



Land Use Committee Agenda

City of Newton In City Council

March 10, 2026

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on March 10, 2026 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma.gov.zoom.us/j/85449102697> call 1-646-558-8656 and use the following Meeting ID: 854 4910 2697

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

#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.

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.

Public Hearing

#104-26 Request to allow four attached single-family dwellings and associated relief at 60 Brookside Ave

60 BROOKSIDE AVENUE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing two-family dwelling and construct four attached single-family dwellings with reduced side and rear setbacks, that exceeds maximum lot coverage, exceeds maximum lot area per unit, dimensional parking relief, and a retaining wall over four feet tall at 60 Brookside Ave, Ward 2, Newton, on land known as Section 32 Block 04 Lot 13, containing approximately 10,256 sq. ft. of land in a district zoned MR1 . Ref: Sec. 7.3.3, 3.1.3, and 3.1.9, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

60 Brookside Avenue- <https://newtonma.portal.opengov.com/records/909930>

Public Hearing

#103-26 Request for a special permit to allow three attached single-family dwellings and reduced front and side setbacks at 11 Parsons Street

KZ FLEET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, proposes to raze the existing single-family dwelling and construct three single family attached dwellings in two buildings with reduced front and side setbacks at 11 Parsons Street, Ward 3, Newton, on land known as Section 31 Block 10 Lot 02, containing approximately 17,678 sq. ft. of land in a district zoned MR1 . 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.

11 Parsons Street- <https://newtonma.portal.opengov.com/records/907539>

Public Hearing

#102-26 Request to amend Special Permit #474-14 to allow an oversized secondary sign at 199 Boylston Street

THE MALL AT CHESTNUT HILL petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to install a 202 square foot internally illuminated sign with relief to allow an oversized secondary sign at 199 Boylston Street, Ward 7, Newton, on land known as Section 65 Block 08 Lot 99, 99A, 100, containing approximately 324,691 sq. ft. of land in a district zoned BU1 . Ref: Sec. 7.3.3, 5.2.8 and 5.2.13.A, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

199 Boylston Street- <https://newtonma.portal.opengov.com/records/909416>

**Respectfully Submitted,
Andrea Kelley, Chair**