



City Council Actions
In City Council
Tuesday, February 17th, 2026

Present: Councilors Albright, Bixby, Block, Dahmubed, Getz, Golden, Gordon, Greenberg, Irish, Kalis, Krintzman, Leary, Lucas, Malakie, Micley, Oliver, Roche, Silber, Wright

Absent: Councilors Baker, Charm, Farrell, Grossman, Kelley

Clerk's Note: The full Council meeting can be viewed on the following link:

<https://www.youtube.com/live/hmxFfPB63Dc?si=xqCQ4zhDpCculqtV>

The City Council discussed the following items on Second Call:

Referred to Public Safety & Transportation Committee

#10-26

Appeal of Traffic Council Decision TC59-25

COUNCILORS LOBOVITS AND LUCAS appealing the trial of Traffic Council petition TC59-25 on November 20, 2025, on the request of a trial to extend the trial of the Langley Road (Triangle) Municipal Parking Lot in Newton Centre, previously part of item #TC8-25, including the existing Newton Centre Plaza located within a portion of the two westernmost rows of parking, to be reevaluated by October 31, 2026. (Ward 6)

Public Safety & Transportation Amended Traffic Council Decision from October 31, 2026 to May 31, 2026 6-2 (Councilors Greenberg, Roche Opposed)

Chartered on February 2, 2026

Postponed to a Date Certain of 03/02/26 18-1-5 (Councilor Micley Opposed)
(Councilors Baker, Charm, Farrell, Grossman, Kelley Absent)

Referred to Land Use Committee

#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)

Postponed to a Date Certain of 03/02/26 18-1-5 (Councilor Micley Opposed)
(Councilors Baker, Charm, Farrell, Grossman, Kelley Absent)

#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

Postponed to a Date Certain of 03/02/26 18-1-5 (Councilor Micley Opposed)
(Councilors Baker, Charm, Farrell, Grossman, Kelley Absent)

The City Council voted without discussion 19 Yeas, 0 Nays, 5 Absent (Councilors Baker, Charm, Farrell, Grossman, Kelley) to Accept the Committee Recommendations on the following:

Referred to Land Use Committee

#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)

Referred to Programs & Services Committee

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

#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 Finance Committee

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

Public Hearings were assigned to the following items:**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 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.