



Land Use Committee Report

City of Newton

In City Council

Thursday, December 15, 2016

Present: Councilors Laredo (Chair), Schwartz, Harney, Cote; absent: Councilors: Crossley, Lennon, Lipof, Auchincloss; also present: Councilors Fuller, Albright, Norton.

City Staff Present: Chief Planner Alexandra Ananth, Deputy City Solicitor Ouida Young, Associate City Solicitor Bob Waddick

261-16(2) Special Permit Petition to allow site and building improvements at “The Street”

CHESTNUT HILL SHOPPING CENTER LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to ALTER A NONCONFORMING STRUCTURE 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' in height, site plan review for buildings within 300' 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, Ward 7, Chestnut Hill, on land known as SBL 63037 0025, 63037 0026, containing approximately 859,444 sq. ft. in a district zoned BUSINESS USE 4. Ref. 7.3.3, 7.4, 4.1.2.B.1, 4.1.2.B.2, 4.1.2.B.3, 5.6, 5.1.8, 5.1.13, 6.4.22, 5.8.2.C, 5.1.8.B, 5.1.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Please see the attached request to withdraw without prejudice portions of the petition.

Land Use Approved request to withdraw portions of the petition without prejudice 4-0

Note: Attorney Frank Stearns representing Chestnut Hill Shopping Center noted that the special permit petition filed included improvements affecting 55 Boylston Street and 27 Boylston Street. Due to significant community interest in the improvements associated with 27 Boylston Street and the proposed pond buildings, the petitioner proposes to withdraw these components of the request and move forward with the plans at 55 Boylston Street. The petitioner intends to refile a petition related to 27 Boylston and the pond buildings. The separation will allow for the petitioner to be able to meet tenant demands to relocate at the site. The Chair noted that the remaining portion of the request (55 Boylston Street) would be before the Committee on January 10, 2017. Councilor Cote motioned to approve the withdrawal without prejudice for portions of the petition and the Committee voted 4-0 in favor.

Respectfully submitted,

Marc C. Laredo, Chair