Department, for a grant to the Newton Cultural Alliance, for the historic rehabilitation of the Nathaniel Allen House (35 Webster Street, West Newton) as a community cultural center, as described in the proposal submitted to the Community Preservation Committee in February 2016. [03/16/16 @ 12:46 PM]  
**Finance Approved 6-0 on 04/11/16**  
**Zoning & Planning Approved 8-0**
- #103-16      Petition to rezone lots on Glen Avenue from MR1 to SR2**  
COUNCILORS DANBERG, BLAZAR, SCHWARTZ , SANGIOLO AND YATES petitioning to rezone land known as Section 61, Block 39, Lots 01, 02, 03 and 04 located at 41, 45, 47 and 51 Glen Avenue from MULTI RESIDENCE 1 to SINGLE RESIDENCE 2 [03/17/16 @ 1:50 PM]  
**Zoning & Planning Held 8-0**
- Referred to Zoning & Planning and Finance Committees**
- #115-16      Funding for Zoning Reform Phase 2**  
HIS HONOR THE MAYOR requesting authorization to appropriate one hundred twenty five thousand dollars (\$125,000) from Free Cash and authorization to transfer the sum of two hundred thousand dollars (\$200,000) from the Planning Department's Full-time Salaries Account to the Planning Department's Consultants Account for the purpose of funding Zoning Reform Phase 2. [03/15/16 @ 4:52 PM]  
**Finance to Meet**  
**Zoning & Planning Approved 7-0-1 (Yates abstaining)**
- #22-16      Resolution requesting appropriate training of Fair Housing laws**  
COUNCILOR HESS-MAHAN proposing a RESOLUTION to the Mayor and City Council requesting that all members of municipal public bodies that have decision-making authority or an advisory role with respect to land use, zoning or housing issues be required to receive appropriate orientation or training concerning applicable rights and obligations under Fair Housing laws and regulations. [02/07/16 @ 3:01 PM]  
**Zoning & Planning Held 8-0**

- #55-16**      **Ordinance to require fair housing statement and HUD logo on certain meeting notices**  
COUNCILOR HESS-MAHAN requesting an ordinance to require that all notices of public hearings and/or meetings concerning permitting and/or funding of any residential development contain a brief statement concerning the City's policy regarding fair housing practices pertaining thereto and HUD's Equal Housing Opportunity logo.  
[02/03/16 @ 1:51 PM]  
**Zoning & Planning Held 8-0**

**Referred to Public Facilities Committee**

Wednesday, April 6, 2016

Present: Councilors Crossley (Chair), Albright, Laredo, Brousal-Glaser, Danberg, Lappin; absent: Councilors Lennon, Gentile; also present: Councilors Norton, Yates

- #108-16**      **Eversource Grant of Location petition for conduit in Franklin Street**  
EVERSOURCE ENERGY petitioning for a grant of location to install 350' ± of conduit in FRANKLIN STREET from existing Manhole #MH4210 at the intersection of Beechcroft Road easterly to 100 Franklin Street. (Ward 7) [02/26/16 @ 8:27 AM]  
**Public Facilities Held 6-0; Public Hearing Continued**

- #109-16**      **Verizon Grant of Location petition for wireless communication equipment**  
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS petitioning for a grant of location to attach wireless communication equipment to existing utility poles at the following locations:

Locations

Grove Street (near corner of Grove and Washington Streets) at Pole #185/79  
Crafts Street (near 224 Crafts Street) at Pole # 108/30

**Public Facilities Held 6-0**

Cabot Street (near corner of Cabot and Centre Streets) at Pole # 60  
Wheeler Road (near Shuman Circle) at Pole # VZ3  
Dedham Street (near Carlson Avenue) at Pole # 177/87  
Parker Street (near 270 Parker Street) at Pole #340/29  
Derby Street (near 114 Derby Street) at pole # 120/14  
Crafts Street (near 542 Crafts Street) at Pole # 108/65A  
Highland Street (near 200 Highland Street) at Pole # 208/22  
Needham Street (near Charlemont Street) at Pole #113/26

