



Land Use Committee Report

City of Newton In City Council

Tuesday, December 9, 2025

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

Also Present: Councilors Malakie, Wright, Greenberg and Oliver

City Staff Present: Senior Planner Sondria Berman, Chief Planner Katie Whewell, Deputy Chief Planner Cat Kemmett and Deputy City Solicitor Jonah Temple

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 9th, 2025, Land Use Meeting can be found at the following link: <https://www.youtube.com/watch?v=XIJpOMFBkOo>

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.

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

Action: **Land Use Approved Withdrawal without Prejudice 7-0 (Councilor Laredo not voting)**

Note: Without questions or concerns, Councilor Lobovits motioned to approve the withdrawal without prejudice which passed 7-0 with Councilor Laredo not voting.

#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

Action: Land Use Approved the Withdrawal without Prejudice 8-0

Note: Attorney Terry Morris, representing the petitioner joined the committee in the Chamber to give an update on the request 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.

Atty. Morris was joined by Trevor O’Leary, MGD+ Designs to help with the presentation. Atty. Morris noted that since the last discussion they have reduced the number of units from 4 to 3. This was decided after several community meetings with the neighbors. He further explained that this property is also governed by the Conservation Commission due to its proximity to the Cheesecake Brook, and because of that it is subject to a number of conditions. The updated design does maintain compliance with all of the previously established conditions.

Atty. Morris noted that this site is one of the largest sites in the neighborhood. He showed the areal view of the property as it stands now. He noted that the revised plans included an increased rear setback. Mr. O’Leary also explained the building’s orientation, all the setbacks and environmental considerations.

Sondria Berman, Planning Associate presented the PowerPoint shown in the above link. She noted that the petition seeks relief for the required front and side setbacks, and the project has been revised to reduce density and comply with rear setback requirements. Ms. Berman also explained that the project is appropriate for the location, reduces the density from four to three units, and addresses neighbors’ concerns about sunlight and flooding. The project is in conformance with the surrounding MR-1 district’s zoning requirements and residential uses.

The Chair then asked if there was any member of the public that would like to speak on the matter.

Winne Weihoong, 826 Watertown Street, expressed strong concerns about the proposed development’s impact on her property, including reduced sunlight and privacy.

Zaoli Zhang, 12 Cross Street, raised concerns about the project’s proximity to wetlands and the potential for increased parking and noise.

Tim Teckler, 40 Cross Street, appreciates the reduction in the number of units but suggests further adjustments to the side setback of the rear building to improve light quality and density.

Tracy Hatch, 19 Parsons Street, expressed concerns about flooding and parking impacts on her property.

A councilor asked questions about the stormwater management system and the impact on the neighborhood.

John Rockwood, liaison with the Conservation Commission and Hidekel Montero, Civil Engineer explained the stormwater system's compliance with the Conservation Commission's requirements and the city's ordinances.

The question was raised regarding the impact on abutting trees and the presence of Japanese knotweed on the site. Mr. Rockwood and Mr. Montero addressed these concerns, explaining the tree preservation plan and removal of invasive species.

Councilors suggested reducing the size and massing of unit 3. A councilor asked if moving the location of unit 3 was possible, also about increasing the side setback.

A councilor also asked the petitioner if they could try to reduce the amount of impervious surface.

The committee discussed the implications of denying the project and the potential of the property owner to build by-right, which would result in a different project with no oversight from the committee.

The committee discussed if the size of unit 3 was decreased would the project be approved.

The planning department was asked if the plans were revised, would their review be ready for the December 15th Council meeting. Katie Whewell, Chief Planner raised concerns about the tight turnaround for plan revisions and the need for zoning review.

Atty. Morris did express that he needed time to consult with this client and it was suggested that the project be withdrawn without prejudice. That gives the planning department time to review and the project can be revisited in January.

Atty. Morris did request to withdraw the petition without prejudice.

Councilor Lucas motioned to accept the withdrawal without prejudice which passed unanimously.

#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

Action: Land Use Approved 5-2 (Councilors Kelley and Lucas opposed and Councilor Downs not voting)

Note: Attorney Katherine Adams, Attorney at Schlesinger and Buchbinder, joined the committee in the Chamber to discuss the request to construct a 19-stall surface parking lot at 56 Chapel Street. The proposal includes replacing 20 spaces at the Bridge Street lot with green space that will include a park for neighborhood use. She presented that attached presentation.

