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Barney S. Heath  
Director

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**PUBLIC HEARING MEMORANDUM**

Public Hearing Date: April 14, 2020  
Land Use Action Date: June 29, 2020  
City Council Action Date: July 6, 2020  
90-Day Expiration Date: July 13, 2020

DATE: April 10, 2020

TO: City Council

FROM: Barney S. Heath, Director of Planning and Development  
Neil Cronin, Chief Planner for Current Planning  
Michael Gleba, Senior Planner

SUBJECT: **Petition #351-15(2)**, CHARLES ZAMMUTTO/1110 CHESTNUT STREET LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to AMEND Special Permit Order #351-15 to allow changes to the site plan at **1110 CHESTNUT STREET**, Ward 5, Newton Upper Falls, on land known as Section 51 Block 41 Lot 02, containing approximately 22,800 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 7.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

The purpose of this memorandum is to provide the City Council and the public with technical information and planning analysis which may be useful in the special permit decision-making process of the City Council. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the City Council will want to consider in its discussion at a subsequent working session.



**1110 Chestnut Street**

## **DISCUSSION**

The subject property is located at 1110 Chestnut Street in an Multi Residence 1 (MR1) district. The property was granted a special permit in 2015 (#351-15) to extend a nonconforming structure to create four attached dwelling units in an existing two-family dwelling along with certain waivers. The petitioner is now seeking to amend the special permit to replace the special permit-approved site plan with an as-built site plan reflecting the project as constructed, including changes to the structures, parking areas, driveways and retaining walls.

Analysis of the materials submitted with this petition along with a site visit has indicated that it is likely that this petition will need to be amended and re-noticed so as to include additional zoning relief. At the time of the writing of this memorandum the Planning Department is coordinating with the Law Office, the Engineering Division, the Inspectional Services Department and the petitioner to identify and confirm the extent and nature of the additional required relief as well as any other review of the as-built conditions on the subject parcel.

The Planning Department will be available to discuss this matter at the upcoming meeting of the Land Use Committee.