


# Planning and Development Department Update

**DATE:** August 4, 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>8/7/17</b>	<ul style="list-style-type: none"><li>Planning and Development Board, 7:30 p.m, Room 204</li></ul>
<b>Tuesday</b> <b>8/8/17</b>	<ul style="list-style-type: none"><li>Pop-Up Planning Department, 1:30-6p, Cold Springs Farmers Market</li><li>Auburndale Historic District, 7:00 p.m, Room 205</li><li>Land Use Committee, 7:00 p.m, Council Chamber (Room 207)</li><li>Economic Development Commission, 7:30 p.m, Room 204</li></ul>
<b>Wednesday</b> <b>8/9/17</b>	<ul style="list-style-type: none"><li>Zoning Board of Appeals, 7:00 p.m, Council Chamber (Room 207)</li><li>Community Preservation Committee, 7:00 p.m, Room 204</li></ul>
<b>Thursday</b> <b>8/10/17</b>	<ul style="list-style-type: none"><li>Newton Upper Falls Historic District, 7:00 p.m, Room 205</li><li>WestMetro Home Consortium – <b>Rescheduled to 9/14</b></li></ul>

- **Planning and Development Board:** On **Monday, August 7<sup>th</sup>**, the Board will meet at 7:30 p.m. in Room 204. The agenda will include a discussion and vote on Zoning Ordinance Technical Amendments (#204-17) to restore reference in the Newton Zoning Ordinance for density bonus incentives related to an increase in inclusionary units in Business and Mixed-Use districts. **Contact Rachel Powers** at 617-796-1125 or [rpowers@newtonma.gov](mailto:rpowers@newtonma.gov).
- **Auburndale Historic District:** On **Tuesday, August 8<sup>th</sup>**, the Commission will meet at 7:00 p.m., in Room 205. The agenda includes **70 Studio Road**, Lasell College, requesting a Certificate of Appropriateness to install two 70-foot tall stadium light poles; and **204-220 Woodland Road**, Lasell College, requesting a Certificate of Appropriateness to install parking lot lights. **Contact Katy Hax Holmes** at 617.796.1143 or [kholmes@newtonma.gov](mailto:kholmes@newtonma.gov).
- **Land Use Committee:** On **Tuesday, August 8<sup>th</sup>**, the Committee will meet at 7:00 p.m. in the Council Chamber (Room 207) to hear the following petitions: **#201-17** Special Permit/Site Plan Review to construct a 36 foot tall, three-story mixed use building incorporating nine units, an FAR of 1.49, inclusionary housing provisions and density bonus, and waivers to the parking requirements at **386-394 Watertown Street**; **#183-17** Special Permit/Site Plan Review to further increase the nonconforming FAR and front setback to construct a 2.5-story addition at **11 Fairview Street**; **#61-17** Special Permit/Site Plan Review to construct a four-story structure not exceeding 48 feet in height with an FAR not more than 2, allow a retaining wall of four feet within the setback, and extend the nonconforming front setback to contain an elderly housing with services facility at **431 Washington Street**; and **#132-17** Special Permit/Site Plan Review to amend Board Order #102-06(15) to locate the inclusionary units offsite at 219 Commonwealth Avenue at **179 Lagrange Street**. **Contact Neil Cronin** at 617.796.1141 or [ncronin@newtonma.gov](mailto:ncronin@newtonma.gov).
- **Economic Development Commission:** On **Tuesday, August 8<sup>th</sup>**, the Commission will meet at 7:30 p.m. in Room 204. Agenda items include: Updates from the Economic Development Director, Economic Development updates, the Economic Development Commission Chair updates, Discussion of draft food truck ordinance, Approval of meeting minutes for May and June, Discussion of expiring terms/reappointments. **Contact Kathryn Ellis** at 617.796.1122 or [Kellis@newtonma.gov](mailto:Kellis@newtonma.gov).
- **Community Preservation Committee:** On **Wednesday, August 9<sup>th</sup>** the Committee will meet at 7:00 p.m. in Room 204. The agenda includes brief items for the already funded project at the [New Art Center](#) and the pending proposal for the [Newton Cemetery's Whipple-Beal Cast Iron Fence](#), plus a **PUBLIC HEARING** on the Newton Housing Authority's \$2 million request for its [Jackson Road New Senior Housing \(Haywood House\)](#)

project in Newton Corner. On the program website, <http://www.newtonma.gov/gov/planning/cpa/default.asp>, the full agenda and pre-meeting packet are available from [Committees & Meetings – Current CPC Meetings](#), and the Jackson Road proposal is available from [Proposals & Projects – Pending](#). **Contact Alice Ingerson**, Program Manager, at [aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) or 617.796.1144.

