



## City Council Docket

April 8: Land Use

April 9: Programs & Services, Public Facilities,  
and Public Safety & Transportation

April 14: Zoning & Planning and Finance

April 15 Land Use

April 17 Programs & Services and Finance

Page 71

Continued

Monday April 7, 2025

7:45PM, Hybrid

To be reported on

Tuesday, April 22, 2025

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers  
Monday, April 7, 2025, at 7:45 PM. To view this meeting on Zoom use this link

<https://newtonma-gov.zoom.us/j/86906164853>

at the above date and time:

One tap mobile

US: +13092053325, 869 0616 4853

Land line

+1 309 205 3325 US

Webinar ID: 869 0616 4853

You may also:

1. Watch a live broadcast of the meeting on NewTV's government channel (Comcast 9, RCN  
13, 614(HD), Verizon 33).

2. View a live stream on NewTV's Youtube channel at:

<https://www.youtube.com/channel/UCQvNeCJkA3PftuLLvAh3cQ>

1

## City of Newton City Council Docket

---

<sup>1</sup> The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

### **Referred to Land Use Committee**

#### ***Public Hearing 04-08-2025***

- #75-25 Request to allow a Marijuana Transporter at 16 Maguire Court**  
RONALD SCHIAVONE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to introduce a marijuana transporter use to the site, where a marijuana delivery operator currently exists at 16 Maguire Court, Ward 2, Newton, on land known as Section 23 Block 16 Lot 03, containing approximately 5,024 sq. ft. of land in a district zoned MANUFACTURING. Ref: Sec. 7.3.3, 4.4.1, 6.10.3.B.8 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#### ***Public Hearing 04-08-2025***

- #76-25 Request to amend Special Permit #419-22 and to allow a three-story structure at 148 Auburndale Avenue**  
CHRISTOPHER AND GRETCHEN RUTAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #419-22 to allow for a change to the configuration of the rear addition which results in a three-story structure at 148 Auburndale Avenue, Ward 3, West Newton, on land known as Section 33 Block 18 Lot 03, containing approximately 6,616 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 3.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#### ***Public Hearing 04-08-2025***

- #77-25 Request to exceed FAR at 71 Commonwealth Avenue**  
O COMM AVE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a new two-family dwelling exceeding FAR and with over-sized dormers at 71 Commonwealth Avenue, Ward 7, Chestnut Hill, on land known as Section 63 Block 01 Lot 13, containing approximately 10,009 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.2.3, 3.2.11 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

### **Referred to Zoning & Planning Committee**

- #70-25 Appointment of David Hedison to the BERDO Advisory Commission**  
PRESIDENT LAREDO appointing David Hedison, 215 Waverley Ave, Newton as a member of the BERDO Advisory Commission for a term of office to expire one year following the effective date of the BERDO Regulations. (60 Days: 06/06/2025)
- #72-25 Appointment of Mark Clay to the BERDO Advisory Commission**  
PRESIDENT LAREDO appointing Mark Clay, 250 Hammon Pond Parkway, Chestnut Hill as a member of the BERDO Advisory Commission for a term of office to expire one year following the effective date of the BERDO Regulations. (60 Days: 06/06/2025)

**#73-25 Appointment of JJ Kazakoff-Eigen to the BERDO Advisory Commission**  
PRESIDENT LAREDO appointing JJ Kazakof-Eigen, 136 Jewett Street, Newton as a member of the BERDO Advisory Commission for a term of office to expire one year following the effective date of the BERDO Regulations. (60 Days: 06/06/2025)

**#74-25 Appointment of Dante Capasso to the BERDO Advisory Commission**  
PRESIDENT LAREDO appointing Dante Capasso, 5 Ionia Street, Newton as a member of the BERDO Advisory Commission for a term of office to expire one year following the effective date of the BERDO Regulations. (60 Days: 06/06/2025)

**#80-25 Requesting discussion on the current state of Newton's commercial office space**  
COUNCILORS LUCAS, OLIVER, WRIGHT, MALAKIE, GETZ, LAREDO, KALIS, LOBOVITS, and FARRELL requesting a discussion with the Director of Planning & Development and the Economic Development Director focused on, but not limited to, new commercial office leases signed within the past three years, the current commercial office space that is available to lease, office tenants that have left Newton or have downsized, and strategies to recruit new commercial office tenants to Newton.