The attached letter was sent to the committee that discussed removing language about restoring green space to parking if necessary.

The goal is to have the site work completed in tandem with the Chapel Street work, aiming for the finalization at the same time.

Cat Kemmet, Deputy Chief Planner, presented the Powerpoint shown in the above link. Ms. Kemmet noted that this is the third meeting regarding this petition. The project updates includes a proposal to convert 20 parking stalls at 85 Bridge Street into green space to offset the impact of potential new stalls at 56 Chapel Street. Currently, 85 Bridge Street is a legally non-confirming non-accessory parking lot allowed via variance and special permit. Ms. Kemmet did note that while the removal of the parking appears not to conflict with the existing variance and special permit for 85 Bridge Street, Planning recommends the Commissioner of Inspectional Services to review and confirm this.

The Chair then asked if there were any members of the public wishing to speak.

Jason Snyder and Mariya Sitnora, 35 Dalby Street expressed concerns regarding the structural integrity of the retaining wall.

Erin McInerney, 35 Dalby Street, Unit 1 expressed similar concerns regarding how the changes to the retaining wall will affect the structural integrity of the retaining wall, off of the property.

Matt Brassard, Civil Engineer for the project explained that the new wall is not connected to the existing wall and will not affect its structural integrity.

Councilor Leary motioned to close the public hearing which passed unanimously.

A site visit was suggested with the city engineer to address the neighbor's concerns about the retaining wall.

Councilors raised concerns regarding the heat island effect and the overall need for more green space. It was noted that there is not a need for additional parking.

A councilor questioned if this would be a public park. Atty. Adams is that the park would be for the use of the neighbors and not seen as a public park. They do not currently have a way to enforce this besides the use of a fence.

The committee discussed adding a condition that any change to the green space would require city council approval.

The committee reviewed the draft council order. Councilor Leary motioned to approve which passed 5-2 with Councilors Kelley and Lucas opposed and Councilor Downs not voting.

The Committee adjourned at 9:45 pm.

