



City Council Reports Docket

June 17: Land Use

June 18: Programs & Services and Public
Facilities

June 23: Zoning & Planning

July 8: Land Use

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7:45PM, Hybrid

To be reported on

Monday, July 14, 2025

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers
Monday, July 14, 2025, at 7:45 PM. To view this meeting on Zoom use this link

<https://newtonma.gov.zoom.us/j/84242038385>

at the above date and time:

One tap mobile

US: +13092053325, 858 8983 2332

Land line

+1 309 205 3325 US 858 8983 2332

Webinar ID: 842 4203 8385

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

¹ 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.

Referred to Land Use Committee

06/17/2025

Present: Councilors Kelley (Chair), Block, Downs, Farrell, Leary, Lucas, and Lobovits; Absent: Councilor Laredo; Also Present: Councilor Malakie

#177-25 Request to allow three single-family attached dwellings, parking relief and a combination of retaining walls exceeding four feet in height at 790 Watertown Street

HGCH NEWTONVILLE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct three single-family attached dwellings in one building at 790 Watertown Street, Ward 3, Newtonville, on land known as Section 21 Block 36 Lot 01, containing approximately 14,057 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, 5.4.2.B.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 7-0

#178-25 Request to exceed FAR at 135 Hartman Road

ULTIMATE PROPERTIES NEWTON LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing single-family dwelling and construct a new dwelling exceeding the maximum FAR at 135 Hartman Road, Ward 8, Newton Centre, on land known as Section 82 Block 15 Lot 47, containing approximately 10,495 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 Withdrawal without Prejudice 7-0

#179-25 Request to allow three attached single-family dwellings at 8 Central Avenue

CENTRAL DEVELOPMENT PARTNERS LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the dwelling and construct three attached single-family dwellings in two separate buildings at 8 Central Avenue, Ward 2, Newtonville, on land known as Section 23 Block 15 Lot 34, containing approximately 15,000 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 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 Approved 7-0

#125-25 Request to exceed FAR at 50 Braeland Avenue

NILESH PATEL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct a two-family dwelling exceeding the maximum allowable FAR at 50 Braeland Avenue, Ward 6, Newton Centre, on land known as Section 61 Block 37 Lot 13, containing approximately 8,343 sq. ft. of land in a district zoned MULTI RESIDENCE 1. 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 Held 8-0 on 05/06/2025

Land Use Approved Withdrawal without Prejudice 7-0

#341-24 Request to extend a nonconforming two-family dwelling use, to extend the nonconforming front setback and to allow a three-story structure at 52-54 Hatfield Road

JAMES AND ANA MORSE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a detached garage and make various modifications to the two family dwelling including enclosing the rear porches, constructing a covered front porch, and raising the roof as well as the construction of dormers, further extending the nonconforming use and front setback, and resulting in a three-story structure at 52-54 Hatfield Road, Ward 3, West Newton, on land known as Section 34 Block 16 Lot 45, containing approximately 7,051 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 3.4.1, 7.8.2.C.2, 3.2.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 7-0 on 09/17/2024

Land Use Held 8-0 on 12/17/2024

Land Use Approved 5-0-2 (Councilors Lucas, Block Abstained) on 05/20/2025

Land Use Approved Withdrawal without Prejudice 6-0 (Councilor Kelley Recused)

#478-24 Request to allow four single-family attached dwellings in two buildings, to waive certain dimensional requirements and one parking stall at 237-239 Langley Road

NADER ACEVEDO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing detached garage and construct an additional separate unit, resulting in three single-family attached dwellings in two separate structures and waiving certain dimensional requirements and one parking stall at 237-239 Langley Road, Ward 6, Newton Centre, on land known as Section 65 Block 19 Lot 44, containing approximately 9,147 sq. ft. of land in a district zoned MULTI RESIDENCE 1 Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 3.4.2, 5.1.4, 5.1.13, 5.1.7.B.2, 6.2.3.B.2, 5.1.7.A of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 8-0 on 12/10/2024

Land Use Approved 6-0-1 (Councilor Leary Abstained)

Referred to Land Use Committee

07/08/2025

Present: Councilors Kelley (Chair), Block, Downs, Farrell, Leary, Lucas, Laredo and Lobovits; also present: Councilors Humphrey, Getz and Malakie

#187-25 Request to extend a nonconforming single-family dwelling in the BU2 district and to extend nonconforming height at 19 Quirk Court

CHRIS LOVE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 2.5 story rear addition, extending the nonconforming residential use at 19 Quirk Court, Ward 1, Newton, on land known as Section 14 Block 15 Lot 42, containing approximately 5,808 sq. ft. of land in a district zoned BUSINESS2.

