

Planning and Development Department Update

DATE: June 2, 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:

Sunday 6/04/17	<ul style="list-style-type: none">• Pop-Up Planning Department @ Nonantum Village Days, 10:30a-3:30p
Monday 6/05/17	<ul style="list-style-type: none">• Planning and Development Board, 7:30 p.m., Room 204
Tuesday 6/06/17	<ul style="list-style-type: none">• Land Use Committee, 7:00 p.m., Council Chamber (Room 207)• Economic Development Commission, 7:30 p.m., Room 204
Wednesday 6/07/17	<ul style="list-style-type: none">• Fair Housing Committee, 8:00 a.m., Room 205
Thursday 6/08/17	<ul style="list-style-type: none">• Community Preservation Committee, 7:00 p.m., Room 204• Newton Upper Falls Historic District Commission, 7:00 p.m., Room 205

- **Pop-Up Planning Department at Nonantum Days:** On **Sunday, June 4th** the Planning Department will have their Pop-Up office set up at the Nonantum Village Day, Coletti-Magni Park, 386-392 Watertown Street, Newton. Stop by to visit us from 10:30a-3:30pm.
- **Planning and Development Board:** The Planning and Development Board will meet on **Monday, June 5th** at 7:00 p.m. in Room 204 to discuss the following: **Washington Place** Rezoning Hearing Continuation/Vote; **Board of Survey** items pursuant to Estate Drive (Kessler Woods LLC) and Farewell Street (VTP Associates); **Discussion/Vote of the Reprogramming of CDBG funds** from the FY16 Architectural Access Funding Pool to FY17 Curb Cuts; **CAN-DO/MetroWest Presentation** on the organizations' Financials and 2017 outlook; Public Hearing/Possible Vote on **236 Auburn Street by CAN-DO/MetroWest**; **Sunrise Development Rezoning Petition #60-17** Request to Rezone 29 Hovey Street from Multi-Residence 2 to Business-Use 2 Discussion/Vote. Contact **Rachel Powers** at rpowers@newtonma.gov or (617) 796-1125 with any questions.
- **Land Use Committee:** The Committee will meet on **Tuesday, June 6th** at 7:00 p.m. in the Council Chamber (Room 207) to hear the following petitions: **#43-17** Special Permit/Site Plan Approval to extend the nonconforming two-family use to construct an addition at **893 Watertown Street**; **#38-17** Special Permit/Site Plan Approval to exceed the floor area ratio to construct an addition at **1016 Centre Street**; **#101-17** Special Permit/Site Plan Approval to extend the nonconforming use to create and accessory dwelling unit at **46 Farwell Street**; **#126-17** Special Permit/Site Plan Approval to further extend the nonconforming floor area ratio and front setback to construct an addition at **208 Homer Street**; **#126-17** Special Permit/Site Plan Approval to amend Board Order #229-13 to allow a bank use at **170 Needham Street**; **#128-17** Special Permit/Site Plan Approval to further increase the nonconforming floor area ratio to construct dormers at **15 Ricker Road**; **#129-17** Special Permit/Site Plan Approval to reduce the required minimim lot area by 4% in conjunction to a proposed two-family structure at **19-21 Beaconwood Road**; **#130-17** Special Permit/Site Plan Approval to exceed the floor area ratio to construct an addition at **164 Highland Avenue**; **#131-17** Special Permit/Site Plan Approval to allow parking within five feet of a street at **54 Lakewood Road** . Contact **Neil Cronin** at 617.796.1141 or ncronin@newtonma.gov.

