



# Land Use Committee Report

## City of Newton In City Council

**Tuesday, December 2, 2025**

**Present:** Councilors Kelley (Chair), Lucas, Block, Farrell, Leary, Laredo, and Downs

**Absent:** Councilor Lobovits

**Also Present:** Councilors Malakie and Wright

**City Staff Present:** Senior Planner Sondria Berman, Chief Planner Katie Whewell, Deputy Chief Planner Cat Kemmett, Deputy City Solicitor Jonah Temple, and Planning Associate Zach Melcher

All Special Permit Plans, Designs, Plan Memoranda and Application Materials, both past and present, can be found at the following link: [NewGov - City of Newton Land Use Committee Special Permit Search](#).

The full video of the December 2, 2025, Land Use Meeting can be found at the following link: [https://www.youtube.com/watch?v=q7SuhsW4qVA&list=PLqJiDbsvfNjUwMJnmuRsKZOBf\\_K9kq5C7](https://www.youtube.com/watch?v=q7SuhsW4qVA&list=PLqJiDbsvfNjUwMJnmuRsKZOBf_K9kq5C7)

**#264-25 Request to exceed FAR at 11 Richfield Road**

PETER TSE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling to construct a new larger dwelling which exceeds the maximum allowed FAR at 11 Richfield Road, Ward 3, Newton, on land known as Section 32 Block 04 Lot 13, containing approximately 10,256 sq. ft. of land in a district zoned SINGLE RESIDENCE2. Ref: Sec. 7.3.3, 3.1.3, and 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

11 Richfield Road - <https://newtonma.portal.opengov.com/records/890208>

**Land Use Held 7-0: Public Hearing Continued on 09-30-25**

**Action:** **Land Use Approved the Withdrawal Without Prejudice 5-0 (Councilors Block and Laredo Not Voting)**

**Note:** The Chair read the item into the record. With no questions or concerns from the committee, the committee approved the withdrawal without prejudice 5-0 with Councilors Block and Laredo not voting.

**#216-25 Request to Rezone 3 parcels to Multi Residence 1**

NANCY SAMILJAN/DAVID M SLOVICK 2011 TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 3 parcels as follows: Dudley Road parcel (Single Residence 1) and Brandeis Road Parcel (Single Residence 2), Section 81

Block 51 Lot 3A, Section 81 Block 51 Lot 03, Section 81, Block 51, Lot 0050R to Multi Residence 1.

85 Dudley Road - <https://newtonma.viewpointcloud.com/records/878452>

**Land Use Held 5-0 (Councilor Downs not voting); Public Hearing Continued on 09-09-2025**

**Land Use Held 8-0; Public Hearing Continued on 10-28-2025**

**Action:** **Land Use Approved the Withdrawal Without Prejudice 6-0 (Councilor Laredo Not Voting)**

**Note:** Please see the note for item #217-25.

**#217-25 Request for SPECIAL PERMIT/SITE PLAN APPROVAL to allow 71 single-family attached dwellings in 27 buildings total with associated dimensional waivers and inclusionary zoning exceptions at 85 Dudley Rd**  
NANCY SAMILJAN/DAVID M SLOVICK 2011 TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct 70 single family attached dwellings in 26 buildings and maintain the existing single-family dwelling for a total of 71 units in 27 buildings, Ward 8, Newton , on land known as Section 81 Block 51 Lot 3A, Section 81 Block 51 Lot 03, Section 81, Block 51, Lot 0050R containing approximately 652,519 sq. ft. of land in a district zoned SINGLE RESIDENCE1 and 2. Ref: Sec. 7.3.3, 3.4.1,3.2.4,5.4.2.B.1, 5.11.4, 5.11.5.A.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

85 Dudley Road - <https://newtonma.viewpointcloud.com/records/877624>

**Land Use Held 5-0 (Councilors Downs not voting); Public Hearing Continued on 09-09-2025**

**Land Use Held 8-0; Public Hearing Continued on 10-28-2025**

**Action:** **Land Use Approved the Withdrawal Without Prejudice 6-0 (Councilor Laredo Not Voting)**

**Note:** The Chair read the item into the record. With no questions or concerns from the committee, the committee approved the withdrawal without prejudice 6-0 with Councilors Laredo not voting.