Ref: Sec. 7.3.3, 4.4.1, 7.8.2.C.2, 4.1.3, 4.1.2.B.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Approved 8-0

- #188-25 Request for a Special Permit to allow Keno at 1064-1070 Chestnut Street**
C & C REALITY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow Keno use by adding two lottery screens in the lounge area of the restaurant at 1064-1070 Chestnut Street, Ward 5, 11,000 sq. ft. of land in a district zoned BUSINESS 1. Ref: Sec. 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Approved 6-2 (Councilors Downs, Kelley Opposed)

- #189-25 Request to further extend nonconforming FAR at 39 Valentine Park**
ANNIE INGRAM petition for SPECIAL PERMIT/SITE PLAN APPROVAL to remove an existing covered porch along the rear façade and construct a 149 sq. ft. one story mudroom and raze the existing 443 sq. ft detached garage and construct a new 528 sq. ft detached garage situated slightly further back toward the rear lot line. at 39 Valentine Park, Ward 3, 10,242 sq. ft. of land in a district zoned SR1. Ref: Sec. 3.1.3, 3.1.9, 7.8.2.C.2, 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Approved 8-0

- #190-25 Request to change from a nonconforming warehouse use to a multi-family dwelling, to increase height, to waive certain dimensional requirements relative to parking and to allow a free-standing sign at 44 Oak Street**
ROBERT CICHETTI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to reconfigure the interior to accommodate six residential dwelling units and to allow for a free standing sign near the main driveway entrance at 44 Oak Street, Ward 5, 27,878 sq. ft. of land in a district zoned MR1. Ref: Sec. 3.4.1, 7.8.2.C.2, 3.2.2.A.3, 9.2.5, 5.1.8.A.2, 5.1.13, 5.1.8.D.1, 5.2.13.A, 5.4.2.B. 1, 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 8-0

- #145-25 Request to exceed FAR, to extend the nonconforming side and front setbacks and to waive one parking stall at 270 Derby Street**
OP REAL ESTATE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct a new two-story single-family dwelling, exceeding the maximum FAR and extending the nonconforming side and front setbacks at 270 Derby Street, Ward 4, West Newton, on land known as Section 44 Block 11 Lot 02, containing approximately 4,435 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 7.8.2.C.2, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 7-0 on 05/20/2025

Land Use Held 8-0

Referred to Zoning & Planning Committee

06/23/2025

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

- #181-25 Reappointment of Harvey Schorr to the Newton Historical Commission**
HER HONOR THE MAYOR reappointing Harvey Schorr, 106 Bellevue Street, Newton as a member of the Newton Historical Commission for a term of office set to expire on June 21, 2028.
Zoning & Planning Approved 8-0
- #181-24 Request for discussion and possible amendments to remove or reduce parking minimums for commercial uses in commercial centers**
COUNCILORS ALBRIGHT, DANBERG, KRINTZMAN, AND LEARY requesting discussion and possible amendments to Newton's zoning ordinance to remove or reduce the parking minimums for first-floor commercial uses in commercial centers.
Zoning & Planning Held 8-0 on 02/10/2025
Zoning & Planning Held 8-0
- #44-24 Requesting re-evaluation and possible amendments to Inclusionary Zoning Ordinance**
COUNCILORS DANBERG, ALBRIGHT, KALIS, WRIGHT, OLIVER, MALAKIE, LIPOF, LUCAS, AND GETZ requesting a discussion with the Planning and Development Department and the Newton Housing Partnership about the City's Inclusionary Zoning Ordinance and possible amendments to the ordinance to include 4-6 units, including raising the requirements for the number of affordable units in large developments.
Zoning & Planning Held 8-0 on 03/25/2024
Zoning & Planning Held 8-0 on 09/23/2024
Zoning & Planning Held 8-0 on 01/27/2025
Zoning & Planning Held 7-0 on 04/14/2025
Zoning & Planning Held 8-0
- #45-24 Discussion and Possible Amendment to Inclusionary Zoning Ordinance to include Training**
COUNCILORS DANBERG, BIXBY, MALAKIE, DOWNS, WRIGHT, AND GETZ requesting discussion and possible amendment to require that developers and property managers provide training for their employees regarding bias toward residents of the IZ units and how to mitigate this bias.
Zoning & Planning Held 8-0 on 03/25/2024
Zoning & Planning Held 8-0 on 09/23/2024
Zoning & Planning Held 8-0 on 01/27/2025
Zoning & Planning Held 7-0 on 04/14/2025
Zoning & Planning Held 8-0

