



Land Use Committee Report

City of Newton In City Council

Tuesday, April 14, 2026

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

City Staff Present: Senior Planner Sondria Berman, Deputy Chief Planner Cat Kemmett, Deputy City Solicitor Jonah Temple, and Planning Associate Zach Melcher

All Special Permit Plans, Designs, Plan Memoranda and Application Materials, both past and present, can be found at the following link: [NewGov – City of Newton Land Use Committee Special Permit Search](#).

The full video of the April 14, 2026, Land Use Meeting can be found at the following link: <https://www.youtube.com/watch?v=KSj58mR5AAk>

#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>

Action: Land Use Held 8-0, Public Hearing Continued

Note: The Chair stated that the full meeting for the public hearing would not be held tonight. She stated that the public hearing is still open for both petitions that were going to be discussed, but they will be heard at a later meeting. She explained that the reason for this change was that the meeting was posted as hybrid, but the Zoom link given to the public was not working.

The Chair noted that efforts were made over the past hour on how to continue to hold the meeting tonight, but she decided that there would be no deliberation in the spirit of Open Meeting Law because so many people were expecting to join via the Zoom link that was nonfunctional.

A Councilor asked if the Committee would let people know when the next meeting will be held. The Chair stated that the next meeting will be posted on the normal channels, and the Council will be informed through the Friday Packet.

Another Councilor asked if the docketed items would be discussed at the next scheduled meeting. The Chair responded that it is possible because the public comment period is still open, but further scheduling and discussions need to occur. She noted that there may need to be another meeting in April or May.

A different Councilor suggested that legal notices for the next meeting be resent. The Chair confirmed that they will be.

Deputy Chief Planner Cat Kemmet wanted to confirm that the motion could still be voted on considering the technical difficulties with the Zoom link. The Chair stated that the Law Department was consulted and advised the Committee to still vote on the motion.

Councilor Roche motioned to hold which passed unanimously.

#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>

Action: **Land Use Held 8-0, Public Hearing Continued**

Note: Please refer to the note under item #130-26 for an explanation of the technical difficulties at the meeting and future plans for item #131-26.

Councilor Irish motioned to hold which passed unanimously.

Respectfully Submitted,

Andrea Kelley, Chair