



City Council Reports Docket

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

Page 41
7:45 PM, Hybrid
To be reported on
Monday, March 2, 2026

The City Council will hold this meeting as a hybrid meeting in the City Hall Chambers
Monday, March 2, 2026, at 7:45 PM. To view this meeting on Zoom use this link

<https://newtonma-gov.zoom.us/j/87982511386>

at the above date and time:

One tap mobile

US: +13092053325, 879 825 11386

Land line

+1 309 205 3325 US

Webinar ID: 879 825 11386

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>

City of Newton In City Council Items to be Acted Upon

Unfinished Council Business

#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

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.

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 02/02/2026

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

#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)

Referred to Land Use Committee

02/24/2026

Present: Present: Councilors Kelley (Chair), Leary, Irish, Block, Farrell, Golden, Lucas, and Roche; Also Present: Councilors Wright, and Malakie

#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.

Land Use Approved 8-0

#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.
Land Use Approved 7-0-1 (Councilor Roche Abstained)

#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.
Land Use Held 7-0 (Councilor Farrell Not Voting)

Referred to Zoning & Planning Committee

02/23/2026

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

#20-26 Request for discussion and possible amendments to enhance the preservation of existing homes
 COUNCILORS BAKER, WRIGHT, OLIVER, MALAKIE, FARRELL, GETZ, and KALIS requesting a discussion and possible amendments to Chapter 30 Zoning or other City Ordinances to enhance the preservation of existing homes over their replacement by larger and more expensive structures.
Zoning & Planning Held 8-0 on 01/26/2026
Zoning & Planning Held 8-0

#64-26 Requesting discussion and amendments to Section 1.5.1.B of Chapter 30, Zoning
 HIS HONOR THE MAYOR requesting discussion and amendments to Section 1.5.1.B, Two-Family, Detached of Chapter 30, Zoning.
Zoning & Planning Held 8-0

#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).

Zoning & Planning Voted No Action Necessary 5-3 (Councilors Albright, Kalis, Dahmubed Opposed)

#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.

Zoning & Planning Approved 8-0

Referred to Public Safety & Transportation Committee

02/18/2026

Present: Councilors Lucas (Chair), Greenberg, Wright, Block, Irish, Roche and Silber; absent: Councilor Golden; also present: Councilors Malakie, Krintzman, Baker, Albright, Bixby, Leary and Dahmubed

#62-26 Requesting a discussion and ordinance change to the City's Overnight Parking Ban

COUNCILORS LUCAS, BLOCK, SILBER, KALIS, IRISH, FARRELL, KRINTZMAN, WRIGHT and CHARM requesting a discussion and ordinance change to the City's Overnight Parking Ban (180 days: 07/25/26).

Public Safety & Transportation Held 6-0 (Councilor Silber Not Voting)

Referred to Public Facilities Committee

02/18/2026

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

#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: 08/16/2026).

Public Facilities Voted No Action Necessary 7-0

#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).

Public Facilities Approved 7-0

#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).

Public Facilities Approved 7-0

#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).

Public Facilities Approved 7-0

#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).

Public Facilities Approved 7-0

#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).

Public Facilities Approved 7-0

#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).

Public Facilities Approved 7-0

#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.

Public Facilities Approved 7-0 on 02/18/2026

Finance Approved 7-0 (Councilor Krintzman Not Voting) on 02/23/2026

Referred to Finance Committee

02/23/2026

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

- #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).
Finance Approved 8-0
- #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# 7836B115-582500-NEWC to be used for project closeout costs.
Finance Approved 8-0
- #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.
Public Facilities Approved 7-0 on 02/18/2026
Finance Approved 7-0 (Councilor Krintzman Not Voting) on 02/23/2026