Referred to Zoning & Planning Committee

07/09/2025

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

- #181-24** **Request for discussion and possible amendments to remove or reduce parking minimums for commercial uses in commercial centers**
COUNCILORS ALBRIGHT, DANBERG, KRINTZMAN, AND LEARY requesting discussion and possible amendments to Newton's zoning ordinance to remove or reduce the parking minimums for first-floor commercial uses in commercial centers.
Zoning & Planning Held 8-0 on 02/10/2025
Zoning & Planning Held 8-0 on 06/23/2025
Zoning & Planning Held 7-0 (Councilor Danberg Not Voting)
- #26-25** **Discussion and possible ordinance amendment to remove the minimum parking requirement from the multi residence transit (MRT) zone**
COUNCILORS KRINTZMAN, BIXBY, KALIS, ALBRIGHT, DOWNS, LIPOF, AND FARRELL requesting discussion and possible ordinance amendment to remove the minimum parking requirement in the MRT zone adopted as part of the Village Center Overlay District work. The discussion should include an analysis of the benefits and detriments of the minimum parking requirement, including compliance with state guidance.
Zoning & Planning Held 8-0
- #295-24** **Discussion on Parking in Village Centers**
COUNCILORS ALBRIGHT, LAREDO, OLIVER, GETZ, FARRELL, LUCAS, GREENBERG, KELLEY, HUMPHREY, MALAKIE, DOWNS, LOBOVITS, KRTINZMAN, AND MICLEY requesting a discussion on the parking needs in our commercial village centers with the Planning Director, the Commissioner of Public Works, and appropriate staff from both departments. This discussion should focus on (a) the perceived parking needs in our commercial village centers; (b) a review of past parking studies in Newton's commercial village centers, subsequent implementation efforts, and the results of those efforts; (c) parking studies in neighboring cities or towns to provide appropriate parking in commercial village or town centers, and d) best practices in parking provision as defined by parking professionals.
Zoning & Planning Held 7-0 (Councilor Danberg Not Voting)
- #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.

Zoning & Planning Held 7-0 (Councilor Danberg Not Voting)

#44-24 Requesting re-evaluation and possible amendments to Inclusionary Zoning Ordinance

COUNCILORS DANBERG, ALBRIGHT, KALIS, WRIGHT, OLIVER, MALAKIE, LIPOF, LUCAS, AND GETZ requesting a discussion with the Planning and Development Department and the Newton Housing Partnership about the City's Inclusionary Zoning Ordinance and possible amendments to the ordinance to include 4-6 units, including raising the requirements for the number of affordable units in large developments.

Zoning & Planning Held 8-0 on 03/25/2024

Zoning & Planning Held 8-0 on 09/23/2024

Zoning & Planning Held 8-0 on 01/27/2025

Zoning & Planning Held 7-0 on 04/14/2025

Zoning & Planning Held 8-0 on 06/23/2025

Zoning & Planning Held and Set Public Hearing for September 25, 2025 8-0

#45-24 Discussion and Possible Amendment to Inclusionary Zoning Ordinance to include Training

COUNCILORS DANBERG, BIXBY, MALAKIE, DOWNS, WRIGHT, AND GETZ requesting discussion and possible amendment to require that developers and property managers provide training for their employees regarding bias toward residents of the IZ units and how to mitigate this bias.

