



Land Use Committee Agenda

City of Newton In City Council

December 9, 2025

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on December 9, 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/81772998571> or call 1-646-558-8656 and use the following Meeting ID: 817 7299 8571

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

Chair's Note: *The petitioner has requested to withdraw the petition #304-25 without prejudice.*

#304-25

Request to allow ground floor residential use, four stories, to exceed height and associated parking waivers at 1100-1102 Beacon Street

ONE STOP LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing building and construct a four-unit residential dwelling at 1100-1102 Beacon Street, Ward 6, Newton, on land known as Section 54 Block 22 Lot 06, containing approximately 5,393 sq. ft. of land in a district zoned Business Use 2. Ref: Sec. 7.3.3, 4.4.1, 6.2.4.b, 4.1.2.B.3, 4.1.3, 5.1.4, and 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

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.

1100-1102 Beacon Street -

<https://newtonma.viewpointcloud.com/records/887634>

Land Use Held 8-0 on 10-21-2025

Land Use Held 8-0 on 11-25-2025

#219-25 Request for a special permit to allow four attached single-family dwellings, to waive the side and rear setback requirements and to allow tandem parking at 11 Parsons Street

KZ FLEET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing single-family dwelling and construct four single-family attached dwellings in two buildings and to construct eight garage stalls in the basement level of Building 1 to accommodate all four units at 11 Parsons Street, Ward 3, Newton, on land known as Section 31 Block 10 Lot 02, 17,678 sq. ft. of land in a district zoned Multi-Residence 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 5.1.8.E.1 and 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

11 Parsons Street- <https://newtonma.portal.opengov.com/records/872324>

Land Use Held 7-0; Public Hearing Continued on 07-22-2025

#143-25 Request to allow non-accessory parking, associated dimensional waivers relative to surface parking lots and to allow a retaining wall exceeding four feet in height at 56 Chapel Street

ALAN SCHLESINGER, TRUSTEE OF CHAPEL 56 REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a 19-stall surface parking lot at 56 Chapel Street, Ward 1, Newton, on land known as Section 11 Block 06 Lot 49, containing approximately 9,480 sq. ft. of land in a district zoned Multi Residence 1. Ref: Sec. 7.3.3, 5.1.6.C, 5.1.13, 5.1.8.B.2, 5.1.9.A, 5.1.10.A, and 5.4.2.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

56 Chapel - <https://newtonma.viewpointcloud.com/records/861717>

Land Use Held 6-0 on 05-20-25; Public Hearing Continued

Land Use Held 7-0 (Councilor Downs Not Voting); Public Hearing Continued on 11-25-25

**Respectfully Submitted,
Andrea Kelley, Chair**

December 4, 2025

Ms. Katie Whewell

Chief Planner
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

Re: Retraction of Special Permit Application SP-25-57 and Request for Continuation Without Prejudice

Dear Ms. Whewell:

Please accept this letter as the formal **retraction of Special Permit Application SP-25-57**, submitted by the applicant John Callahan of Bostex Builders and Construction Management, LLC on behalf of the petitioner, Woodland Peak Development, LLC.

At this time, the applicant respectfully requests to **withdraw the petition without prejudice**, permitting the withdrawal of the current application and allowing for the submission of a revised application at a future date. We anticipate filing a new or updated application **in January 2026**, once additional project details and supporting materials are finalized.

We appreciate your consideration and assistance, and we look forward to working with the City during the forthcoming resubmission.

Please let us know if any additional steps or documentation are required to complete this withdrawal.

Sincerely,

John Callahan

Bostex Builders and Construction Management, LLC



cc: Ernie Feiteira – Woodland Peak Development, LLC