Respectfully Submitted,

Andrea Kelley, Chair

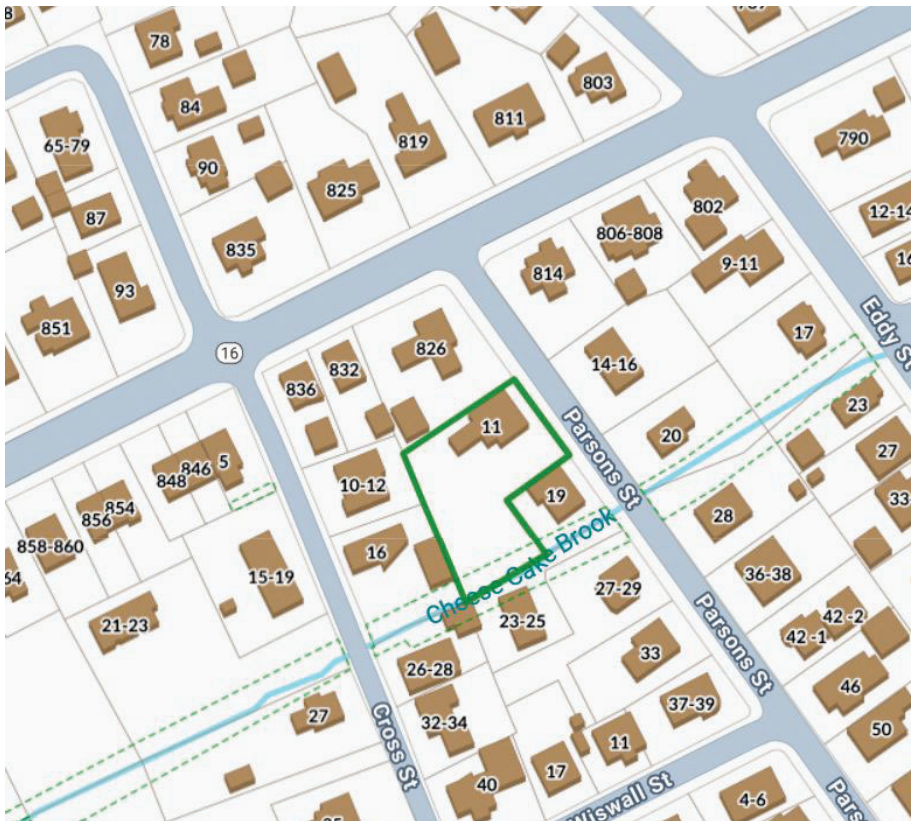
11 Parsons Street



Land Use Committee Presentation

Terrence P. Morris, Esq.
Attorney at Law

MGD+ LLC
DESIGN + CONSULTANTS



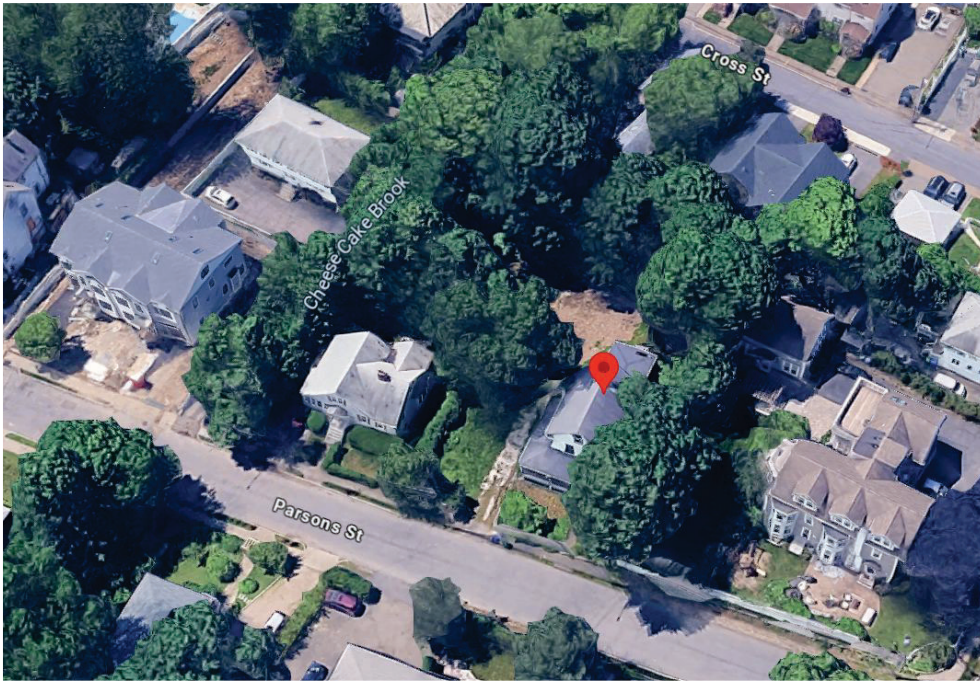
Existing Conditions - GIS

Terrence P. Morris, Esq.
Attorney at Law

MGD+ LLC
DESIGN + CONSULTANTS

11 Parsons St

Existing Conditions

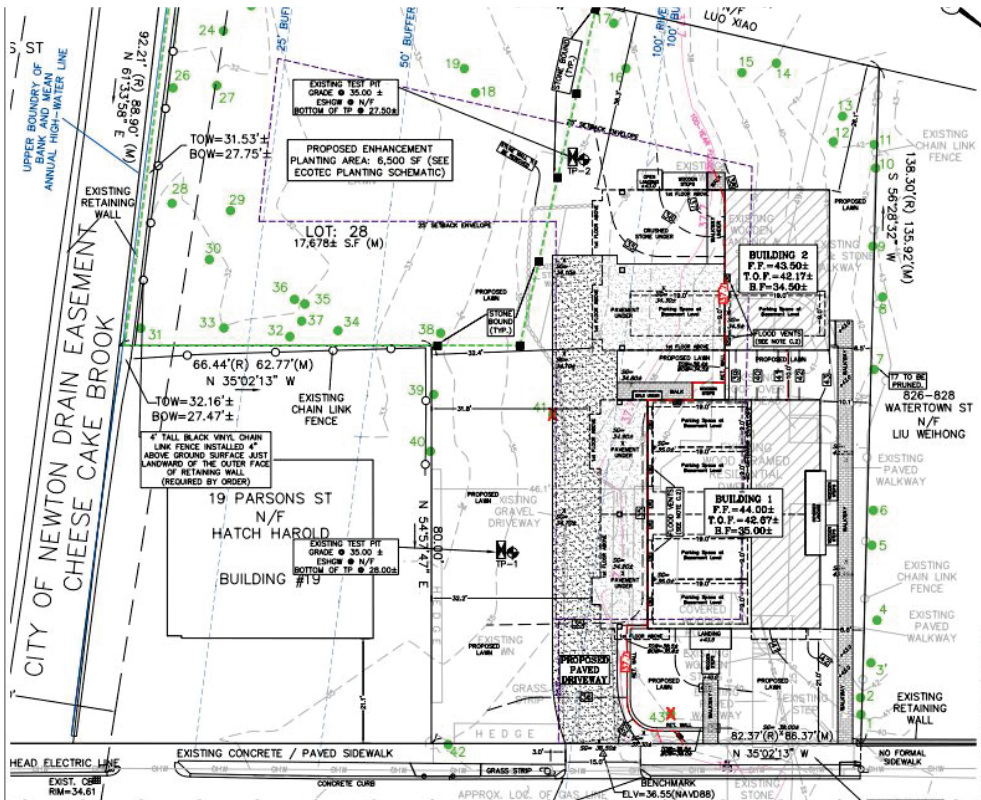


- Retaining existing trees (2 trees being removed)

Terrence P. Morris, Esq.
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11 Parsons St



Proposed Conditions Overall Site

- MR-1 Zoning District
- Retaining existing trees (2 trees being removed)
- Building 1 aligned with front of neighboring building (21 ft).
- Building 2 relocated.
- Both buildings compliant with old lot side setback (8.5 ft & 8.8 ft).

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11 Parsons St

Proposed Conditions Overall Site

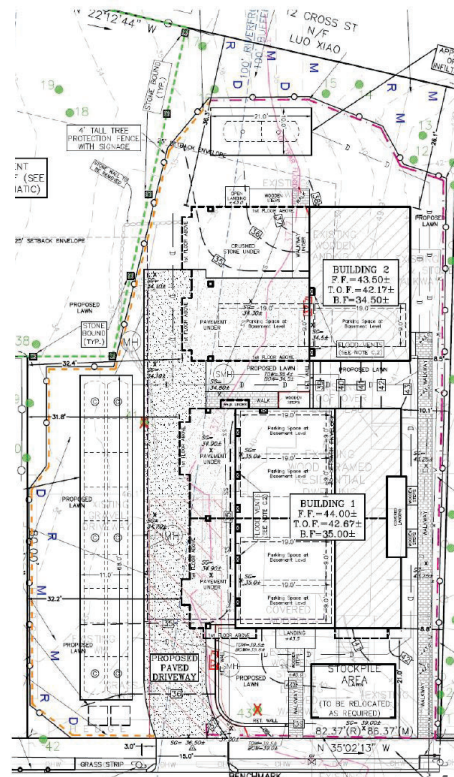
- MR-1 Zoning District
- Retaining existing trees (2 trees removed)
- Building 1 aligned with front of neighboring building (21 ft).
- Building 2 relocated.
- Both buildings compliant with old lot side setback (8.5 ft & 8.8 ft).

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PARSONS STREET

11 Parsons St



Mitigation Planting Plan

- Planting quantity, size, and species unchanged from plan submitted on 3/17/25
