



## City Council Reports Docket

March 19: Public Facilities  
March 24: Finance and Zoning & Planning  
March 25: Land Use  
April 1: Land Use

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7:45PM, Hybrid  
To be reported on  
Monday, April 7, 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/UCQvNeCJkA3PftuLLvfAh3cQ>

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### **City of Newton** **In City Council Items to be Acted Upon**

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<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**

03/25/2025

Present: Councilors Kelley (Chair), Block, Farrell, Laredo, Leary, Lobovits, and Lucas; absent: Councilor Downs; also present: Councilors Albright, Getz, Greenberg, Humphry, Lipof, Malakie, Oliver, and Wright

**#7-25**

**Request to amend Special Permit #426-18 at 55 Tower Road**

NORTHLAND PATTERN DISTRICT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #426-18 to eliminate five buildings, convert Building 1 from office space to residential use, increase the number of residential units by 22 units, modify building designs of certain proposed buildings, and alter surface and structured parking at 55 Tower Road, also known as 400 Main Street, Ward 5, Newton Upper Falls, on land known as Section 51 Block 28 Lot 05, containing approximately 22.6 acres of land in a district zoned BUSINESS4. Ref: Secs. 7.3.3, 5.13, and 5.13.7 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Held 8-0 on 02/04/2025**

**Land Use Held 7-0**

**Referred to Land Use Committee**

04/01/2025

Present: Councilors Kelley (Chair), Block, Downs, Farrell, Laredo, Leary, Lobovits, and Lucas; also present: Councilors Albright and Wright

**#54-25**

**Request to exceed FAR at 35 Village Circle**

35 VILLAGE CIRCLE TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the dwelling and construct a new single-family dwelling exceeding the maximum FAR at 35 Village Circle, Ward 8, Newton Centre, on land known as Section 81 Block 03 Lot 12, containing approximately 14,981 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Approved 8-0**

**#67-25**

**Request to expand a Personal Instruction use, to further reduce nonconforming open space and to waive 8 parking stalls at 1615 Beacon Street**

SUZUKI SCHOOL OF NEWTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 2,000 square foot two-story addition, adding a preschool room and large music room extending the nonconforming personal instruction use, further expanding the pre-school, requiring a parking waiver and to allow two free-standing signs at 1615 Beacon Street, Ward 5, Waban, on land known as Section 53 Block 32 Lot 07, containing approximately 31,055 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3,

3.4.1, 7.8.2.C.2, 3.1.3, 5.1.4, 5.1.13, 5.2.13.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Approved Withdrawal Without Prejudice 8-0**

**#68-25 Request to amend Special Permit #388-21 and to allow a series of retaining walls with a combined height exceeding four feet in height at 298-304 Elliot Street**

THE HOMES AT ELLIOT STREET LLC petition for SPECIAL PERMIT/SITE PLAN to amend Special Permit #388-21 to allow for construction of a series of retaining walls with a combined height exceeding four feet at 298-304 Elliot Street, Ward 5, Newton Upper Falls, on land known as Section 51 Block 38 Lot 19, containing approximately 19,057 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 5.4.2.B.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Approved 8-0**

**#69-25 Request to allow four attached single-family dwellings at 75 Prescott Street**

75 PRESCOTT STREET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a rear addition of two dwelling units resulting in four attached single-family dwellings with associated dimensional relief for the building and parking configuration at 75 Prescott Street, Ward 2, Newtonville, on land known as Section 23 Block 15 Lot 16, containing approximately 18,630 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 7.8.2.C.2, 5.1.7.A, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Land Use Held 8-0**

**Referred to Zoning & Planning Committee**

03/24/2025

Present: Councilors Baker (Chair), Oliver, Albright, Wright, Krintzman, Getz, Danberg, and Kalis; also present: Councilors Lobovits, Lucas, Kelley, Block, Leary, Malakie, and Farrell

**#28-25 Request for addition of maximum residential facade build out ratio to Chapter 30, Zoning**

ZONING & PLANNING COMMITTEE requesting addition of a maximum residential facade build out ratio to Chapter 30, Zoning to aid in new development being contextual to the surrounding neighborhood.