[03/09/16 @ 10:00 AM]

**Public Facilities Approved 6-0**

**Referred to Public Facilities and Finance Committees**

**#118-16**

**Funding for traffic signalization, traffic signal knockdowns, streetlight work**

HIS HONOR THE MAYOR requesting authorization to transfer the sum of four hundred twenty-five thousand dollars (\$425,000) from the Public Works' Street Maintenance Full-time Salaries Account to the following accounts:

Electrical Equipment R&M – Streetlighting (0140109-52404)	\$85,000
Electrical Equipment R&M – Transportation (0140115-52404)	\$215,000
Public Property R&M – Transportation (0140115-52409)	\$125,000

[03/15/16 @ 4:51 PM]

**Finance Approved 6-0 on 04/11/16**

**Public Facilities Approved 6-0**

**Referred to Programs & Services and Public Facilities Committees**

**#141-15**

**Discussion on tracking and improving the condition of the gas utility infrastructure**

ALD. BROUSAL-GLASER, SANGIOLO, HESS-MAHAN, COTE, NORTON AND ALBRIGHT requesting a discussion with the Director of Urban Forestry, a representative of the Department of Public Works and a representative of the Law Department about tracking and improving the condition of the gas utility infrastructure in Newton, new state statutes governing infrastructure repairs, coordination of increased repair work with city operations, the status of negotiations with National Grid to compensate for tree deaths resulting from gas leaks, and the possibility of creating a utilities working group to monitor progress on these and related issues. [05/26/15 @ 2:52 PM]

**Public Facilities Held 6-0**

**#83-16**

**Request for a website and e-mail list to provide updates for Elliot St Bridge project**

COUNCILOR YATES requesting the City of Newton create a website and an e-mail list to inform area merchants, residents, and workers on the status of the closing and rehabilitation of Cook's Bridge. [02/22/16 @ 4:45 PM]

**Public Facilities No Action Necessary 6-0**

**Referred to Finance Committee**

Monday, April 11, 2016

Present: Councilors Fuller (Acting Chair), Ciccone, Norton, Brousal-Glaser, Blazar, and Lappin; absent: Councilors Gentile and Rice; also present: Councilors Albright, Baker, Crossley, Danberg, Hess-Mahan, Kalis, Leary, Sangiolo, and Yates

**Referred to Zoning & Planning and Finance Committees**

#125-16

**Community Preservation Committee funding for Allen House**

COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two million dollars (\$2,000,000) from the Community Preservation Fund to the Planning & Development Department, for a grant to the Newton Cultural Alliance, for the historic rehabilitation of the Nathaniel Allen House (35 Webster Street, West Newton) as a community cultural center, as described in the proposal submitted to the Community Preservation Committee in February 2016. [03/16/16 @ 12:46 PM]

**Zoning & Planning Approved 8-0 on 04/11/16**

**Finance Approved 6-0**

**Referred to Land Use and Finance Committees**

#356-15

**Request for CPA funding for two units of affordable housing at 10-12 Cambria Rd**

COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of four hundred seventy-one thousand one hundred seventeen dollars (\$471,117) from the Community Preservation Fund to the Planning & Development Department for a grant to Citizens for Affordable Housing Development in Newton (CAN-DO), to create two units of permanently affordable rental housing at 10-12 Cambria Road, as described in the proposal submitted to the Community Preservation Committee in October 2015. [12/08/15 @ 12:08 PM]

**Land Use Approved 6-0 on 02/02/16**

**Finance Approved 5-0-1 (Norton abstaining)**

**Referred to Public Facilities and Finance Committees**

#118-16

**Funding for traffic signalization, traffic signal knockdowns, streetlight work**

HIS HONOR THE MAYOR requesting authorization to transfer the sum of four hundred twenty-five thousand dollars (\$425,000) from the Public Works' Street Maintenance Full-time Salaries Account to the following accounts:

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Public Property R&M – Transportation (0140115-52409)	\$125,000

[03/15/16 @ 4:51 PM]

**Public Facilities Approved 6-0 on 04/06/16**

**Finance Approved 6-0**