



## City Council Docket

January 21 – Programs & Services, Public  
Facilities, and Public Safety & Transportation  
January 26 – Finance and Zoning & Planning  
January 27 – Land Use

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Continued  
Tuesday, January 20, 2026  
7:45 PM, Hybrid  
To be reported on  
Monday, February 2nd, 2026

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers  
Tuesday, January 20, at 7:45 PM. To view this meeting on Zoom use this link

<https://newtonma-gov.zoom.us/j/82846697617>

at the above date and time:

One tap mobile

US: +13092053325, 828 4669 7617

Land line

+1 309 205 3325 US

Webinar ID: 828 4669 7617

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>

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**City of Newton**

**City Council Docket**

*The location of this meeting is accessible, and reasonable accommodation 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 at least two business days in advance of the meeting:*

*[ADACoordinator@newtonma.gov](mailto:ADACoordinator@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.*

### **Referred to Land Use Committee**

#### ***Public Hearing 01-27-26***

- #58-26 Request for a Special Permit to waive 38 parking stalls at 1135 Walnut Street**  
THE PARISH OF SAINT PAUL petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to waive 38 parking stalls at 1135 Walnut Street, Ward 6, Newton, on land known as Section 52 Block 08 Lot 11, containing approximately 16,695 sq. ft. of land in a district zoned Multi Residence 1. Ref: Sec. 7.3.3, 5.1.4, 6.3.12.B.1, and 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

### **Referred to Zoning & Planning Committee**

- #48-26 Study of Public Parking needed in Village Centers**  
COUNCILORS ALBRIGHT, ROCHE, and DAHMUBED requesting a discussion on the role of public parking in our commercial village centers. This discussion should focus on (a) the perceived parking needs in our commercial village centers; (b) a review of past parking studies in Newton's commercial village centers, subsequent implementation efforts, and the results of those efforts; (c) parking studies in neighboring cities or towns to provide appropriate parking in commercial village or town centers, and d) best practices in parking provision as defined by parking professionals. (180 days: 07/19/2026)
- #46-26 Periodic updates on VCOD proposals**  
COUNCILORS ALBRIGHT, ROCHE, and DAHMUBED requesting updates twice per year, on potential projects brought to the Planning Department under the new Village Center Overlay District. The updates should include indications of interest and actual permits filed; for which villages and under which zoning districts, number of stories and units as well as type of entity requested (VC2, VC3, MRT), with suggestions for change made about any of these. (180 days: 07/19/2026)
- #45-26 Changes to the MRT section of the VCOD to increase MRT proposals**  
COUNCILORS ALBRIGHT, ROCHE, and DAHMUBED requesting discussion with Planning staff on suggestions to update the MRT (within the VCOD), requests discussion and ordinance updates on the following aspects of the MRT: 1) Allow more flexibility on the number of units per building when there are 2 MRT buildings on one site 2) Modify parking setbacks 3) Modify the minimum distance between buildings to incentivize the adaptive reuse of more homes 4) Reduce the MRT parking requirement, and 5) Increase the maximum MRT footprint and relate changes to the number of units proposed. (180 days: 07/19/2026)

- #42-26 Ordinance change in Chapter 30 to allow raised beds in the front and rear setback under certain conditions**  
COUNCILORS ALBRIGHT, KELLEY, and DAHMUBED requesting a discussion and amendments to Chapter 30, Zoning to exempt raised beds 4- feet or less from the definition of a structure and allow them to be placed within the setback. (180 days: 07/19/2026)
- #55-26 Update on Short-term rental ordinance compliance and enforcement**  
COUNCILORS BAKER, MALAKIE, GETZ, FARRELL, AND KELLEY requesting an update on Short-term Rental ordinance compliance and enforcement, including data on registrations, complaints, investigations and fines issued; types of violations being found (e.g. non-owner occupied, room limits, annual time limits, other code violations like noise, health & safety, trash); ability to compare STRs registered with the city vs registered with the state vs listings on public platforms; ability to obtain listing information from STR companies; adequacy of resources or other obstacles to enforcement. (180 days: 07/19/2026)
- #49-26 Amend the MR zones to encourage preservation of existing buildings**  
COUNCILORS ALBRIGHT, DAHMUBED, ROCHE, BIXBY, KALIS, AND WRIGHT seeking a discussion with the Planning Department to consider ordinance amendments that would revise the metrics in the multi-residence (MR1, MR2 and MR3) zones, to amend factors regulating MR building including lot area per unit, to enable a wider range of housing options and better incentivize preservation and renovation of existing housing stock. (180 days: 07/19/2026)

### **Referred to Programs & Services Committee**

- #54-26 Requesting update on leaf-blower landscaper registration and enforcement ordinance**  
COUNCILORS BAKER, MALAKIE, FARRELL, WRIGHT, AND GREENBERG requesting a discussion with the Commissioner of Inspectional Services and the Chief of Police, responsible members of their Departments as to the progress in securing compliance with the leaf-blower provisions of Newton's noise ordinance requiring landscaper registration and lawful operation of noise-compliant equipment, including the reporting and enforcement work by those Departments. (180 days: 07/19/2026)
- #50-26 Develop new resident welcome packet with information on city opportunities**  
COUNCILOR ALBRIGHT requesting a discussion and possible ordinance requiring the Mayor's office or other appropriate division or department to create a "Welcome to Newton" information packet for new residents moving into Newton to provide information about the non-profit (i.e. New Art Center, Green Newton, Historic Newton, etc.) and governmental (i.e. all the boards and commissions as well as elective jobs) opportunities to become involved

with the Newton community. It should be referenced in the Mayor's newsletter and available in the library and locations such as CVS and Walgreens. (180 days: 07/19/2026)