- Planting locations split to include area to the southwest (adjacent to 12 Cross St)

Terrence P. Morris, Esq.
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11 Parsons St

Enhancement Planting Area (6,600± S.F.)	
Stratum: Species: Size: Spacing	
Deciduous Canopy Saplings: 15' on-center	2678'142'14" *
N. Northern Red Oak (<i>Quercus rubra</i> , 3" Caliper)	6
W White Oak (<i>Quercus alba</i> , 3" Caliper)	5
P Pin Oak (<i>Quercus palustris</i> , 3" Caliper)	4
R Red Maple (<i>Acer rubrum</i> , 3" Caliper)	6
S Sugar Maple (<i>Acer saccharum</i> , 3" Caliper)	5
Evergreen Canopy Saplings	315'10" **
E Eastern White Pine (<i>Pinus strobus</i> , 8-10' Tall, 5" Caliper)	3
Shrubs (Evergreen and Deciduous): 3.5-5' height; 6.5' on-center	
M Mountain Laurel (<i>Kalmia latifolia</i>)	15
I Inkberry (<i>Ilex glabra</i>)	15
S Serviceberry (<i>Amelanchier canadensis</i>)	15
W American Witch-hazel (<i>Hamamelis virginiana</i>)	15
D Gray Dogwood (<i>Cornus racemosa</i>)	15
R Red-oval Dogwood (<i>Cornus sericea</i>)	15
B Bayberry (<i>Morone pensylvanica</i>)	10
G Groundsweethen (<i>Baccharis halimifolia</i>)	10
A American Cranberry Bush (<i>Viburnum tinctorum</i>)	10
L Nannyberry (<i>Viburnum lentago</i>)	10
N Withe-rod (<i>Viburnum nudum</i>)	5
A Silky Dogwood (<i>Cornus amomum</i>)	5
C Common Winterberry (<i>Ilex verticillata</i>)	5
P Sweet Pepper-bush (<i>Clethra alnifolia</i>)	5
H Highbush Blueberry (<i>Vaccinium corymbosum</i>)	5
O Spicelike Alder (<i>Alnus incana</i>)	5

