



Land Use Committee Agenda

City of Newton In City Council

April 08, 2025

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on April 8, 2025 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link <https://newtonma.gov.zoom.us/j/84255294478> or call 1-646-558-8656 and use the following Meeting ID: 842 5529 4478

Submitted documents for each petition can be viewed via the digital hyperlink following the item below

- #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; Public Hearing Opened on 4/1/25
- #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

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

SINGLE RESIDENCE 3. Ref: 7.3.3, 3.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

- #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.
- #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.
- #422-24 Request to allow four attached single-family dwellings with dimensional and parking waivers at 640 Watertown Street**
BRENDON-SILVA LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct four attached single-family dwellings with dimensional and parking waivers at 640 Watertown Street, Ward 2, Newtonville, on land known as Section 21 Block 26 Lot 18, containing approximately 16,020 sq. ft. of land in a district zoned MULTI RESIDENCE 1 Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 6.2.3.B.2, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.
Land Use Held 8-0; Public Hearing Opened on 11/19/24

**Respectfully Submitted,
Andrea Kelley, Chair**