



Land Use Committee Agenda

City of Newton In City Council

August 19, 2025

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on August 19, 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/85313177021> or call 1-646-558-8656 and use the following Meeting ID: 853 1317 7021

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>

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

Public Hearing

#224-25 Request to exceed FAR at 25 Freeman Street

LIZBETH ANN HEYER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to exceed FAR to allow for a second story addition over the garage, as well as a 237 square foot addition to the footprint at 25 Freeman Street, Ward 4, Newton, on land known as Section 41 Block 29 Lot 13, 11,821 sq. ft. of land in a district zoned Single-Residence 3 Ref: Sec. 7.3.3, 3.1.3, 7.6, and 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

25 Freeman Street- <https://newtonma.portal.opengov.com/records/882722>

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.

Public Hearing

#226-25 Request to extend nonconforming height at 163 Lincoln Street
JONATHAN WEINSTEIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story rear addition which further extends the nonconforming height at 163 Lincoln Street, Ward 5, Newton, on land known as Section 52 Block 01 Lot 21, 24, 185 sq. ft. of land in a district zoned Single Residence 2. Ref: Sec. 3.1.3, 7.8.2.C.2, and, 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
163 Lincoln Street- <https://newtonma.portal.opengov.com/records/884550>

#142-25 Request to exceed FAR and to allow parking in the front setback and within five feet of the street at 65 Clark Street
RMR DEVELOPMENT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to relocate a driveway from Clark Street to Cloverdale Road, placing parking within the front setback and within five feet from Cloverdale Road and to construct a 2.5 story rear addition exceeding FAR at 65 Clark Street, Ward 6, Newton Centre, on land known as Section 52 Block 28 Lot 12, containing approximately 8,641 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.2.3, 3.2.11, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
65 Clark Street - <https://newtonma.viewpointcloud.com/records/865377>
Land Use Held 7-0; Public Hearing Opened on 05/20/2025

Public Hearing

#227-25 Request to amend the site plan associated with Special Permit #139-24 to allow a retaining wall exceeding four feet in height at 157 Baldpate Hill Road
DANIEL KRUPP petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the site plan approved under Special Permit #139-24 to allow a retaining wall exceeding four feet in height at 157 Baldpate Hill Road, Ward 8, Newton, on land known as Section 82 Block 25 Lot 63, 16,048 sq. ft. of land in a district zoned Single Residence 1. Ref: Sec. 5.4.2.B.1 and, 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
157 Baldpate Hill Road- <https://newtonma.portal.opengov.com/records/884355>

Public Hearing

#225-25 Request to amend Special Permit #127-16 to waive 5 additional parking stalls at 288 Walnut Street
BRADFORD SPENCER, JEFFREY KATZ AND MARC RESNICK, TRUSTEES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #127-16 to allow up to 80 students and 13 employees, which requires a waivers from the parking regulations for number of stalls required at 288 Walnut Street, Ward 2, Newton, on land known as Section 22 Block 04 Lot 15, 25, 088 sq. ft. of land in a district zoned Business Use 2. Ref: Sec. 5.1.4, 5.1.13, 6.3.4.B.3.c and, 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
288 Walnut Street- <https://newtonma.portal.opengov.com/records/879282>

Public Hearing

#223-25 Request to amend the site plan associated with Special Permit #101-21 and to allow a combination of walls exceeding four feet in height at 667-673 Boylston Street

CZ FLEET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to amend the approved site plan from Special Permit #101-21 to change the configuration of the walls and allow a combination of retaining walls exceeding four feet in height at 667-673 Boylston Street, Ward 6, Newton, on land known as Section 52 Block 29 Lot 41, containing approximately 16,959 sq. ft. of land in a district zoned Multi Residence 1. Ref: Sec. 7.3.3, and 5.4.2.B.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

667-673 Boylston Street-

<https://newtonma.portal.opengov.com/records/877858>

**Respectfully Submitted,
Andrea Kelley, Chair**