

# Planning and Development Department Update

**DATE:** April 28, 2017

**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:

<b>Monday</b> <b>5/1/17</b>	<ul style="list-style-type: none"><li>• Planning and Development Board, 7:30 p.m., Room 204</li><li>• Walnut Street Enhancements Project, 6:30 p.m., Newton North High School, 457 Walnut St</li></ul>
<b>Tuesday</b> <b>5/2/17</b>	<ul style="list-style-type: none"><li>• Land Use Committee, 7:00 p.m., Council Chamber (Room 207)</li><li>• Newton Historical Commission, 7:00 p.m., Room 205</li></ul>
<b>Wednesday</b> <b>5/3/17</b>	<ul style="list-style-type: none"><li>• Fair Housing Committee, 8:00 a.m., Room 205</li></ul>
<b>Thursday</b> <b>5/4/17</b>	<ul style="list-style-type: none"><li>• Conservation Commission, 7:00 p.m., Room 204</li><li>• Newtonville Historic District Commission, 7:30 p.m., Room 211</li><li>• The Farm Commission, <b>cancelled</b></li></ul>

- **New Affordable Housing Opportunities:** SEB LLC is accepting applications for nine affordable condominium units on Court Street in Newtonville. The project includes two 1-Bedroom affordable units, six 2-Bedroom affordable units and one 3-Bedroom affordable unit. These units will be awarded through a lottery. **Please note**, the lottery is being handled by the lottery agent, SEB LLC and not the City of Newton. **Applications for the lottery must be received by the lottery agent no later than by May 2, 2017 at 2:00 p.m.** to be eligible [Click Here!](#)
- **Planning and Development Board:** The Planning and Development Board will meet on Monday, May 1, 2017 at 7:30 p.m. in Room 204 to discuss the Northland Redevelopment project and as the Board of Survey to discuss the Carlson Avenue-Mount Ida College subdivision. **Contact Rachel Powers** at 617.796.1125 or [rpowers@newtonma.gov](mailto:rpowers@newtonma.gov).
- **Walnut Street Enhancements Project:** The City of Newton is embarking on a project to plan, design, and construct roadway, sidewalk and streetscape improvements for Walnut Street in the heart of Newtonville for construction starting in 2018. Come to **Public Meeting #2 on Monday May 1st from 6:30 - 8:00 p.m.** in the main lobby of **Newton North High School**, 457 Walnut Street. View the layout options, discuss the advantages of the options, and provide your feedback. Go to [www.newtonma.gov/walnutstreet](http://www.newtonma.gov/walnutstreet) for more information including the presentation from Public Meeting #1.
- **Land Use Committee and Planning & Development Board:** On Tuesday May 2<sup>nd</sup> the Committee/Board will meet jointly at 7:00 p.m. in the Council Chamber (Room 207) to hear petitions **#95-17 and #96-17** Special Permit/Site Plan Review and to rezone a portion of the site from Business 1 and 2 to Mixed-Use 4 to construct a five-story structure consisting of three interconnected buildings with 46,000 square feet of commercial space and 160 residential units totaling 235,000 square feet, and approximately 2,030 sq. ft., of office/community space; 351 on-site parking stalls, and to allow an FAR of 2.49; waiver of 97 parking stalls, waive number of signs and allow for free-standing signs and loading bay at **241-261 Walnut Street, 845-875 Washington Street, 0-22 Bailey Place, 6-22 Washington Terrace**. The Committee will also hear petition **#38-17** Special Permit/Site Plan Review to exceed the FAR at **1016 Centre Street**. **Contact Neil Cronin** at 617.796.1121 or [ncronin@newtonma.gov](mailto:ncronin@newtonma.gov).

