



## Land Use Committee Agenda

### City of Newton In City Council

February 24, 2026

7:00 PM

**Chair's Note: Due to the inclement weather this meeting will now be VIRTUAL only.**

The Land Use Committee will hold this meeting as a virtual meeting on February 24, 2026 at 7:00 pm that the public may access virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/83774758277> call 1-646-558-8656 and use the following Meeting ID: 837 7475 8277

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\***

### *Public Hearing*

**#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 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.

55 Auburndale Avenue -<https://newtonma.portal.opengov.com/records/906217>

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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.*

*Public Hearing*

**#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. 1445 Commonwealth Avenue -

<https://newtonma.portal.opengov.com/records/906865>

*Public Hearing*

**#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.

11 Richfield Road – <https://newtonma.portal.opengov.com/records/910118>

**Respectfully Submitted,  
Andrea Kelley, Chair**