

Planning and Development Department Update

DATE: March 30, 2018

TO: Mayor Ruthanne Fuller

FROM: Barney Heath, Director of Planning and Development



RE: Friday Report

CC: City Council

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 4/2/18	<ul style="list-style-type: none">• City Council, Committee of the Whole – Zoning Redesign, 6:45 – 7:45 p.m., Council Chambers• Planning & Development Board, 7:45 p.m., Room 204
Tuesday 4/3/18	<ul style="list-style-type: none">• Land Use Committee, 7:00 p.m., Council Chamber (Room 207)• Community Preservation Committee, 7:00 p.m., Room 204
Wednesday 4/4/18	<ul style="list-style-type: none">• Fair Housing Committee, 8:00 a.m., Room 205• Ground-breaking Ceremony for 236 Auburn St, 3:00 p.m., 236 Auburn Street
Thursday 4/5/18	<ul style="list-style-type: none">• Farm Commission, 7:00 p.m., Planning Conference Room• Conservation Commission, 7:00 p.m., Room 211• Newtonville Historic District Commission, 7:30 p.m., Room 205

- **Celebration of Community Development Week:** Join Mayor Ruthanne Fuller in commemorating National Community Development Week with a ground-breaking ceremony at **236 Auburn Street** in Auburndale on **Wednesday, April 4th** at 3:00 p.m. Project partners include the City of Newton, Citizens for Affordable Housing in Newton Development Organization (CANDO), and The Barry Price Center. The project involves the historic restoration of a 19th Century house and the new construction of a two-family modular duplex to create three units of affordable rental housing for low-to-moderate income families; and the new construction of an accessible, five-bedroom congregate house for adults with developmental disabilities. Total development costs are estimated at \$3,555,595 and will leverage \$1,020,000 in CDBG funds, \$447,900 in HOME funds and \$977,700 in CPA funds. **Contact Rachel Powers at 617.796.1125 or rpowers@newtonma.gov.**
- **Planning & Development Board:** On **Monday, April 2nd**, the Planning & Development Board will meet at 7:45 p.m in Room 204 to discuss updates to the Zoning Redesign Process. **Contact Rachel Powers at 617.796.1125 or rpowers@newtonma.gov for additional information.**
- **Land Use Committee:** On **Tuesday, April 3rd** the Committee will meet at 7:00 p.m. in the Council Chamber (Room 207) to hear the following petitions: **#136-18** Special Permit/Site Plan Review to exceed the FAR at **2 Terrace Avenue**; **#133-18** Special Permit/Site Plan Review to allow a restaurant with more than 50 seats at **2095 Commonwealth Avenue**; **#138-18** Special Permit/Site Plan Review to allow a comprehensive sign package at **49-63 Union Street**; **#175-18** to amend Board Order 147-79(2) to construct a two-story, 4,352 square-foot addition to the existing gymnasium at **333 Nahanton Street**; and **#137-18** Special Permit/Site Plan Review to construct a four-story, mixed use building incorporating 18 residential units, to allow the minimum lot area to be reduced, and allow waivers to the parking requirements at **189-193 Adams Street and 19 Quirk Court**. **Contact Jennifer Caira at 617.796.1121 or jcaira@newtonma.gov.**
- **Community Preservation Committee:** The [agenda and pre-meeting packet are now online](#) for the next CPC meeting, on **Tuesday April 3rd** (7:00 p.m., City Hall Room 204). This meeting replaces the April 10th meeting; the CPC will *not* meet on April 10th. The April 3rd agenda includes the **public hearing** on

[proposed revisions to the program's current funding guidelines](#) (last updated March 12th). For assistance, please **contact Alice Ingerson** at aingerson@newtonma.gov or **617.796.1144**.

Crescent Street updates, new proposal budgets & consultant review: At its February 2018 meeting, the CPC voted to commission an independent consultant analysis of the financials for the Crescent Street housing and playground proposal. Along with the updated budgets that will be the focus of this analysis, the CPC's request for proposals/scope of work and the proposal & qualifications of the selected consultant are now available on the CPC's project webpage, www.newtonma.gov/gov/planning/cpa/projects/crescent.asp.