- **Zoning Board of Appeals:** On **Wednesday, August 9<sup>th</sup>**, the Board will meet at 7:00 p.m. in the City Council Chamber, Room 207, on the following petition: **#01-16**, 1521 Beacon Street, LLC's request, to change the details of the project authorized by a previously issued Comprehensive Permit to Waban AMA Realty Ventures LLC for the construction of eight rental units (6 market rate and 2 affordable) located at **1521 Beacon Street**. The proposed change is a change in the tenure of all eight units from rental to ownership. The purpose of this public hearing is for the Board to review the change and determine anew whether the project may be approved with the change. For a detailed agenda go to [www.newtonma.gov/gov/inspsvcs/appeals/2017\\_hearings.asp](http://www.newtonma.gov/gov/inspsvcs/appeals/2017_hearings.asp). **Contact Adrianna Henriquez** at 617.796.1133 or [ahenriquez@newtonma.gov](mailto:ahenriquez@newtonma.gov).
- **Newton Upper Falls Historic District:** On **Thursday, August 10<sup>th</sup>**, the Commission will meet at 7:00 p.m., in Room 205. The agenda includes **2-4 Shawmut Park** requesting a Certificate of Appropriateness to install two additional skylights on rear roof; and **20 Shawmut Park** requesting a Certificate of Appropriateness to install fence section, arbor, patio, retaining walls and walkways. **Contact Valerie Birmingham** at 617.796.1132 or [vbirmingham@newtonma.gov](mailto:vbirmingham@newtonma.gov).
- **Pop-Up Planning Department:** Your City of Newton Planning Department is popping up at local Farmers Markets again this summer. Ask us questions about anything planning! Learn about the new Accessory Apartment zoning rules, get details on the upcoming Zoning Redesign event series, find out how West Newton and Walnut Streets are getting street safety makeovers, get connected with economic development resources and more. **Tuesday, August 8<sup>th</sup> from 1:30 – 6:00 p.m.** at the Cold Spring Farmers Market off Beacon Street and the West Newton Farmers Market on Elm Street **postponed until Saturday, September 16<sup>th</sup>**.
- **CDBG Works, 2017 Report-US Conference of Mayors:** The City of Newton is featured in the “CDBG Works”, *June 2017 Report* issued recently by the US Conference of Mayors. The report highlights CDBG investments across the country and how this critical resource has contributed to revitalization efforts in communities like Newton. Please visit this link to check it out: <https://www.usmayors.org/2017/06/23/cdbg-works-how-mayors-put-cdbg-to-work/>. Please also contact **Rachel Powers, Community Development Programs Manager** at [rpowers@newtonma.gov](mailto:rpowers@newtonma.gov) or 617-796-1125 for additional information about the Community Development Block Grant Program.
- **Zoning Redesign:** We are continuing our Zoning Redesign Drop-In sessions this summer. **Drop-In on Wednesdays, August 16<sup>th</sup> and August 30<sup>th</sup>** from 5:00 – 7:00 p.m. Come by City Hall, 1000 Commonwealth Avenue, Room 106 (1<sup>st</sup> floor main entrance) to share your ideas with staff and ask questions about the City's project redesign the zoning ordinance. Everyone is welcome! Starting next week invitations will go out in Newton utility bills to “Zoning Redesign Event Series”. On **September 27<sup>th</sup>, 2017** the nine-part series will launch and will run to May, 2018. Each event is about a different topic and will be held at Newton Free Library, 300 Homer St. from 6:30 – 8:00 p.m. Check out the series online and **RSVP** at <http://courbanize.com/newtonzoning>. **Contact James Freas** at [jfreas@newtonma.gov](mailto:jfreas@newtonma.gov) or [zoningredesign@newtonma.gov](mailto:zoningredesign@newtonma.gov) with questions.
- **Local Historic Districts:** The Zoning and Planning Committee and the Planning and Development Board hosted a public hearing on June 12<sup>th</sup> to discuss the recommendation from the Newton Historical Commission to establish a **West Newton Local Historic District**. This public hearing remains open. The proposed **Newton Highlands Local Historic District** was presented to the Zoning and Planning Committee and the Planning Board on May 8th. That public hearing also remains open. Additional information can be found on our website [www.newtonma.gov/gov/planning/current/devrev/hip/local\\_historic\\_districts.asp](http://www.newtonma.gov/gov/planning/current/devrev/hip/local_historic_districts.asp). **Contact Katy Hax Holmes** at [kholfmes@newtonma.gov](mailto:kholfmes@newtonma.gov) with questions regarding the approval process in Newton.
- **Crescent Street Housing and Reverend Ford Playground Expansion Project:** To view the preliminary design for the eight (8) units of housing visit our website at [www.newtonma.gov/crescentst](http://www.newtonma.gov/crescentst).
- **1294 Centre Street:** Conceptual plans for the redevelopment of this property and an adjacent rear property are available at [www.newtonma.gov/1294CentreStreet](http://www.newtonma.gov/1294CentreStreet). Sign-up for updates.