



## Land Use Committee Agenda

### City of Newton In City Council

January 27, 2026

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on January 27, 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/89541924904> call 1-646-558-8656 and use the following Meeting ID: 895 4192 4904

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\***

**Note:** *The Committee will review a request for a consistency ruling for 11 Florence Street. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services as to whether the relocation of the memory care terrace from levels three and four to level two, as well as the decorative wall along the Florence Street sidewalk, may be deemed consistent with the approved plans under Special Permit #356-22. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*

11 Florence Street - <https://newtonma.viewpointcloud.com/records/904384>

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*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.*

**Chair's Note:** *The petitioner has requested to withdraw the following petition without prejudice.*

**#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.  
1135 Walnut Street - <https://newtonma.viewpointcloud.com/records/904528>

**#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>  
**Land Use Held; Public Hearing Continued 7-0 (Councilor Golden Not Voting) on  
01/06/26**

**Respectfully Submitted,  
Andrea Kelley, Chair**