**Referred to Public Safety & Transportation Committee**

- #56-26**      **Discussion on the City's response to ICE**  
COUNILORS GREENBERG, CHARM, LUCAS, KELLEY, FARRELL, GETZ, DAHMUBED, ALBRIGHT, KRINTZMAN, ROCHE, MICLEY, BIXBY, LEARY and IRISH requesting a discussion to review who will respond and how the City of Newton will act should Immigration and Customs Enforcement (ICE) enter the city. The purpose is to ensure that established procedures are properly followed so that all individuals who live and/or work in Newton are protected from ICE engaging in door-to-door actions, harassment, or the unlawful detention of residents and workers. This discussion also serves to reaffirm the City of Newton's continued adherence to its Welcoming City Ordinance (180 days: 07/19/2026).
- #53-26**      **Class 2 Auto Dealer License**  
STAN'S AUTOMOTIVE INC.  
D/B/A NEWTON AUTOMOTIVE and SALES  
249 Centre Street  
Newton Corner, MA 02458
- #52-26**      **Class 2 Auto Dealer License**  
AUCTION DIRECT PREOWNED, INC  
1545 Washington Street  
West Newton, MA 02465
- #51-26**      **Class 2 Auto Dealer License**  
OLD TIME GARAGE  
1960 Washington Street  
Newton, MA 02462

**Referred to Public Facilities Committee**

- #43-26**      **Request for a discussion and ordinance change to only require a new sidewalk installation if the existing sidewalk is damaged during construction**  
COUNCILORS ALBRIGHT, KALIS, and LEARY requesting a discussion and ordinance change regarding Chapter 29 Sections 157-166 of the Revised Ordinances' requirement to install a sidewalk when renovations exceed 50% of house costs. Homeowners typically learn at the end of a long renovation project that a new sidewalk will be required at a cost of between twenty-five thousand dollars (\$25,000) to fifty thousand dollars (\$50,000) depending on sidewalk configuration. The ordinance change would only require a new

sidewalk installation if the existing sidewalk was damaged during construction (180 Days: 07/19/2026).

- #41-26 Request for periodic updates on data collected on the Washington Street Pilot**  
COUNCILORS ALBRIGHT, KRINTZMAN, KELLEY, LEARY, BIXBY, KALIS, BLOCK, WRIGHT, GREENBERG, GORDON, and CHARM requesting updates on the Washington Street Pilot redesign including a presentation and reminder on baseline data collected, periodic updates as data is collected during the term of the pilot, reports on changes made during the pilot period with reasons for them, and reports on snow clearing during the winter snow plowing season (180 Days: 07/19/2026).
- #40-26 Request for discussion and study on the option of removing the Bullough's Pond dam**  
COUNCILORS LEARY, ROCHE, KELLEY, FARRELL, GREENBERG, DAHMUBED, and ALBRIGHT requesting a discussion and study on the option of dam removal at Bullough's Pond. The discussion should include the option's potential to improve public safety, restore ecosystems, improve wildlife habitat, preserve mature trees and increase climate resilience, and to be a cost-effective, one-time solution compared to the significant cost of building and maintaining new dam infrastructure (180 Days: 07/19/2026).

### **Referred to Finance Committee**

#### **Referred to Zoning & Planning & Finance Committees**

- #60-26 CPC recommendation to appropriate \$600,000 in CPA Historic Resource funding**  
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of six hundred thousand dollars (\$600,000) in Community Preservation Act Historic Resource funding with five hundred five thousand nine hundred thirty-nine dollars and thirty-five cents (\$505,939.35) from Acct# 58R10498-57900B, Historic Resource Reserve Funds, and ninety-four thousand sixty dollars and sixty-five cents (\$94,060.65) from Acct# 5800-3599, Unrestricted Prior Year Reserves, to the control of the Planning & Development Department for a grant to the Suzuki School for their elevator project.

*The following items were late filed after the close of the docket and require a suspension of the Rules to be referred to Committee:*

#### **Referred to Zoning & Planning Committee**

- #59-26 Presentation and Discussion on Report of the Newton Housing Priorities Task Force**  
COUNCILORS ALBRIGHT, MALAKIE, WRIGHT, AND GETZ requesting a presentation and discussion regarding a report created by the Affordable Housing Trust, The Housing Partnership and the Fair Housing Committee. This

report, prepared by the Newton Housing Priorities Task Force (formed in late 2023), analyzes the city's affordable housing landscape to answer three questions: 1) What is the existing supply and what factors led to its development, 2) Whom does the existing affordable housing serve, and 3) How does this supply match the need. (180 days: 07/19/2026)

**Referred to Zoning & Planning Committee**

**#57-26**

**Request for discussion and ordinance amendment(s) to dimensional controls, aligning use and zoning.**

COUNCILORS OLIVER, WRIGHT, GETZ, ROCHE, MALAKIE, KALIS requesting discussion to determine alignment of dimensional controls (setbacks, height, FAR, etc) for residential developments within BU lots, with focused consideration for lots in and adjacent to residential neighborhoods. (180 days: 07/19/2026)