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Land Use Committee Agenda

City of Newton
In City Council

January 6, 2026

7:00 PM
Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on January 6, 2026 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/84784935052 or call 1-646-558-8656 and use the following Meeting ID: 847 8493 5052

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

#15-26 **Request to exceed FAR and to extend a nonconforming front setback at 355 Walnut Street**

YEVGENYA ZISLIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a mudroom and entry landing, extending the nonconforming front setback and FAR at 355 Walnut Street, Ward 2, Newton, on land known as Section 24 Block 11 Lot 01, containing approximately 7,238 sq. ft. of land in a district zoned Multi Residence 1. Ref: Sec. 7.3.3, 3.2.3, 7.8.2.C.2, 3.2.11, and 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
355 Walnut Street - https://newtonma.viewpointcloud.com/records/902460

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.

#13-26 **Request to amend Special Permit #216-88 to extend a nonconforming front setback for an automotive service station canopy and to amend Special Permit #305-82 to replace the existing free-standing sign and other waivers from the sign regulations at 14 Elliot Street**

EDWARD NEGOSHIAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing canopy and construct a new canopy and updated signage at 14 Elliot Street, Ward 5, Newton, on land known as Section 51 Block 25 Lot 03, containing approximately 8,470 sq. ft. of land in a district zoned Business Use 2. Ref: Sec. 7.3.3, 4.1.3, 7.8.2.C.2, 5.2.13.A, 5.2.13.B, and 5.2.8, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
14 Elliot Street - https://newtonma.viewpointcloud.com/records/861404

#16-26 **Request to exceed FAR and to allow three stories at 89 Redwood Road**

89 REDWOOD LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing structure to construct a three-story single-family dwelling exceeding the maximum FAR at 89 Redwood Road, Ward 8, Newton, on land known as Section 82 Block 15 Lot 77, containing approximately 12,860 sq. ft. of land in a district zoned . Ref: Sec. 7.3.3, 5.2.13.A, 5.2.13.B, and 5.2.8, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
89 Redwood Road - https://newtonma.viewpointcloud.com/records/904907

Respectfully Submitted,
Andrea Kelley, Chair