**Zoning & Planning Held; Public Hearing Set for 03/24/25 6-0 (Councilor Kalis Not Voting) on 02/26/2025**

**Zoning & Planning Held 8-0**

- #369-24 Requesting discussion and amendments to Accessory Dwelling Unit (ADU) Ordinance**  
HER HONOR THE MAYOR requesting discussion and amendments to Newton's Accessory Dwelling Unit (ADU) Ordinance, so it complies with the State's Zoning Act (Ch. 40A).  
**Zoning & Planning Held on 10/10/2024**  
**Zoning & Planning Held 8-0 on 12/19/2024**  
**Zoning & Planning Held; Public Hearing Set for 02/26/2025 8-0 on 01/13/2025**  
**Zoning & Planning Held 8-0 on 02/10/2025**  
**Zoning & Planning Held 7-0 on 02/26/2025**  
**Zoning & Planning Held 8-0 on 03/10/2025**  
**Zoning & Planning Approved 8-0**
- #369-24(2) Requesting discussion and amendments to Accessory Dwelling Unit (ADU) Ordinance**  
ZONING & PLANNING COMMITTEE requesting discussion and possible amendments to Chapter 30, Zoning regarding Accessory Dwelling Units (ADU) in addition to those needed to comply with recent changes to the State's Zoning Act (Ch. 40A).  
**Zoning & Planning Approved on 03/24/2024**  
**Zoning & Planning Held 8-0 on 01/13/2025**  
**Zoning & Planning Held 8-0 on 01/27/2025**  
**Zoning & Planning Held 8-0 on 02/10/2025**  
**Zoning & Planning Held 7-0 on 02/26/2025**  
**Zoning & Planning Held 8-0 on 03/10/2025**  
**Zoning & Planning Approved 5-1-2 (Councilor Baker Opposed) (Councilors Albright, Danberg Abstained)**
- #41-24 Amend the setbacks in the MR zones to encourage preservation of existing buildings**  
COUNCILORS ALBRIGHT, DANBERG, KRINTZMAN, AND LEARY seeking a discussion with the Planning Department to consider ordinance amendments that would revise the metrics in the multi-residence (MR1, MR2 and MR3) zones, to regulate the size of new buildings better, enable a wider range of housing options close to public transit, and better incentivize preservation and renovation of existing housing stock.  
**Zoning & Planning Held on 02/15/2024, 03/11/2024, 04/08/2024, 05/13/2024, 07/22/2024, 09/09/2024, 10/10/2024**  
**Zoning & Planning Held 8-0 on 10/28/2024**  
**Zoning & Planning Held 8-0 on 11/14/2024**  
**Zoning & Planning Held 8-0 on 12/19/2024**  
**Zoning & Planning Held 8-0 on 01/27/2025**  
**Zoning & Planning Held 6-0 (Councilor Kalis Not Voting) on 02/26/2025**  
**Zoning & Planning Held 8-0**

**#61-25 Appointment of James O'Connell to the Planning and Development Board**  
HER HONOR THE MAYOR appointing James O'Connell, 5 Fairfield Street, Newton as an alternate member of the Planning and Development Board for a term of office to expire on April 7, 2030. (60 Days: 05/16/2025)  
**Zoning & Planning Approved 8-0**

**#62-25 Appointment of Sean Macamaux to the Conservation Commission**  
HER HONOR THE MAYOR appointing Sean Macamaux, 25 Groveland Street, Auburndale as an Alternate member of the Conservation Commission for a term of office to expire on April 7, 2027. (60 Days: 05/16/2025)  
**Zoning & Planning Approved 8-0**

**#64-25 Reappointment of Scott Friedman to the Newton Historical Commission**  
HER HONOR THE MAYOR reappointing Scott Friedman, 62 Hinckley, Newton as an alternate member of the Newton Historical Commission for a term of office to expire on March 30, 2028. (60 Days: 05/16/2025)  
**Zoning & Planning Approved 8-0**

**#65-25 Reappointment of Tamirirashe Gambiza to the Newton Affordable Housing Trust**  
HER HONOR THE MAYOR reappointing Tamirirashe Gambiza, 15 Cotter Road, Waban as a member of the Newton Affordable Housing Trust for a term of office to expire on May 2, 2027. (60 Days: 05/16/2025)  
**Zoning & Planning Approved 8-0**