- **Newton Historical Commission:** On **Thursday, May 2nd** the Commission will meet at 7:00 p.m. in Room 205. This is the second of two hearings held to address the April cycle of submittals. The following partial demolition request and waiver requests will be heard: **10 Pillion Court, 40 Fernwood Road, 65 Chase Street, 16 Dalby Street, 36 Walnut Park.** One violation will be heard at **39 Stanton Avenue.** A detailed agenda for the May 2nd hearing can be found at: [http://www.newtonma.gov/gov/planning/histpres/agenin/histage/2017\\_agenda\\_n\\_minutes.asp](http://www.newtonma.gov/gov/planning/histpres/agenin/histage/2017_agenda_n_minutes.asp). **Contact Katy Hax Holmes** at 617.796.1143 or [kholmes@newtonma.gov](mailto:kholmes@newtonma.gov).
- **Fair Housing Committee:** On **Wednesday, May 3rd** the Committee will meet at 8:00 a.m. in Room 205 to have a discussion about resources for auditing for housing discrimination in Newton and reviewing the FY18 Annual Action Plan suggestions that were made during the comment period. Administrative discussion to include approval of meeting minutes. **Contact Malcolm Lucas** at **617.796.1149** or [mlucas@newtonma.gov](mailto:mlucas@newtonma.gov).
- **Zoning Redesign:** On **May 3<sup>rd</sup>, May 17<sup>th</sup> and May 31<sup>st</sup>** from **5:00 – 7:00 p.m.** staff will host bi-weekly **Zoning Redesign Drop-In Sessions.** Come by the Health & Human Services Conference Room at City Hall share your ideas with staff, and ask questions about the City's project to redesign the zoning ordinance. Everyone welcome. On **Thursday May 11<sup>th</sup>, 2017 at 6:30 p.m.** come to the **Zoning Redesign Workshop at Wilson Chapel, Andover Newton, 234 Herrick Rd., Newton.** At this workshop we will be presenting the full draft of the Pattern Book, a data-driven analysis of Newton's built environment. Look ahead to the next phase of the project, drafting the new zoning ordinance, and engage with three topic tracks. This event is a great opportunity to ask questions and learn more about the future of zoning in Newton. For more information on Zoning Redesign visit <http://courbanize.com/newtonzoning> or email [zoningredesign@newtonma.gov](mailto:zoningredesign@newtonma.gov).
- **Conservation Commission:** On **Thursday, May 4<sup>th</sup>** the Commission will meet at 7:00 p.m. in Room 204. The following matters will be discussed. Wetland permitting decisions: Discussion with MBTA about cutting trees on Conservation properties (Houghton Garden and Webster Conservation Area) in wetland jurisdiction along the MBTA right-of-way. Conservation Area decisions: Discussion with MBTA about cutting trees on Conservation properties (Houghton Garden and Webster Conservation Area) in uplands. Administrative decisions: Approval of meeting minutes. Updates will be given on wetland matters, conservation areas, administrative matters, and issues around town. A detailed agenda can be found at [www.newtonma.gov/gov/planning/conserv/age/2015\\_agendas\\_n\\_minutes.asp](http://www.newtonma.gov/gov/planning/conserv/age/2015_agendas_n_minutes.asp). **Contact Jennifer Steel** at 617.796.1134 or [jsteel@newtonma.gov](mailto:jsteel@newtonma.gov).
- **Newtonville Historic District Commission:** The Commission will meet on **Thursday, May 4<sup>th</sup>** at 7:30 p.m. in Room 211. The following requests will be considered: **72-74 Page Road,** to replace three windows and install one new window; **70 Page Road,** to install triple windows and skylights; Administrative discussion to include approval of meeting minutes. **Contact Barbara Kurze** at **617.796.1129** or [bkurze@newtonma.gov](mailto:bkurze@newtonma.gov).
- **The Farm Commission:** The scheduled Farm Commission meeting on May 4<sup>th</sup> has been **cancelled.** The next regularly scheduled meeting is June 1, 2017. Contact **Adrianna Henriquez** 617.796.1133 or [ahenriquez@newtonma.gov](mailto:ahenriquez@newtonma.gov)
- **FY18 Draft Consolidated CDBG/HOME/ESG Annual Action Plan:** To view the proposed FY18 Annual Action Plan visit our website [www.newtonma.gov/gov/planning/resources/special\\_reports\\_n\\_studies.asp](http://www.newtonma.gov/gov/planning/resources/special_reports_n_studies.asp). The deadline for submitting comments on the draft report is May 2, 2017. **Contact Rachel Powers** at **617.796.1125** or [rpowers@newtonma.gov](mailto:rpowers@newtonma.gov) for questions or comments.
- **Crescent Street Housing and Reverend Ford Playground Expansion Project:** On **Thursday, May 11<sup>th</sup>** at 6:30p.m., Myrtle Baptist Church, 21 Curve Street, there will be a Pre-Design Project Update and Public Input Meeting. The open house will begin at 6:30p.m. followed by a Presentation and Q&A at 7:15 p.m.. **Additional information can be found at:** [http://www.newtonma.gov/gov/planning/hcd/70\\_crescent\\_street.asp](http://www.newtonma.gov/gov/planning/hcd/70_crescent_street.asp)