- **Fair Housing Committee:** On **Wednesday, April 4th** the Committee will meet at 8:00 a.m. in Room 205 to have a discussion of possible amendments to the Committee's 2009 "Statement of Mission and Organizational Structure." Administrative discussion to include approval of meeting minutes. **Contact Malcolm Lucas** at **617.796.1149** or mlucas@newtonma.gov.
- **Farm Commission:** On **Thursday, April 5th** the Commission will meet at **7:00 p.m.** in the Planning Department's Basement Conference Room (B10). **Contact Adrianna Henriquez** at **617.796.1133** or ahenriquez@newtonma.gov.
- **Conservation Commission:** The Commission will meet on **Thursday, April 5th** at 7:00 p.m. in Room 211. The following matters will be discussed wetland decisions regarding: a request for Determination of Applicability for irrigation pipe replacement at **326 Fuller St (Brae Burn Country Club)**; demolition of an existing single-family home and construction of a new single-family home with associated activities at **21 Renee Terrace**; construction of a single-family home with associated activities at **777 Dedham St Lot H1**; construction of a single-family home with associated activities at **777 Dedham St Lot H2**; an Ex Post Facto NOI filing for a driveway expansion at **4 Bryon Rd**; removal of a commercial garage and addition of a unit onto a single family home to create a duplex at **50 Farwell St**; construction of a 6-lot subdivision at **56 Farwell St**; construction of a single-family home on the rear lot of a two-lot subdivision at **156 Otis St**; demolition of single family home and construction of duplex at **73 Beaconwood Rd**; an Order of Conditions Re-sign request for work at **1 Wells Avenue**; a Certificate of Compliance request for work done at **300 Hammond Pond Parkway**; a Certificate of Compliance request for work done at **188-210 Needham St**; and a Certificate of Compliance Re-sign request for **69 Kingswood Rd**. Administrative decisions: Commission Roles proposal vote; proposal for granting authority to the Conservation Agent to execute an Estoppel Certificate at the Hebrew College Conservation Restriction Property; Approval of 3/15/18 meeting minutes. Updates will be given on wetland matters, conservation areas, administrative matters, and issues around town. A detailed agenda can be found at [2018 Agendas & Minutes](#) . **Contact Jennifer Steel** at **617.796.1134** or jsteel@newtonma.gov .
- **Newtonville Historic District Commission:** The Commission will meet on **Thursday, April 5th** at 7:30 p.m. in Room 205. The following request will be considered: **118 Lowell Avenue**, to rebuild the front porch, reduce the enclosed front porch area, and build a three-season room; Administrative discussion to include approval of meeting minutes. **Contact Barbara Kurze** at **617.796.1129** or bkurze@newtonma.gov.
- **West Newton Square Enhancements:** Newton City Council voted in favor of this project in early 2018. The project is now advancing from planning to implementation. To view the proposed improvements, visit the website www.newtonma.gov/westnewtonsq. Read the City's recent [email update](#).
- **Zoning Redesign:** Join us at the next event in our series, "What's the Process? How Stuff gets Built in Newton" on **April 12th** at 6:30 p.m. at the Newton Free Library – Druker Auditorium, 330 Homer Street. 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**.

- **Needham Street Area Vision Plan: Public Forum** will take place on **Monday April 23rd** from 6:00 p.m. – 8:00 p.m. at 27 Christina Street. Everyone is invited to attend and learn more about the Vision Plan draft. To review materials, sign up for email updates, and to stay up-to-date on the Needham Street Area Vision Plan, visit www.newtonma.gov/needhamstreet or email needhamstreet@newtonma.gov.
- **Crescent Street Housing and Reverend Ford Playground Expansion Project:** To view the most recent concept design for the housing and sign up to receive project updates, go to www.newtonma.gov/crescentst. **Contact Barney Heath** at **617.796.1131** or bheath@newtonma.gov.
- **28 Austin Street:** For more information on the Austin Street project and to sign up for email updates, visit www.newtonma.gov/austinstreet or email austinstreet@newtonma.gov.
- **160R Stanton Avenue Redevelopment Project:** In November 2017, JCHE was designated by the City of Newton to develop the water tower parcel to expand the Golda Meir House with additional affordable apartments and services for seniors, as well as 9-12 units of housing for the chronically homeless. To review materials and to stay up-to-date on this project, visit our website: [160R Stanton Ave](http://www.newtonma.gov/160RStantonAve). **Contact Barney Heath** at **617.796.1131** or bheath@newtonma.gov.
- **Inclusionary Zoning Ordinance Update:** To review materials and stay up-to-date on this project, go to [www.newtonma.gov/Inclusionary Zoning](http://www.newtonma.gov/Inclusionary_Zoning) **Contact James Freas** at **617.796.1137** or jfreas@newtonma.gov
- **Needham Street Corridor Project (MassDOT roadwork):** This project proposes roadway reconstruction and transportation safety improvements including new pavement, sidewalks, traffic signals, crosswalks, bicycle lanes and stormwater management. Email needhamstreet@newtonma.gov to sign up for occasional project updates.
- **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.