**#350-25 Class 1 Auto Dealer License**  
MAG RETAIL HOLDINGS-CJ LLC. D/B/A MCGOVERN CHRYSLER JEEP DODGE RAM  
777 Washington Street  
Newton, MA 02460

**#351-25 Class 2 Auto Dealer License**  
REGAN INC.  
2066 Commonwealth Avenue  
Auburndale, MA 02466

**#352-25 Class 2 Auto Dealer License**  
NEWTON CENTRE SHELL INC

- 1365 Centre Street  
Newton, MA 02459  
**#353-25 Class 2 Auto Dealer License**  
VELOCITY MOTORS  
14 Hawthorn Street  
Newton, MA 02458
- #354-25 Class 2 Auto Dealer License**  
LUXURY MOTORS  
10 Hawthorn Street  
Newton MA, 02458
- #355-25 Class 2 Auto Dealer License**  
YES AUTO SALES GROUP INC D/B/A YES AUTO CENTER  
454 Watertown Street  
Newton, MA 02460
- #356-25 Class 2 Auto Dealer License**  
MAP DEVELOPMENT & INVESTMENTS INC D/B/A CHRISTIAN TAPIA/MASTER  
USED CARS  
175 North Street  
Newton, MA 02460
- #361-25 Class 2 Auto Dealer License**  
NEWTON TRADE CENTER ASSOCIATES INC  
103 Adams Street  
Newton, MA 02458
- Action:** **Land Use Approved 6-0 (Councilor Laredo Not Voting)**

**Note:** The Chair read the items into the record. With no questions or concerns from the committee, the docket items were approved 6-0 with Councilor Laredo not voting.

- #348-25 Request to extend a nonconforming four-unit multi-family dwelling use with the addition of outdoor decks at 51-53 Eddy Street**  
JAMB PROPERTIES LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct exterior decks at 51-53 Eddy Street, Ward 3, Newton, on land known as Section 31 Block 11 Lot 09, containing approximately 9,749 sq. ft. of land in a district zoned Multi Residence 3. Ref: Sec. 7.3.3, 3.4.1, and 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
51-53 Eddy Street - <https://newtonma.viewpointcloud.com/records/901193>
- Action:** **Land Use Approved 6-0 (Councilor Laredo Abstaining)**

**Note:** Deputy Chief Planner Cat Kemmett shared the petitioner is seeking to reconfigure the exterior deck area at the rear to accommodate access to the second-story units. Ms. Kemmett noted the site has a few existing nonconformities including the multifamily use, the size of the lot, and the front and side setback. She explained that the changes to the decks will further extend the nonconforming multifamily use, they need special permit relief. Ms.

Kemmett noted the Planning Department did not have specific concerns with this petition as the work proposed is limited.

Kevin Fitzgerald, for the petitioner, noted he is currently renovating the interior of the units, and he would like to reconfigure the decks to accommodate stair access and improve functionality. Mr. Fitzgerald explained that the changes will provide each unit with its own private deck and dedicated deck space. He noted he also plans to remove the existing bulkhead and replace it with a standard full-height door for better accessibility to the basement.

The public hearing was opened. No members of the public were present to speak on the item.

Councilors expressed support for the project.

The public hearing was closed.

The council reviewed the draft council order. Councilor Lucas motioned to approve which passed 6-0 with Councilor Laredo abstaining.

**#306-25 Request to Rezone 41 Farwell Street to Multi Residence 2**

TWO SQUARES LLC petition to rezone a portion of 41 Farwell Street, Ward 3, Newton, on land known as Section 21 Block 12 Lot 14, from LIMITED MANUFACTURING to MULTI RESIDENCE 2.

