


Planning and Development Department Update

DATE: November 24, 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:

Monday 11/27/17	<ul style="list-style-type: none">• Crescent Street Housing and Reverend Ford Playground Expansion Working Group, 4:00 p.m., Room 204• Zoning & Planning Committee, 7:45 p.m., Room 205
Tuesday 11/28/17	<ul style="list-style-type: none">• West Newton Square Enhancement Project drop-in session, 4:00 - 6:00 p.m., L'Aroma Café- 15 Spencer Street• Land Use Committee, 7:00 p.m., Council Chamber (Room 207)• Community Preservation Committee, 7:00 p.m., Room 204
Wednesday 11/29/17	<ul style="list-style-type: none">• Zoning Redesign Event, "Cracking the Code: Understanding Zoning for Homeowners", 6:30 p.m.-8 p.m., Newton Free Library• Joint Public Facilities & Public Safety Committees, 7:00 p.m., Room 204
Thursday 11/30/17	<ul style="list-style-type: none">• 1294 Centre Street Neighborhood Meeting, 6:30 -8:00 p.m., Lutheran Church of the Newtons- 1310 Centre Street• Conservation Commission, 7:00 p.m., Room 204

- **Crescent Street Housing and Reverend Ford Playground Expansion Working Group:** On **Monday, November 27th** at 4:00 p.m., the Crescent Street Working Group will meet in Room 204 to discuss next steps in terms of the Site Plan Approval process, and to prepare for its upcoming presentations to the Community Preservation Committee and Public Facilities Committee, where the Working Group will provide the CPC with critical project updates. To view the most recent concept design for the housing and sign up to receive project updates, go to www.newtonma.gov/crescentst. **Contact Amanda Berman** at 617.796.1147 or aberman@newtonma.gov.
- **Zoning & Planning Committee:** On **Monday, November 27th** the Committee will meet at 7:15 p.m. in Room 205. The following items are on the agenda: **#109-15(2)**, amendment to increase inclusionary zoning units from 15% to 25% for larger projects; require that some affordable units be designated for middle income households; and to create a new formula for calculating payments in lieu of affordable units; **#140-14**, zoning amendment for lodging houses; A discussion of the Webster Woods Appraisal. **Contact James Freas** at 617.796.1137 or jfreas@newtonma.gov.
- **Land Use Committee:** The Committee will meet on **Tuesday, November 28th** at 7:00 p.m. in the Council Chamber (Room 207) to hear the following petitions: **#133-17** and **#134-17** Special Permit/Site Plan Review and a change of zone request to allow non accessory parking at **156 Oak Street, 55 Tower Road, 275-281 Needham Street, 260 Needham Street, and 160 Charlemont Street**; **#228-17** Special Permit/Site Plan Review to extend the nonconforming two-family use to allow three units and legalize the noncompliant lot area per unit at **69-71 Cherry Street**; **#304-17** Special Permit/Site Plan Review to allow a single- family attached dwelling at **336 Newtonville Avenue**; and **#284-17** and **#285-17** Special Permit/Site Plan Review and allow a change of zone to construct a multi-family structure with 20 units at **392-396, 400, and 402-404 Langley Road**. The Committee will also hear a an extension of time request for **#147-15** to construct a congregate living facility specializing in memory care and a consistency ruling regarding **#923-73(2)** and **#621-74** maintenance space with a second story at **37 Hamlet Street**. The Committee will also discuss **#256-16** extending the area of notice for special permits, **#122-17** the cost of special permits, and **#104-15** the qualification of affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street. **Contact Neil Cronin** at 617.796.1141 or ncronin@newtonma.gov.

