



Land Use Committee Agenda

City of Newton In City Council

April 14, 2026

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on April 14, 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/82274281906> call 1-646-558-8656 and use the following Meeting ID: 822 7428 1906

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

- #130-26 Request to allow three stories, to exceed height and associated parking waivers at 1100-1102 Beacon Street**
ONE STOP LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing structure and construct a three-story building containing four live/work units with relief for a three story structure with up to 36 feet in height and waiver of three parking stalls at 1100-1102 Beacon Street, Ward 6, Newton, on land known as Section 54 Block 22 Lot 06 containing approximately 5,393 sq. ft. of land in a district zoned BU2. Ref: Sec. 7.3.3, 4.1.2.B.3, 4.1.3, 5.1.4 and 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
1100-1102 Beacon Street –
<https://newtonma.portal.opengov.com/records/912834>

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.

#131-26 Request for a special permit to allow 16 attached single-family dwellings, with associated dimensional and parking relief at 93, 103 and 0 Thurston Road
THURSTON DEVELOPMENT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing buildings and construct 16 single-family attached dwellings with relief for setbacks, parking in the front setback and within five feet of a building, reduced width of maneuvering aisle and driveway entrance, with a waiver for perimeter screening and lighting requirements, driveway within 10 feet of a lot line, and parking within 20 feet of side lot line at 93, 103 and 0 Thurston Road, Ward 5, Newton, on land known as Section 51 Block 12 Lot 02, 03 and 04 containing approximately 49,929 sq. ft. of land in a district zoned BU2. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 5.1.8.A.1, 5.1.13, 5.1.8.A.2, 5.1.8.C.2, 5.1.8.D.1, 5.1.9.A, 5.1.10.A, and 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
93 Thurston Ave – <https://newtonma.portal.opengov.com/records/907273>

Respectfully Submitted,
Andrea Kelley, Chair