- **Economic Development Commission:** On **Tuesday, June 6th** the Commission will meet at 7:30 p.m. in Room 204. The following items are on the agenda: Updates to include N2 Innovation District, Washington Place Special Permit, Economic Development Strategy Funding Request, Northland Proposal on Needham Street, West Newton Square/Walnut Street Streetscapes, Wells Avenue Property Owners Meeting, Zoning Redesign; Approval of Minutes; Chair Updates to include the rDNA Ordinance Change, Food Trucks Ordinance Introduction. **Contact Barney Heath** at 617.796.1131 or bheath@newtonma.gov.
- **Fair Housing Committee:** On **Wednesday, June 7th** the Committee will meet at 8:00 a.m. in Room 205 to have a discussion about Washington Place and resources for auditing for housing discrimination in Newton. Administrative discussion to include approval of meeting minutes. **Contact Malcolm Lucas** at **617.796.1149** or mlucas@newtonma.gov.
- **Newton Upper Falls Historic District Commission:** On **Thursday, June 8th** the Commission will meet at 7:00 p.m. in Room 205. The following applications will be reviewed: **10 Cliff Road** – one-car garage; **23 High Street** demolition on barn that exceeds scope of work originally approved; **23 High Street** – discussion on retaining walls and hardscaping. **Contact Barbara Kurze** at 617.796.1129 or bkurze@newtonma.gov.
- **Community Preservation Committee:** On Thursday, June 8th the Committee will meet at 7:00 p.m. in Room 204. [The agenda is now online](#); the pre-meeting packet will be posted by end of the day on Friday, June 2. This meeting includes a **working session & possible CPC funding vote** on the affordable housing & historic preservation proposal for [236 Auburn Street](#) (Auburndale), for which the CPC held its public hearing on May 31; and discussion of a **revised pre-proposal for the Newton Housing Authority's** new Haywood House senior housing project on [Jackson Road](#) [Newton Corner]. The program website, www.newtonma.gov/cpa, links to agendas and packets under [Committees & Meetings – Current CPC Meetings](#)., and to full-text proposals and & pre-proposals under [Proposals & Projects – Pending](#). For assistance, **contact Alice Ingerson**, Program Manager, at aingerson@newtonma.gov or 617.796.1144.
- **Local Historic Districts:** On **Monday, June 12th** the Zoning and Planning Committee and the Planning and Development Board will host a public hearing to discuss the recommendation from the Newton Historical Commission to establish a West Newton Local Historic District. A draft Study Report for a proposed Local Historic District (LHD) in West Newton was written by an ad hoc group of West Newton residents and will be presented at the public hearing. The proposed historic district was identified in order to preserve the architectural and historical core of West Newton from demolition and to ensure that new development in the proposed district is in keeping with its architectural and historical integrity. Both the Newton Historical Commission and the Massachusetts Historical Commission approved the draft report as meeting the requirements of the state enabling legislation known as Chapter 40C. The proposed Newton Highlands Local Historic District presented a draft Study Report to the Zoning and Planning Committee and the Planning Board on May 8th. That public hearing remains open. **Contact Katy Hax Holmes** at kholmes@newtonma.gov with questions regarding the approval process in Newton.
- **Crescent Street Housing and Reverend Fond Playground Expansion Updates:** The next public meeting on this project will be the Newton Design Review Committee (DRC) to be held on **Thursday, June 15th** at 6:30 p.m. at Myrtle Baptist Church, 21 Curve Street, West Newton. **For more information please visit** www.newtonma.gov/gov/planning/hcd/crescent_street.asp.
- **Boarding Houses:** The Newton City Council is currently exploring the topic of boarding houses. A boarding house is a traditional housing form that caters to individuals living in quasi-group settings. As currently defined, a boarding house includes 4 or more lodgers, where each has private living and sleeping space but share common cooking facilities. In preparation for the Council's discussion, City Staff is researching how and why other communities in the region are regulating boarding houses through zoning and licensing. Additionally, staff is interested in hearing from anyone in Newton who has experience running boarding houses, and/or living in or near them. Please share your ideas with us on how we can best make boarding houses safe for those who live in them and near them. Fill out our survey at <https://www.surveymonkey.com/r/boardinghouses> or **contact Rachel Blatt**, rblatt@newtonma.gov or call 617-796-1127. For more information on initial research, please see the Zoning and Planning Committee memo: <http://www.newtonma.gov/civica3/filebank/documents/81440/03-13-17%20Planning%20Memo.pdf>.