Zoning & Planning Held 8-0 on 03/25/2024

Zoning & Planning Held 8-0 on 09/23/2024

Zoning & Planning Held 8-0 on 01/27/2025

Zoning & Planning Held 7-0 on 04/14/2025

Zoning & Planning Held 8-0 on 06/23/2025

Zoning & Planning Held and Set Public Hearing for September 25, 2025 8-0

Referred to Programs & Services Committee

06/18/2025

Present: Councilors Krintzman (Chair), Humphrey, Micley, Farrell, Oliver, Malakie, and Lobovits; absent: Councilor Baker; also present: Councilor Greenberg

#140-25 Resolution to Recognize City Council Support for State Legislation for In-School CPR Training

COUNCILORS FARRELL, LUCAS, GREENBERG, MALAKIE, LOBOVITS, AND MICLEY requesting a resolution to recognize support for legislation currently in the State Legislature which would ensure all high school students across Massachusetts would learn CPR and the use of AEDs before graduation.

Programs & Services Approved 4-0-2 (Councilors Krintzman, Oliver Abstained) (Councilor Lobovits Not Voting)

#184-25 Appointment of Morgan Maeder to the Biosafety Committee
 PRESIDENT LAREDO appointing Morgan Maeder, 872 Chestnut Street, Waban, to the Biosafety Committee for a term to expire on July 16, 2028 (60 Days: 08/15/2025).

Programs & Services Approved 6-0 (Councilor Lobovits Not Voting)

#373-24 Requesting a discussion with Parks, Recreation and Culture about restroom facilities at city fields

COUNCILORS KRINTZMAN, LUCAS, FARRELL, LOBOVITS, DOWNS, HUMPHREY, LAREDO, AND BIXBY requesting a discussion with the Parks, Recreation and Culture Department about the restroom facilities, or lack thereof, at our city parks. The discussion should include information about what restroom facilities are currently available, and which fields lack any restroom options. The discussion should also include an estimate for what resources would be necessary to upgrade those options at fields across the city.

Programs & Services Held 7-0 (Councilor Farrell Not Voting) on 11/20/2024

Programs & Services Held 6-0 (Councilor Lobovits Not Voting)

Referred to Public Facilities Committee

06/18/2025

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

#12-25 Requesting a Discussion with DPW and the Climate & Sustainability Team Regarding Identifying and implementation of Electrification Locations
 COUNCILORS LEARY, KELLEY, LIPOF, HUMPHREY, DANBERG, LOBOVITS, LAREDO, BIXBY, ALBRIGHT, DOWNS AND MICLEY requesting a discussion with Public Works and the Climate and Sustainability Team about how to implement electrification of street segments where National Grid plans to replace leak-prone gas pipes. The discussion should include how to obtain advance detailed plans from National Grid on streets where National Grid does not petition for a GOL, mobilization of residents' support for electrification, and sources of funding. The discussion will include a current residential initiative to electrify a portion of Garland Rd., Floral St., and Floral Place. The discussion may also lead to recommendations of additional locations and actions that the city may choose to take.

Public Facilities Held 7-0

#39-24 Discussion regarding reducing gas leaks and transition away from methane gas

COUNCILORS LAREDO, ALBRIGHT and LEARY a discussion with the Administration's Sustainability Team and the Department of Public Works on (a) a plan to more effectively reduce methane gas leaks in the city and (b) how to best coordinate with NGRID regarding the transition away from methane gas to electric heating and cooling solutions.

Public Facilities Held 7-0 on 04/03/2024

Public Facilities Held 7-0

#178-24

Discussion with National Grid regarding their Networked Geothermal project in Lowell

COUNCILOR ALBRIGHT on behalf of the Public Facilities Committee requesting a discussion with National Grid regarding their Networked Geothermal Project in Lowell Massachusetts. The discussion should include criteria for neighborhood selection, pros and cons of the project to date, and the costs and feasibility of this project.

Public Facilities Held 7-0