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## City of Newton

### Legal Notice

**Tuesday, May 12, 2026**

Public Hearings of the Land Use Committee of the Newton City Council will be held on Tuesday, May 12, 2026, at 7 PM in the City Council Chambers (Room 207), Newton City Hall, 1000 Commonwealth Avenue, Newton, MA on the following petitions:

**Please Note: This is a hybrid meeting that the public may access in-person or virtually via Zoom with the following link: <https://newtonma-gov.zoom.us/j/87308051224> or call 1-646-558-8656 and use the Meeting ID: 873 0805 1224**

**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 or at the following link: <https://newtonma.viewpointcloud.com/search>

**#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>

**#131-26 Request for a special permit to allow 16 attached single-family dwellings, to waive the front, side and rear setback, lot coverage and lot area per unit requirements, and to allow a driveway and parking within the setback at 93, 103, and 0 Thurston Road**

THURSTON DEVELOPMENT LLC and MAUREEN LUPIEN petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing buildings and construct 16 single-family attached dwellings with relief for attached single-family dwellings, to allow reduced setbacks in the front, side, and rear, 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, parking within 20 feet of side lot line, and waivers for lot coverage and lot area per unit 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, 5.11.4.C, and 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

93 Thurston Road – <https://newtonma.portal.opengov.com/records/907273>

**Request to exceed FAR and façade ratio at 19 Saxon Road**

HAYA MAYMAN & MICHAEL RIVKIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a detached two-car garage and a rear addition to the dwelling, exceeding the maximum FAR and façade ratio, at 19 Saxon Road, Ward 6, Newton, on land known as Section 52 Block 16 Lot 04 containing approximately 13,608 sq. ft. of land in a district zoned SR2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, and 1.5.7 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

19 Saxon Road – <https://newtonma.portal.opengov.com/records/919556>

**Request to further extend nonconforming FAR at 104 Eldredge Street**

MIKE & DEBRA CHEN petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct an attached garage in the space currently occupied by a portion of the basement and under an existing deck, further extending the nonconforming FAR at 104 Eldredge Street, Ward 7, Newton, on land known as Section 72 Block 08 Lot 12 containing approximately 10,426 sq. ft. of land in a district zoned SR2. 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.

104 Eldredge St – <https://newtonma.portal.opengov.com/records/920631>

**Request to allow a combination of retaining walls exceeding four feet in height and to amend Special Permit #211-21 at 43 Kenwood Avenue**

MARK & MARTHA FISHMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to allow a system of retaining walls exceeding four feet in height and to amend Special Permit #211-21 at 43 Kenwood Avenue, Ward 6, Newton, on land known as Section 64 Block 20 Lot 22 containing approximately 10,610 sq. ft. of land in a district zoned SR2. Ref: Sec. 7.3.3, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

43 Kenwood Avenue – <https://newtonma.portal.opengov.com/records/920722>

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