**Referred to Programs & Services Committee**

**#71-25 Recommendation to approve 2025 Preliminary Election date**  
THE NEWTON ELECTION COMMISSIONERS recommending the City Council approve the date of Tuesday, September 9, 2025 as the date for the 2025 Preliminary Election, if needed.

**#79-25 Appointment of Michelle Howard-Sparks to the Institutional Biosafety Committee**  
PRESIDENT LAREDO appointing Michelle Howard-Sparks, 51 Jackson Rd, Newton, to the Institutional Biosafety Committee for a term of office to expire April 22, 2025. (60 days: 06/06/25).

**Referred to Public Safety & Transportation Committee**

**#78-25 Semi-annual public auto inspections**  
POLICE DEPARTMENT submitting reports of semi-annual public auto inspections for review.

**Referred to Finance Committee****#84-25 Authorization to accept and expend a gift of up to \$59,400 for playground improvements**

HER HONOR THE MAYOR requesting authorization to accept and expend a gift of "up to fifty-nine thousand four hundred dollars (\$59,400)" from the Angier Elementary School PTO for the purchase and installation of a playground swing set and other playground improvements.

**#85-25 Request for authorization to appropriate and expend \$28,763 for Veterans Services legal settlement**

HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of twenty-eight thousand seven hundred and sixty-three dollars (\$28,763) from June 30, 2024 Certified Free Cash to Acct# 0110841-572500 Legal Settlements to pay a veterans' benefit settlement case.

**Referred to Public Facilities & Finance Committees****#86-25 CPC Recommendation to appropriate \$75,000 in CPA funding**

COMMUNITY PRESERVATION COMMITTEE recommending appropriation of seventy-five thousand dollars (\$75,000) in Community Preservation Act funding be appropriated from the Unrestricted Prior Year Funds (5800-3599) for expenses relating to the replacement of the deck at the Newton Community Farm.

**Referred to Public Facilities & Finance Committees****#87-25 CPC Recommendation to appropriate \$189,300 in CPA funding**

COMMUNITY PRESERVATION COMMITTEE recommending appropriation of one hundred eighty nine thousand three hundred dollars (\$189,300) in Community Preservation Act funding be appropriated from the Unrestricted Prior Year Funds (5800-3599) for architecture, engineering and investigative expenses to the War Memorial Stairs restoration.

**#88-25 Submittal of the ACFR, and external audit reports**

COMPTROLLER transmitting the Annual Comprehensive Financial Report and external audit reports for fiscal year ending June 30, 2024 for City Council review/acceptance.

**Referred to Finance & Appropriate Committee****#81-25 Submittal of the FY26 Municipal/School Operating Budget**

HER HONOR THE MAYOR submitting in accordance with Section 5-1 of the City of Newton Charter the FY26 Municipal/School Operating Budget, passage of which shall be concurrent with the FY26-FY30 Capital Improvement Program (#351-24). EFFECTIVE DATE OF SUBMISSION 04/22/24; LAST DATE TO PASS THE BUDGET 06/06/25

**Public Hearing 05-05-2025**

**#351-24 Submittal of the FY2026 to FY 2030 Capital Improvement Plan**

HER HONOR THE MAYOR submitting the Fiscal Years 2026 to 2030 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter.

**Public Hearing 05-05-2025**

**#82-25 Submittal of the FY2026-FY2030 Supplemental Capital Improvement Plan**

HER HONOR THE MAYOR submitting the FY2026-FY2030 Supplemental Capital Improvement Plan.

**Public Hearing 05-05-2025**

**#83-25 Proposed Water, Sewer and Stormwater Rates**

HER HONOR THE MAYOR submitting recommended Fiscal Year 2026 (FY26) Water/Sewer/Stormwater Rates for implementation on July 1, 2025 as follows:

**FY26 Tiers & Rates for Water and Sewer**

HCF Per Quarter	Water Rate Per HC	Sewer Rate Per HCF
0-10	\$8.09	\$12.59
11-25	\$9.36	\$14.73
26-60	\$10.76	\$15.82
>60	\$13.42	\$18.19
Irrigation	\$14.79	n/a

**FY 2026 Stormwater Fees**

Residential - \$148.54

Commercial - \$0.72/Impervious Square Feet