



City Council Docket

February 18 – Public Facilities and Public Safety
& Transportation
February 23 – Zoning & Planning and Finance
February 24 – Land Use

Page 35
Continued
Tuesday, February 17, 2026
7:45PM, Hybrid

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers Tuesday, February 17, 2026, at 7:45PM. To view this meeting on Zoom use this link:

<https://newtonma-gov.zoom.us/j/88338637630>

at the above date and time:

One tap mobile

US: +13092053325, 883 3863 7630

Land line

+1 309 205 3325 US

Webinar ID: 883 3863 7630

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>

1

City of Newton City Council Docket

Referred to Land Use Committee

Public Hearing 02-24-2026

#92-26

**Request to vertically extend nonconforming front setbacks at 55
Auburndale Avenue**

JOHN AND ANNA MURNANE petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raise the roofline of the existing attic by 5.25 feet, allowing for habitable space and vertically extending nonconforming front setbacks at 55

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.

Auburndale Avenue, Ward 3, Newton, on land known as Section 44 Block 17 Lot 88, containing approximately 8,262 sq. ft. of land in a district zoned SR2. Ref: Sec. 7.3.3, 3.1.3 and 7.8.2.C.2, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 02-24-2026

#93-26 Request to further increase nonconforming FAR at 1445 Commonwealth Avenue

ADAM AND ROSSANNA HENNESSEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct additions to the front and rear of the dwelling which further increase the nonconforming FAR at 1445 Commonwealth Avenue, Ward 3, Newton, on land known as Section 32 Block 33 Lot 09, containing approximately 23,893 sq. ft. of land in a district zoned SR1. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, and 7.8.2.C.2, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Public Hearing 02-24-2026

#94-26 Request to exceed FAR at 11 Richfield Road

PETER TSE petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing single-family dwelling and construct a new two-story single-family dwelling with relief for floor area ratio at 11 Richfield Road, Ward 3, Newton, on land known as Section 32 Block 04 Lot 13, containing approximately 10,256 sq. ft. of land in a district zoned SR2 . Ref: Sec. 7.3.3, 3.1.3, and 3.1.9, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#96-26 Petition to Amend the Wells Avenue Deed Restriction for 60 Wells Avenue

WELLS 60 Realty LLC petition to amend the deed restriction adopted by Board Order #276-68(3), dated November 18, 1963, as amended, to allow a veterinary hospital at 60 Wells Avenue, Ward 8, Newton, on land known as Section 84 Block 34A Lot 01, containing approximately 32,463 sq. ft. of land in a district zoned LIMITED MANUFACTURING.

Referred to Zoning & Planning Committee

#83-26 Prevent the Creation of Detention or Processing Center to Detain or Hold Individuals for Civil Enforcement in Any Zone in Newton

COUNCILORS ALBRIGHT, LEARY, GREENBERG, CHARM, ROCHE, and DAHMUBED requesting a change to Chapter 30, Zoning such that a detention or processing center to detain or hold persons in civil enforcement is not an allowed use in any zone in Newton (180 days: 08/17/2026).

#85-26 Discussion and Possible Amendment of the 60% Facade Build Out Ordinance

COUNCILORS KALIS, ALBRIGHT, KELLEY, CHARM, LEARY, ROCHE, GREENBERG, and KRINTZMAN requesting a discussion with the Planning Department and ISD to better understand the impact of the 60% maximum facade build-out ordinance on odd-shaped lots, including cul-de-sacs, ovals, wavy frontage and

others, including examples and ISD interpretation of the ordinance applications (180 days: 08/17/2026).

- #91-26 Discussion and Possible Amendment to Change Effective Date of the 60% Facade Build Out**
COUNCILORS ALBRIGHT, KELLEY, KRINTZMAN, GREENBERG, and ROCHE requesting a discussion and potential amendment to Ch 30, Zoning that would change in the effective date of the 60% façade ordinance from March 1, 2026, to June 1, 2026. A delay in the effective date will allow more projects to finish the multi-faceted, time-consuming review process and avoid disruption as well as increased mid-review additional costs when changes to the City zoning ordinances are implemented (180 days: 08/17/2026).
- #95-26 Reappointment of Councilor Albright to the Newton Affordable Housing Trust Fund**
PRESIDENT OLIVER reappointing Councilor Susan Albright, 1075 Commonwealth Ave, Newton as a member of the Newton Affordable Housing Trust for a term of office to expire on December 31, 2027 (60 days: 04/18/2026).

Referred to Programs & Services and Zoning & Planning Committees

- #84-26 Discussion on the Impact of Recent Ordinance Changes on Costs and New Growth**
COUNCILORS KALIS, ALBRIGHT, GETZ, KELLEY, CHARM, LUCAS, and ROCHE requesting a discussion with all relevant Department Heads to discuss cumulative impact on housing projects (including project costs, impact on New Growth to support our tax base, anecdotal feedback from residents) because of recent ordinance changes including but not limited to recent zoning modifications (e.g. 60% facade, grade change), electrification, tree ordinances, sidewalk ordinances, and water/sewer enhancements on residents and builders as well as feedback on the City's ability to enforce these ordinances (180 days: 08/17/2026).