- **West Newton Square Enhancements Projects:** Drop-in to meet with the project team on **Tuesday, November 28th** from 4:00 – 6:00 p.m. at L’Aroma Café at 15 Spencer Street, West Newton. See the nearly complete design and hear about the next steps for getting the project to construction! www.newtonma.gov/westnewtonsq. The project design will be presented for approval to a joint meeting of the City Council’s Public Facilities and Public Safety & Transportation Committees on **Wednesday, November 29th** at 7:00 p.m. in Room 204.
- **Community Preservation Committee:** The sole item on the agenda for the CPC's special meeting on **Tuesday, November 28th** at 7:00 pm in Room 204 is an [update on the Crescent Street affordable housing and playground expansion project](#), with a request to submit an off-cycle full proposal for an additional \$2,640,000 in CPA funds for final design and construction. This item was rescheduled from the regular CPC meeting on November 16th. The full agenda and pre-meeting packet are online under [Committees & Meetings – Current CPC Meetings](#) at www.newtonma.gov/gov/planning/cpa. For assistance, **contact Alice Ingerson**, Program Manager, at aingerson@newtonma.gov or 617.796.1144.
- **Zoning Redesign:** Join the conversation at “Cracking the Code: Understanding Zoning for Homeowners” on **Wednesday, November 29th** from 6:30 – 8:00 p.m. at the Newton Free Library. Discussion topics will include massing, additions, accessory buildings, garages, fences and retaining walls. Check out the entire nine-part Zoning Redesign series online and **RSVP** at www.courbanize.com/newtonzoning. Have more questions or ideas? **Contact us at** zoningredesign@newtonma.gov or **617-796-1120** with questions.
- **Joint meeting of the Public Facilities and Public Safety & Transportation Committees:** On **Wednesday, November 29th** the Committees will meet at 7:00 p.m. in Room 204. The project design for the West Newton Square Enhancement Project will be presented for review and approval ; and Discuss updates on the Washington Street Design. **Following the joint meeting the Public Facilities Committee will continue** their meeting and will discuss the Crescent Street Housing and Reverend Ford Playground Expansion with the Working Group providing critical project updates, as part of the Site Plan Approval process. To view the most recent concept design for the housing and sign up to receive project updates, go to www.newtonma.gov/crescentst. **Contact Amanda Berman** at 617.796.1147 or aberman@newtonma.gov.
- **Conservation Commission:** On **Thursday, November 30th** the Commission will meet at 7:00 p.m. in Room 204. The following matters will be discussed. Wetland decisions regarding: patio installation at **19 Patten Circle**; infrastructure improvements for pending subdivision at **Carlson Avenue**; emergency culvert repair and dredging of detention pond at **77 Florence Street**; and demolition of single family home and construction of duplex at **73 Beaconwood Road** (to be continued to 12-21-17); certificate of compliance request at **33 Cannon Street**. Administrative decisions: Approval of 11/09/17 meeting minutes. Updates will be given on wetland matters, conservation areas, administrative matters, and issues around town. A detailed agenda can be found at http://www.newtonma.gov/gov/planning/conserv/age/2017_agendas_n_minutes.asp Contact **Jennifer Steel** at 617.796.1134 or jsteel@newtonma.gov.
- **1294 Centre Street:** On **Thursday, November 30th** a Neighborhood Meeting will take place from 6:30 – 8:00 p.m. at 1310 Centre Street (Lutheran Church of the Newtons). Conceptual plans for the redevelopment of this property and an adjacent rear property are available at www.newtonma.gov/1294CentreStreet. Sign-up for project [updates](#) online.
- **Zoning Redesign:** Join the conversation at “Housing for Whom? Zoning, Affordability and Fair Housing” on **Thursday, December 14th** from 6:30 – 8:00 p.m. at the Newton Free Library. Check out the entire nine-part Zoning Redesign series online and **RSVP** at www.courbanize.com/newtonzoning. Have more questions or ideas? **Contact us at** zoningredesign@newtonma.gov or **617-796-1120** with questions.
- **Village Enhancement Projects:** To review materials and stay up-to-date on the **West Newton Square Enhancements Project** and the **Walnut Street Enhancements Project**, visit the respective project websites at www.newtonma.gov/westnewtonsq and www.newtonma.gov/walnutstreet.