41 Farwell - <https://newtonma.viewpointcloud.com/records/872486>

**Land Use Held; Public Hearing Continued 7-0 (Councilor Laredo Recused) on 10-21-2025**

**Action:** **Land Use Approved 7-0**

**Note:** Please see note for item #307-25.

**#307-25 Request to allow a three-unit multi-family dwelling and a zone change from LM to MR2 at 41 Farwell Street**

TWO SQUARES LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to divide the two lots with Lot 1 requesting a rezoning to MR2 and requiring special permit relief to construct a three unit multifamily dwelling with dimensional parking relief and Lot 2 remaining in the LM zone to remain as a parking lot with associated parking relief legitimizing the existing conditions at 41 Farwell Street, Ward 3, Newton, on land known as Section 21 Block 12 Lot 14, containing approximately 24,815 sq. ft. of land in a district zoned Limited Manufacturing. Ref: Relief for proposed Lot 1: Sec. 3.4.1, 5.1.8.E.1, 5.1.9.A, 5.1.13, 7.3.3; Relief for proposed Lot 2: Sec. 4.4.1, 5.1.3.B, 5.1.8.A.1, 5.1.8.B.4, 5.1.8.D.1, 5.1.9.A, 5.1.9.B, 5.1.10.A, 5.1.13, 7.3.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017. of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

41 Farwell Street - <https://newtonma.viewpointcloud.com/records/882584>

**Land Use Held; Public Hearing Continued 7-0 (Councilor Laredo Recused) on 10-21-2025**

**Action: Land Use Approved 6-0 (Councilor Laredo Recused)**

**Note:** Senior Planner Sondria Berman presented an overview of the project including a rezone request and Special Permit relief (see 10-21-25 Land Use report). Ms. Berman noted the neighborhood is a mixed-use area and rezoning Lot 1 from Limited Manufacturing to Multi Residence 2 would bring it into conformance with the abutting MR2 district to the north, south, and east. She mentioned that the proposed project as designed added open space and increased trees/landscaping on Lot 1 where previously no trees or green space existed. Ms. Berman shared the request relief for landscaping waivers is due to the irregular shape of the lot that precludes adequate spacing for prescribed interior and perimeter landscape requirements. She noted the Planning Department recommended further discussion regarding the requested waiver for a lighting and photometric plan on both Lots 1 and 2 to determine if the existing light pole that is on site is sufficient for safety and security.

Bart Bussink, for the petitioner, noted the project was designed to be in keeping with the architectural design of the surrounding properties. Milton Yu, architect for the project, shared a project overview and mentioned that the architectural designs had not changed since the last meeting.

The public hearing continued. No members of the public were present to speak on the item.

A councilor asked if more efforts had been made to talk to neighbors and Mr. Bussink noted he had reached out to a number of abutters. Mr. Bussink shared that one neighbor was concerned about the right of way being impacted but he was able to explain that it will not be impacted. He also noted another neighbor was concerned about water migration onto their property, but Mr. Bussink explained to them that there will be containment systems on site.

A councilor asked for more information on the parking stalls that are being removed. Mr. Bussink explained that the owners of 26 Farwell Street rent 27 spaces, which will remain, and 21 spaces are leased to another business, which will be removed. He noted that parking in this location is not critical for the company who rents the 21 spaces so they will find parking elsewhere.

A councilor asked if there would be guest parking available on site. Mr. Bussink noted there is street parking and there will be 3-5 spaces that will be available to guests. The same councilor asked how many bedrooms the unit will have, and Mr. Yu said they will be 2-bedroom units. The same councilor asked if the units would have outdoor play area. Mr. Yu noted there would be a shared space between the units that would lead directly to the parking area and there would be private patios next to each unit. The same councilor encouraged the petitioners to apply for a Tree Permit.

A councilor encouraged the petitioners to coordinate with the Tree Warden, especially if they are planning to plant trees on public property, such as the sidewalk.

A councilor expressed support for the project because it is removing a parking lot and putting in housing.

A councilor asked if there would be improvements to the front sidewalk and Mr. Yu said they are proposing new granite curb and public concrete sidewalk.

A councilor asked where the bicycle parking would be located on site. Mr. Yu said it would be located right off the sidewalk near the walkway to the building. The same councilor expressed concern regarding the location of the bicycle parking and a lack of resident specific bicycle parking.

A councilor expressed concerns about some of the proposed plans but expressed support for the project because it would be an improvement to the site.

The public hearings were closed.

The council reviewed the draft council orders for #306-25 and #307-25. Councilor Block made the motion to approve #306-25 which passed 7-0. Councilor Block made the motion to approve #307-25 which passed 6-0 with Councilor Laredo recused.

The committee adjourned at 8:30pm.

**Respectfully Submitted,**

**Andrea Kelley, Chair**