Land Use Committee Agenda

City of Newton
In City Council

Tuesday, May 10, 2016

**Chamber
7:00 PM**

#146-16   **WABAN NEIGHBORHOOD AREA COUNCIL/THERESA FITZPATRICK** requesting a temporary one-day license pursuant to Sec. 30-2.3.3 of the City of Newton Ordinances to hold the 12TH ANNUAL WABAN VILLAGE DAY on Sunday, May 22, 2016.

#128-16   **Special Permit Petition to create an accessory apartment at 9-11 Bridge Street**
IULIA PIRVU petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create a 970 sq. ft. accessory apartment in the basement level of the unit at 11 Bridge Street, Ward 1, Newton, on land known as SBL 14 02 29, containing approximately 10,633 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 6.7.1.D of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#129-16   **Special Permit Petition to exceed FAR at 23 Howe Road**
RICHARD SEVERINI petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to exceed the Floor Area Ratio to .64 at 23 Howe Road where .46 is the maximum allowable at 23 Howe Street, Ward 8, Newton Centre, on land known as SBL 81 11A 37, containing approximately 6, 591 sq. ft. of land in a district zoned SINGLE RESIDENCE 2 . Ref: 7.3., 7.4, 3.1.9.

7:30 PM

#131-16   **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

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, or 617-796-1253. For Telecommunications Relay Service dial 711.

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.

#132-16 **Special permit petition to increase the number of stories at 45 Perkins Street**
RICH & JAN TORMEY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to construct an addition by adding a two-car garage on the first level, a kitchen above the garage and to expand the existing third floor to add a master suite which will increase the Floor Area Ratio from .33 to .48 where .40 is the maximum allowed by right at 45 Perkins Street, Ward 3, West Newton, on land known as SBL 32012 0035, containing approximately 9,988 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 1.5.4.D, 3.1.3, 7.8.2.C.2, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#127-16 **Special Permit Petition to locate a daycare at 288 Walnut Street**
THE BEANTOWN COMPANIES, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to locate a day care center at 288 Walnut Street, Ward 2, Newtonville, on land known as SBL 22 04 15, containing approximately 21,988 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.4.5, 7.3.3, 5.1.4, 5.1.3.D, 5.1.13, 6.3.4.B.3.a, 6.3.4.B.3.c.

8:00 PM

#130-16 **Special Permit Petition for 260, 270 & 280 Elliot Street**
THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 23 parking stalls by increasing the already nonconforming shortfall by 8 where there are currently 126 while 140 is required for combined uses at 260 Elliot Street, Ward 5, Newton Upper Falls, on land known as SBL 51 37 02, 51 37 01A, 51 37 01, containing approximately 106,657 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3, 7.4, 5.4.1, 5.1.13, 5.1.8.A.1, 5.1.8.A.2, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.C.1, 5.1.8.C.2, 5.1.9.A, 5.1.9.B, 5.1.10, 5.1.11 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

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Respectfully submitted,

Marc C. Laredo, Chair

CITY COUNCIL   # _____

CITY OF NEWTON

DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council **NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.**

Newton, MA 02459

To: Clerk of the City Council   Date: April 25, 2016 _____

From (Docketer): Theresa Fitzpatrick on behalf of the Waban Neighborhood Area Council _____

Address:_____

Phone:_____ E-mail:_____

Additional sponsors:_____

1. Please docket the following item (it will be edited for length if necessary):   Chapter 30 Sec. 2.3.3

> Waban Neighborhood Area Council requesting a temporary license pursuant to ~~Sec 30-6(k)~~ of the City of Newton Ordinances to hold its 12th Annual Waban Village Day on Sunday, May 22, 2016.

2. The purpose and intended outcome of this item is:

☐ Fact-finding & discussion   ☐ Ordinance change
☐ Appropriation, transfer,   ☐ Resolution
☐ Expenditure, or bond authorization   ☒ License or renewal
☐ Special permit, site plan approval,   ☐ Appointment confirmation
☐ Zone change (public hearing required)   ☐ Other:_____

3. I recommend that this item be assigned to the following committees:

☐ Programs & Services   ☐ Finance   ☐ Real Property
☐ Zoning & Planning   ☐ Public Safety   ☐ Special Committee
☐ Public Facilities   ☒ Land Use   ☐ No Opinion

4. This item should be taken up in committee:

☐ Immediately (Emergency only, please). Please state nature of emergency:

>

☒ As soon as possible, preferably within a month
☐ In due course, at discretion of Committee Chair
☐ When certain materials are made available, as noted in 7 & 8 on reverse
☐ Following public hearing

PLEASE FILL OUT BOTH SIDES

David A. Olson

From:	Theresa Fitzpatrick <tabilel@yahoo.com>
Sent:	Monday, April 25, 2016 5:13 PM
To:	James Mcgonagle
Cc:	Bruce A. Proia; John Rice; John J. Babcock; Carolyn K. Stapleton; Nina Wang; Marc Gromada; David A. Olson; Sallee Lipshutz; David L. MacDonald; Christopher Pitts
Subject:	Waban Village Day - Sunday May 22, 2016 10-2:30pm
Attachments:	FunRun Route Map.pdf

April 25, 2016

Jim McGonagle
Commissioner
Department of Public Works
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: Waban Village Day
Sunday, May 17, 2015

Dear Mr. McGonagle:

The Waban Neighborhood Area Council (WAC) is sponsoring the Waban Improvement Society's (WIS) 12th annual Waban Village Day on **Sunday May 22, 2016.** We would appreciate your assistance with the following:

- Woodward Street (from Beacon to Chestnut), Pine Ridge Road (from Woodward to Chestnut Street) and Wyman Street (from Woodward to Chestnut) be **closed from 7:30AM to 3:00 PM on Sunday May 22, 2016.**

- The WAC/WIS will also be holding its 11th Annual Fun Run, which starts at Beacon Street and Woodward and goes along Waban Avenue to Quinobequin, to Larkspur to Collins and back to Beacon Street to Woodward. This run begins at 10am -10:30am.(attached map)

- We are supplied with the necessary barriers to close off Woodward Street and the respective Village Day area.
    - **15 sawhorses and 15 orange cones.** Please drop off sawhorses and orange cones on **Friday, May 20** at the Waban Library Center side lawn near the parking lot at Woodward Street.

- That we are given the necessary **10 blue garbage barrels and 10 green recycling barrels**. Please drop these off at the Waban Library Center (1608 Beacon Street) on Friday, May, 20

- No Parking sign along Wyman Street (between Woodward and the T parking lot) and along Woodward Street (between Beacon and the Pine Ridge/Woodward split)

In addition to the above, subject to the appropriate approvals and procurement of an Entertainment License, we will also have kiddy rides on Wyman Street (in front of Starbucks) and musical performances on Woodward Street in front of the Waban Library Center.

Should you have questions regarding any of the above, please call me 617-818-1654.

Much thanks,

Theresa Fitzpatrick
Waban Village Day
President

ccs:
Chief Bruce Proia, Fire Department
Chief David MacDonald
Captain Marc Gromoda - Traffic Division, Police Department
Sergeant John Babcock
Carol Stapleton, Newton Parks & Recreation
Nina Wang, DPW
Newton City Councilors
Waban Area Council
Waban Improvement Society

Theresa

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Theresa Fitzpatrick
617.818.1654 (c)
www.tafevents.com

Planning the memories...