* Sapling number provided / spacing inches provided / Tree Ordinance mitigation required
Commission Guidance mitigation required

Zoning Analysis

ZONING LEGEND		
ZONING DISTRICT: MULTI-RESIDENCE 1 – BY SPECIAL PERMIT		
	REQUIRED	PROPOSED
MIN. AREA	15,000 S.F.	17,678 S.F.±
MAX LOT COVERAGE	25%	20.7%
MIN OPEN SPACE	50%	72.5%
MIN. FRONTAGE	80'	86.37'
SETBACKS	FRONT (MIN)	25.0' or Average*
	SIDE (MIN.)	25.0'
	REAR (MIN)	25.0'
MAX. BLDG. HEIGHT	36'	35.75'± (building 1)
		35.69'± (building 2)

- MR-1 Zoning District
- **3 Units *reduced from 4 Units***
- 2 Parking Spaces per unit (5 in basement garages)
- FAR is 0.46 (by right is 0.45)

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Attorney at Law

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11 Parsons St

Landscape:

- 2 Trees Removed, no other trees impacted (existing trees to be protected)
- Robust Landscaping on southern side of lot.
- Landscaping planting quantity, size and species has remained unchanged from the prior iteration.

Relation of Buildings:

- Same orientation and location of existing building
- Driveway in location of existing driveway

Open Space

- Front & Rear of the property

Surface Water Drainage

- Subsurface drainage provided

Utility Service

- All new utilities (all installed underground)

Special Features:

- Bike Storage provided within garages
- Individual Trash provided within garages

Safety

- Code compliant (NFPA distances met)
- Sprinklered rear building (NFPA 13D)

Neighborhood Context

- Consistent with neighborhood character (Single Family / Small Multifamily)

Sustainability:

- Stretch code complaint
- All Electric (EV car ready, Solar Ready)

Project Impact

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11 Parsons St

Materials

Roof :

- Asphalt Shingles
- Black Metal Accents

Siding:

- Composite Siding

Trim:

- Painted Composite

Windows:

- Pella 400 Series (or Similar),
Black Frame

Gutters:

- Aluminum



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QUESTIONS?

11 Parsons St

Chapelbridge Park Associates
55 Chapel Street
Newton, MA 02458

December 8, 2025

Andrea Kelley, Chair
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459

Re: 56 Chapel Street, Docket # 143-25

Dear Councilor Kelley,

Chapelbridge Park Associates (hereafter “Chapelbridge”) is an affiliate of Chapel 56 Realty Trust, the petitioner in Docket #143-25. This letter will confirm that Chapelbridge, the owner of 85 Bridge Street, has proposed converting approximately 5,900 sf comprising a portion of its parking lot at 85 Bridge Street in contemplation of the approval of special permit #143-25 for 56 Chapel Street. Chapelbridge deems this change to be insubstantial, and consistent with the parking use allowed by Variance #8-62.

As shown on the attached sketch plan, Chapelbridge will remove asphalt from the 20 parking spaces identified on the plan, will define the area with repurposed granite curbing, and will landscape the area, including planting approximately five trees and shrubs, or an equivalent mix of plantings that provide shade. All work associated with the creation of this landscaping will be undertaken concurrently with the construction of the parking facility at 56 Chapel Street to ensure that both projects are completed as a coordinated improvement to the neighborhood.

Sincerely,

Chapelbridge Park Associates



Robert A Schlager, duly authorized

