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James Freas  
Acting Director

**PUBLIC HEARING/WORKING SESSION MEMORANDUM**

**DATE:** October 9, 2015  
**MEETING DATE:** October 13, 2015  
**TO:** Land Use Committee of the Board of Aldermen  
**FROM:** James Freas, Acting Director of Planning and Development  
Alexandra Ananth, Chief Planner for Current Planning  
Stephen Pantalone, Senior Planner  
**CC:** Petitioner

In response to questions raised at the Land Use Committee public hearing, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

**PETITION #160-15**

**80 Deborah Road**

Request for Special Permit/Site Plan Approval to add a second-story addition on an existing 1½ –story single-family dwelling which will increase the Floor Area from .31 to .44 where .37 is the maximum allowed by right.

The Land Use Committee (the “Committee”) held a public hearing on August 11, 2015, which was held open so that the petitioner could respond to questions/concerns that were raised in the Planning Department’s memorandum and at the public hearing by the Committee, and so that all members of the Committee could tour the neighborhood.

**Revisions to Plans**

The petitioner provided a revised rendering (**ATTACHMENT A**) showing a hipped roof over the garage instead of the previously proposed gable roof. The petitioner also eliminated the expansion of the curb cut, but kept the expansion of the driveway.

In its public hearing memo the Planning Department stated that most of the structures in the surrounding neighborhood are single-story/split level, but that there have been teardowns in the neighborhood that were replaced with multi-story structures that were not consistent with the character of the neighborhood. The Planning Department also noted that the Newton Historical Commission found the existing structure to be “not historic” as defined by the Newton Demolition

Delay Ordinance. The Planning Department believes that the addition is well designed in terms of mitigating the additional mass, and that the conversion to a hipped roof over the garage further mitigates the mass.

The Planning Department believes that this is an approvable project based on the decision of the Newton Historical Commission that the existing structure is not historic. The Committee members should consider whether the proposed design is in keeping with the character of the neighborhood based on their site visit.

**ATTACHMENTS:**

**Attachment A:** Revised Site Renderings