For more information on initial research, please see the Zoning and Planning Committee memo:

<http://www.newtonma.gov/civicax/filebank/documents/81440/03-13-17%20Planning%20Memo.pdf>.

- **Housing Strategy update:** In June 2016 the City of Newton released the *Newton Leads 2040 Housing Strategy*, which identified ten priority actions for creating affordable and diverse housing options in Newton. Go online to see a recent update on the progress made on each of these priorities.  
<http://www.newtonma.gov/civicax/filebank/documents/81483>. Stay up to date on the progress of the Housing Strategy by visiting [www.newtonma.gov/housingstrategy](http://www.newtonma.gov/housingstrategy).
- **1294 Centre Street Announcement:** Join Mayor Warren and First Cambridge Realty Corporation on Friday, May 12<sup>th</sup> at 8:15 a.m., to hear about plans to restore the building, introduce a restaurant, transformational housing, community meeting space and a specialty hotel. For more information visit our website at [www.newtonma.gov/1294CentreStreet](http://www.newtonma.gov/1294CentreStreet).
- **Newton Leads 2040: A Transportation Strategy for Newton Launch:** Thank you to everyone who made the Official Launch of the Transportation Strategy on April 6, 2017 a success! We especially want to thank the organizations and companies who participated in the lightning round: Bridj, Electra Vehicles, Hubway, IPS, Newton Innovation Center, Park & Pedal, SPOT, StreetScan, Superpedestrian, Walk Boston, and Zip Car. Thank you to everyone from the Newton community who engaged in the Newton-in-Motion process. Go to [www.newtonma.gov/transportationstrategy](http://www.newtonma.gov/transportationstrategy) to read the full strategy.
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<http://www.newtonma.gov/civicax/filebank/documents/81483>. Stay up to date on the progress of the Housing Strategy by visiting [www.newtonma.gov/housingstrategy](http://www.newtonma.gov/housingstrategy).
- **Community Preservation Committee:** The next CPC meeting has been **moved** from May 11<sup>th</sup> to **Wednesday, May 31<sup>st</sup> at 7:00 p.m.** in **City Hall Room 204**. Requests for time on this agenda and written materials for the pre-meeting packet are due on **Monday, May 15<sup>th</sup>**. This agenda will include a **public hearing** and potential CPC funding vote on an off-cycle full proposal for affordable housing and historic preservation on [Auburn Street](#) [Auburndale], sponsored by CAN-DO, Metro West Collaborative Development, and the Barry L. Price Center for Rehabilitation. The full text of that full proposal will be available by May 1<sup>st</sup> on the program website, [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa). For assistance, **contact Alice Ingerson**, Program Manager, at [aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) or 617.796.1144.