Referred to Programs & Services Committee

- #77-26 Review of Newton City Charter**
COUNCILORS KRINTZMAN, LUCAS, BLOCK, SILBER, ALBRIGHT, FARRELL, KALIS, ROCHE, DAHMUBED, GOLDEN, and BIXBY requesting discussion and review of the Newton City Charter that should include an evaluation of the structure, composition, role and duties of Newton's City Council and School Committee. The review should also include any other component of the Newton City Charter deemed appropriate. The review should be presented to the Newton City Council for its consideration (180 days: 08/17/2026).

- #78-26 Review of City Council Rules**
COUNCILORS KRINTZMAN, KALIS, LUCAS, MALAKIE, GOLDEN, FARRELL, and ROCHE requesting that a subcommittee of the Programs and Services committee shall review the rules of the Newton City Council and make any necessary recommendations to the full Council, for modification thereof (180 days: 08/17/2026).

Referred to Public Facilities Committee

- #74-26 Request for a pre-budget planning discussion**
COUNCILORS KALIS and GETZ requesting a preliminary discussion with the Department of Public Works to prepare for the Committee's FY26 Budget Review of this department and programs (180 days: 08/17/2026).
- #79-26 Reappointment of Jonathan Kantar to the Design Review Committee**
HIS HONOR THE MAYOR reappointing Jonathan Kantar, 672 Chestnut Street Waban as a member of the Design Review Committee for a term to expire on December 31, 2029 (60 days: 04/18/2026).
- #80-26 Reappointment of SingNing Kuo to the Design Review Committee**
HIS HONOR THE MAYOR reappointing SingNing Kuo, 1395 Walnut Street, Newton as a member of the Design Review Committee for a term to expire on December 31, 2029 (60 days: 04/18/2026).
- #81-26 Reappointment of Amy MacKrell to the Design Review Committee**
HIS HONOR THE MAYOR reappointing Amy MacKrell of 12 Dexter Road, Newtonville as a member of the Design Review Committee for a term to expire on December 31, 2029 (60 days: 04/18/2026).
- #86-26 Reappointment of Stacy Roman to the Designer Selection Committee**
HIS HONOR THE MAYOR reappointing Stacy Roman, 32 Arapahoe Road, Newton as a member of the Designer Selection Committee for a term to expire on December 31, 2029 (60 days: 04/18/2026).
- #87-26 Reappointment of Kenneth White to the Designer Selection Committee**
HIS HONOR THE MAYOR reappointing Kenneth White, 30 Murray Road, Newton as a member of the Designer Selection Committee for a term to expire on December 31, 2029 (60 days: 04/18/2026).
- #88-26 Reappointment of John Synnott to the Designer Selection Committee**
HIS HONOR THE MAYOR reappointing John Synnott, 22 Winona Street, Auburndale as a member of the Designer Selection Committee for a term to expire on December 31, 2029 (60 days: 04/18/2026).

Referred to Finance Committee

#82-26 Appointment of Ruthanne Fuller to the Horace Cousens Industrial Fund
HIS HONOR THE MAYOR appointing Ruthanne Fuller, 163 Suffolk Road, Newton, as a member of the Horace Cousens Industrial Fund for a term set to expire on March 2, 2029 (60 days: 04/18/2026).

#90-26 Accept a grant of \$113,956 and appropriate \$9,290.85 to install electric vehicle charging stations
HIS HONOR THE MAYOR requesting authorization to accept and expend the sum of one hundred thirteen thousand nine hundred fifty-six dollars (\$113,956) in grant funding from the Massachusetts Department of Environmental Protection's Electric Incentive Program (MassEVIP), and to appropriate and expend the sum of \$9,290.85 from the Energy Stabilization Fund, in order to install seven electric vehicle charging stations.

Referred to Programs & Services and Finance Committees

#76-26 Discussion about establishing a Commission to review compensation for the Mayor, City Council and School Committee
COUNCILOR KRINTZMAN requesting discussion about establishing a Commission to review compensation for the Mayor, City Council and School Committee and make a recommendation to the City Council regarding any ordinance modification. The Commission should review the current salary of the Mayor, City Councilors and School Committee Members; evaluate the impact that salary has on the willingness of residents to seek elected office; and evaluate how the compensation reflects the workload of the various elected offices (180 days: 08/17/2026).

Referred to Public Facilities and Finance Committees

#89-26 Transfer of \$150,000 for Cooper Center project closeout costs
HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred fifty thousand dollars (\$150,000) from the Cooper Center Owners' Project Contingency Acct# 7836B115-58SB40-NEWC to Acct# 783B115-582500-NEWC to be used for project closeout costs.

Referred to Public Facilities and Finance Committees

#97-26 Transfer of \$1,500,000 for snow removal
HIS HONOR THE MAYOR requesting authorization to transfer the sum of one million five hundred thousand dollars (\$1,500,000) from Acct# 0110498-579400, FY2026 Budget Reserve - Snow Removal, with three hundred fifty thousand dollars (\$350,000) to Acct# 0140123-513010, Regular Overtime, and one million one hundred fifty thousand dollars (\$1,150,000) to Acct# 0140123-529100, Contractors, to cover costs for snow removal hauling.

Referred to Committee of the Whole

#75-26

Request for discussion regarding the draft BERDO Regulations

PRESIDENT OLIVER requesting a discussion in Committee of the Whole with the City's BERDO Administrator and the BERDO Advisory Commission regarding the draft BERDO Regulations. At this meeting, the BERDO Administrator will give an overview of the Regulation development process and discuss the key elements of the draft Regulations. This meeting will mark the beginning of a 30-day public comment period on the Regulations (180 days: 08/17/2026).