



Land Use Committee Agenda

City of Newton In City Council

February 10, 2026

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on February 10, 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/84726273391> call 1-646-558-8656 and use the following Meeting ID: 847 2627 3391

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

Chair's Note: *The Land Use Committee will be joined by the Planning and Development Board to discuss item #71-26.*

#71-26

Request to Rezone 148 California Street to Business Use 2

KF REALITY TRUST petition to rezone 148 California Street, Ward 1, Newton, on land known as Section 11 Block 12 Lot 11, from MANUFACTURING to BUSINESS USE 2.

148 California Street - <https://newtonma.viewpointcloud.com/records/903666>

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- #72-26** **Petition seeking release from the Restrictive Covenant at 148 California Street**
KF REALTY TRUST petition requesting that the City of Newton release the restrictive covenant, adopted by Board Order #162-88 and recorded with the Middlesex South Registry of Deeds in Book 30627, Page 331, as amended, on the property at 148 California Street, Ward 1, Newton, on land known as Section 11 Block 12 Lot 11, containing approximately 231,486 sq. ft. of land in a district zoned MANUFACTURING.
148 California Street - <https://newtonma.viewpointcloud.com/records/902648>
- #70-26** **Request for a special permit to allow for shared parking at 148 California Street**
KF REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to allow for a one-third reduction in parking of 260 stalls, resulting in an on-site requirement of 519 stalls, allowing for more flexibility for future tenanting of the commercial spaces at 148 California Street, Ward 1, Newton, on land known as Section 11 Block 12 Lot 11, containing approximately 231,486 sq. ft. of land in a district zoned Manufacturing . Ref: Sec. 7.3.3, 5.1.4.A and 5.1.4.D, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
148 California Street - <https://newtonma.viewpointcloud.com/records/902648>
- #69-26** **Request to allow a home business in a detached accessory building and to allow the business to exceed 30% of the ground floor area**
BENJAMIN GRACE petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a two-story detached accessory building with an office for a home business on the first story and an ADU, a home business that exceeds 30% of the ground floor area of the dwelling, and more than two parking stalls within the side setback at 224 Melrose Street, Ward 4, Newton, on land known as Section 41 Block 17 Lot 25, containing approximately 15,750 sq. ft. of land in a district zoned Single Residence 3. Ref: Sec. 7.3.3, 6.7.3.B.1.k.iv, 6.7.3.B.1.b, 5.1.7.A and 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
224 Melrose Street - <https://newtonma.viewpointcloud.com/records/907874>
- #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>
Land Use Held; Public Hearing Continued 8-0 on 01/06/2026

Respectfully Submitted,
Andrea Kelley, Chair