


Planning and Development Department Update

DATE: December 2, 2016
TO: Mayor Setti D. Warren
FROM: Barney Heath, 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:

Saturday, 12/3/16 & Sunday, 12/4/16	• Newton Zoning Redesign Open House, Newton Innovation Center, 124 Vernon Street. Saturday, 1:00 p.m.-5:00 p.m./Sunday, 12:00 p.m. – 4:00 p.m.
Monday 12/5/16	• Planning & Development Board, 7:00 p.m., Room 204
Tuesday 12/6/16	• Land Use Committee, 7:00 p.m., Council Chamber (Room 207)
Wednesday 12/7/16	
Thursday 12/8/16	• Community Preservation Committee, 7:00 p.m., Room 204 • Newton Upper Falls Historic District Commission, 7:00 p.m., Room 205
Friday 12/9/16	• Fair Housing Committee, 8:00 a.m., Room 205

- **Newton Zoning Redesign:** Join the Planning & Development Department for a two-day open house about zoning in Newton on **Saturday, December 3rd from 1:00 p.m. to 5:00 p.m. or Sunday December 4th from 12:00 p.m. to 4:00 p.m.** at the Newton Innovation Center, 124 Vernon Street. Stop by for an hour or more! Learn how context-based zoning can identify areas for preservation, enhancement and transformation in Newton. Preview initial Pattern Book findings. Engage with historic Newton materials. Participate in a visual preference survey. Identify context areas with an interactive map. **To RSVP [Click Here](#).** For additional information and a parking map visit our website <http://courbanize.com/newtonzoning>.
- **Planning & Development Board:** The Board will meet on **Monday, December 5th** at 7:00 p.m. in Room 204. The following items will be on the agenda: CDBG Substantial Amendment Funding for **Farlow and Pellegrini Parks**; Status Report on housing development proposals; NCDA assignment of purchase rights for **83-85 West Street** to Newton Housing Authority; Zoning Amendment to **Garage Ordinance #222-13(5)**; **Public Hearing for #184-16(2)**, Mark Newtonville, LLC, petition for **change of zone** from BU1, BU2 and Public Use to Mixed-Use 4. **Contact Rachel Powers** at 617.796.1125 or rpowers@newtonma.gov.
- **Land Use Committee:** The Committee will meet on **Tuesday, December 6th**, at 7:00 p.m. in the Council Chamber (Room 207) to hear the following petitions: **#342-16** Special Permit/Site Plan Review to construct a three-story, 79,746 sq. ft. self-storage facility with a height of 36 feet, increasing the FAR to 1.35, where 1.5 is the maximum allowed by-right as well as a waiver of 32 parking stalls and waivers of other parking requirements at **143 Rumford Avenue (211R Lexington Street)**; **#261-16(2)** Special Permit/Site Plan Approval to construct new buildings to

allow for existing and new commercial uses including banking, office, medical office, theatre, health club, retail, restaurant and parking, to allow buildings in excess of 20,000 sq. ft., allow a building up to 60 feet in height, site plan review for buildings within 300 feet of a great pond, allow parking within a setback, extend Farmers Market special permit #230-14, update signage special permit #417-12, allow some parking stalls on portions of the site to be reduced size and in garage to be reduced stall depth, allow reduced parking facility lighting and grant exceptions for parking stall size and interior landscaping requirements at **1-55 Boylston Street**. **Contact Alexandra Ananth** at 617.796.1121 or aananth@newtonma.gov.

- **Community Preservation Committee:** The agenda for the CPC's next meeting, at 7:00 p.m. on **Thursday, December 8th** in City Hall Room 204, includes: [Jackson Road New Senior Housing](#) (Newton Corner, Newton Housing Authority request for off-cycle consideration); [Newton Homebuyer Assistance Program](#) (discussion about possible restructuring); [236 Auburn Street](#) (Auburndale, CAN-DO pre-proposal for affordable housing and historic preservation); and [Echo Bridge Historic Railing](#) (Newton Upper Falls, MWRA pre-proposal for historic reconstruction).

No public hearings or funding votes are scheduled at this meeting. The CPC uses pre-proposal discussions to determine whether and when it will consider each project's full proposal, and to advise project sponsors. The Committee holds a public hearing on each full proposal before voting on whether to recommend funding to the City Council.

The program website, www.newtonma.gov/cpa has links to the full agenda and pre-meeting packet under [Committees & Meetings – Current CPC Meetings](#), and has full-text versions of the new pre-proposals under [Proposals & Projects – Pending](#). For assistance, **contact Program Manager Alice Ingerson** at 617.796.1144 or aingerson@newtonma.gov.

- **Newton Upper Falls Historic District Commission:** The Commission will meet on **Thursday, December 8th** at 7:00 p.m. in Room 205. The following requests will be considered: **109 High Street**, to build rear bump-out to accommodate gas fireplace; **12 Rockland Place**, to build attached garage at left rear of house; administrative discussion to include approval of meeting minutes. **Contact Barbara Kurze** at 617.796.1129 or bkurze@newtonma.gov.
- **Fair Housing Committee:** The Committee will meet on **Friday, December 9th** at 8:00 a.m. in Room 205. The agenda includes recapping the fair housing event that took place on November 17th and strategies for the next event. The Committee will discuss committee's scope, future and member recruitment. **Contact Malcolm Lucas** at 617.796.1149 or mlucas@newtonma.gov.
- **West Newton Square Enhancement Projects:** The next workshop for the West Newton Square Enhancements Projects will be held on **Wednesday, December 14th** at 6:30 - 8:30 p.m. at the First Unitarian Church, 1326 Washington Street. This is the 3rd workshop for this project embarking on a plan to design and construct roadway, sidewalk and streetscape improvements in the heart of historic West Newton Square. Construction is slated to begin in 2017. For more information visit our website at www.newtonma.gov/westnewtonsq.
- **New Affordable Housing Opportunity:** The City of Newton is accepting applications for an affordable three-bedroom condominium in Newton. The unit will be awarded through a lottery. **Applications must be received by December 12, 2016 at 5:00 p.m.** at Newton City Hall in the Planning Department (B10). Additional information and the application can be found on our website at www.newtonma.gov/gov/planning/hcd/affhousing/default.asp. **Contact Malcolm Lucas** at 617.796.1149 or mlucas@newtonma.gov.