



City Council Reports Docket

February 4 – Programs & Services, Public
Facilities, and Public Safety & Transportation
February 9 – Finance and Zoning & Planning
February 10 – Land Use

Page 30
7:45 PM, Hybrid
To be reported on
Tuesday, February 17, 2026

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers
Tuesday, February 17, 2026, at 7:45 PM. 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>

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City of Newton **In City Council Items to be Acted Upon**

Referred to Land Use Committee

02/10/2026

Present: Councilors Leary (Vice-Chair), Leary, Block, Farrell, Golden, Lucas, and Roche; Absent:
Councilors Kelley (Chair) and Irish; Also Present: Councilors Wright, Oliver, Albright, Greenberg,
Malakie and Dahmubed

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.

- #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.
Land Use Held 8-0 on 01/06/2026
Land Use Approved 6-0
- #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.
Land Use Approved 5-0 (Councilor Golden Not Voting)
- #70-26 Request for a special permit to allow for shared parking at 148 California Street**
KF REALITY 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.C, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
Land Use Held 6-0
- #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.
Land Use Approved 5-0-1 (Councilor Block Abstained)
- #72-26 Petition seeking release from the Restrictive Covenant at 148 California Street**
KF REALITY 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.
Land Use Approved 6-0

Referred to Zoning & Planning Committee

02/09/2026

Present: Baker (Chair), Wright, Gordon, Albright, Oliver, Kalis, Getz, and Dahmubed

#22-26 Request for a pre-budget planning discussion
 COUNCILORS BAKER, WRIGHT, FARRELL, and GETZ requesting a preliminary discussion with the Planning Department, Inspectional Services Department and CPA Program Manager to prepare for the Committee's FY26 Budget Review of these Departments and Programs.
Zoning & Planning Held 8-0

#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.
Zoning & Planning Held 8-0

#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.
Zoning & Planning Held 8-0

Referred to Programs & Services Committee

02/04/2026

Present: Councilors Krintzman (Chair), Malakie, Oliver, Bixby, Micley, Charm, Baker, and Farrell

Referred to the Programs & Services and Finance Committees

#66-26 Transfer of \$82,000 to provide funding for Arts and Culture Director
 HIS HONOR THE MAYOR requesting authorization to transfer sixty-six thousand dollars (\$66,000) from Acct# 0160251-511001, Parks and Recreation Full-Time Salaries, and sixteen thousand dollars (\$16,000) from Acct# 0160251-57HLTH, Parks and Recreation Health Insurance, to Acct# 0160480-511001, Arts and Culture Full-Time Salaries and Acct# 0160480-57HLTH, Arts and Culture Health Insurance, respectively to provide funding for Arts and Culture Director Meryl Kessler through Fiscal Year 2026.
Programs & Services Approved 8-0
Finance Approved 8-0 on 02/09/2026

Referred to Public Safety & Transportation Committee

02/04/2026

Present: Councilors Lucas (Chair), Greenberg, Wright, Block, Irish, Roche, Golden and Silber; also present: Councilors Krintzman, Farrell, Oliver, Bixby, Charm, Baker and Malakie

- #63-26** **Appointment of Timothy V. Cohoon as Chief of Newton Police Department**
 HIS HONOR THE MAYOR appointing Timothy V. Cohoon as Chief of Newton Police Department. (30 days: 03/04/26)
Public Safety & Transportation Approved 6-0-1 (Councilor Roche Abstained)
(Councilor Wright Not Voting)

Referred to Public Facilities Committee

02/04/2026

Present: Present: Councilors Kalis (Chair), Albright, Getz, Gordon, Grossman, Kelley, and Leary; absent: Councilor Dahmubed

- #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).
Public Facilities Held 7-0

- #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).
Public Facilities Held 7-0

Referred to Finance Committee

02/09/2026

Present: Present: Councilors Grossman (Chair), Bixby, Charm, Greenberg, Krintzman, Malakie, Micley, and Silber

Referred to the Programs & Services and Finance Committees

- #66-26** **Transfer of \$82,000 to provide funding for Arts and Culture Director**
 HIS HONOR THE MAYOR requesting authorization to transfer sixty-six thousand dollars (\$66,000) from Acct# 0160251-511001, Parks and Recreation Full-Time Salaries, and sixteen thousand dollars (\$16,000) from Acct# 0160251-57HLTH, Parks and Recreation Health Insurance, to Acct# 0160480-511001, Arts and Culture Full-Time Salaries and Acct# 0160480-57HLTH, Arts and Culture Health Insurance,

respectively to provide funding for Arts and Culture Director Meryl Kessler through Fiscal Year 2026.

Finance Approved 8-0

Programs & Services Approved 8-0 on 02/04/2026

#67-26

Appropriation of \$43,800.68 to Newton Public Schools

HIS HONOR THE MAYOR requesting authorization to appropriate and expend forty-three thousand eight hundred dollars and sixty-eight cents (\$43,800.68) from Acct# 0001-3240, June 30, 2025 Certified Free Cash, to Newton Public Schools Acct# 01C30109-579500, School Sustainability Initiatives, for Helpsy textile collection and recycling.

Finance Approved 8-0

#68-26

Appropriation of \$17,600 to Newton Public Schools

HIS HONOR THE MAYOR requesting authorization to appropriate seventeen thousand six hundred dollars (\$17,600) from Acct# 0001-3240, June 30, 2025 Certified Free Cash, to Newton Public Schools Acct# 01C30106-538301, Foster Care Transportation, for disadvantaged student transportation.

Finance Approved 8-0

#73-26

CPC recommendation to appropriate \$34,626 for bike parking at parks and high schools

COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of thirty-four thousand six hundred twenty-six dollars (\$34,626) in Community Preservation Act funding from the Unrestricted Prior Year Funds (Acct# 5800-3599) for the installation of bike parking at various park locations citywide and at both high schools.

Finance Approved 8-0