**#85-24 Request for discussion and possible amendments to enhance the preservation of existing homes.**  
COUNCILORS BAKER, OLIVER, MALAKIE, KALIS, GETZ, LUCAS, LOBOVITS, WRIGHT, BLOCK, AND FARRELL requesting a discussion and possible amendments to Chapter 30 Zoning or other City Ordinances to enhance the preservation of existing homes over their replacement by larger and more expensive structures.  
**Zoning & Planning Held on 02/15/2024, 03/11/2024, 04/08/2024, 05/13/2024, 07/22/2024, 09/09/2024, 10/10/2024**  
**Zoning & Planning Held 8-0 on 10/28/2024**  
**Zoning & Planning Held 8-0 on 11/14/2024**  
**Zoning & Planning Held 8-0 on 12/19/2024**  
**Zoning & Planning Held 8-0 on 01/27/2025**  
**Zoning & Planning Held 6-0 (Councilor Kalis Not Voting) on 02/26/2025**  
**Zoning & Planning Held 8-0**

**Referred to Public Facilities Committee**

03/19/2025

Present: Present: Councilors Albright (Chair), Getz, Kelley, Leary, Danberg, and Gentile;  
absent: Councilors Kalis and Laredo

**#56-25 Request for a main drain extension at 132 Homer Street**  
BETSY HARPER, 19 Fairmont Ave, Newton, petitioning for a main drain extension that begins at an end of the line drain manhole near #16 & #17 Chapin Road and extends approximately 482 feet easterly to the end of Chapin Road. This will provide a means for overflow connections to the proposed on-site infiltration system that was designed for the new dwellings. The overflow connections will be provided to the dwellings along the proposed drain main extension. PETITIONER TO PAY ENTIRE COST  
**Public Facilities Held 6-0**

**#58-25 Referred to Public Facilities and Finance Committees**  
**Authorization to expend \$750,000 from the Current Year Stormwater Reserve**  
HER HONOR THE MAYOR requesting authorization to expend the sum of seven hundred fifty thousand dollars (\$750,000) from the Current Year Stormwater Reserve to fund engineering services and design work for stormwater control measures in support of the City's Phosphorus Control Plan (PCP), as required by the Environmental Protection Agency (EPA) under the Municipal Separate Storm Sewer System (MS4) Permit.  
**Public Facilities Approved 6-0**  
**Finance Approved 8-0 on 03/24/2025**

**#60-25 Appointment of Daniel Manning to the Sustainable Materials Management Commission**  
HER HONOR THE MAYOR appointing Daniel Manning, 429 Cherry Street, West Newton, to the Sustainable Materials Management Commission for a term of office to expire April 7, 2028. (60 days: 05/10/25)  
**Public Facilities Approved 6-0**

**Referred to Finance Committee**  
03/24/2025

Present: Present: Councilors Gentile (Chair), Grossman, Bixby, Humphrey, Greenberg, Lipof, Malakie, and Micley

**#57-25 Requesting to accept and expend a \$20,592 grant from the Executive Office of Public Safety and Security**  
HER HONOR THE MAYOR requesting authorization to accept and expend the sum of twenty thousand five hundred ninety-two dollars (\$20,592) from the Executive Office of Public Safety and Security's Office of Grants and Research for the FY2025 State 911 Department Emergency Medical Dispatch Grant Program to cover the cost of expert case review and reporting of Emergency Medical Dispatch calls.  
**Finance Approved 8-0**

**Referred to Finance and Public Facilities Committees**

**#58-25 Authorization to expend \$750,000 from the Current Year Stormwater Reserve**

HER HONOR THE MAYOR requesting authorization to expend the sum of seven hundred fifty thousand dollars (\$750,000) from the Current Year Stormwater Reserve to fund engineering services and design work for stormwater control measures in support of the City's Phosphorus Control Plan (PCP), as required by the Environmental Protection Agency (EPA) under the Municipal Separate Storm Sewer System (MS4) Permit.

**Finance Approved 8-0**

**Public Facilities Approved 6-0 on 03/19/2025**

**#59-25 Requesting to accept and expend a \$122,834.30 grant from Massachusetts Department of Public Health**

HER HONOR THE MAYOR requesting authorization to accept and expend the sum of one-hundred twenty-two thousand eight-hundred thirty-four dollars and thirty cents (\$122,834.30) in a grant from the Massachusetts Department of Public Health (DPH) Office of Local and Regional Health (OLRH) related to homelessness programs and solutions.

**Finance Approved 8-0**