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## City of Newton

### Legal Notice

Tuesday, May 19, 2026

Public Hearings of the Land Use Committee of the Newton City Council will be held on Tuesday, May 19, 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/81594858935> or call 1-646-558-8656 and use the Meeting ID: 815 9485 8935**

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>

#### **Request to extend nonconforming FAR at 222 Winslow Road**

PHILIP & MAYA POORVU petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the detached garage and construct an attached three-car garage with an internal ADU above, exceeding FAR, at 222 Winslow Road, Ward 5, Newton, on land known as Section 54 Block 11 Lot 03 containing approximately 11,700 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.

222 Winslow Road – <https://newtonma.portal.opengov.com/records/922920>

#### **Request to further extend nonconforming FAR at 38 Morseland Avenue**

FERNANDO CAMARGO petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a rear addition and a second story addition to the dwelling within the existing footprint, further extending the nonconforming FAR, at 38 Morseland Avenue, Ward 2, Newton, on land known as Section 13 Block 25 Lot 01 containing approximately 9,231 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.

38 Morseland Avenue – <https://newtonma.portal.opengov.com/records/922798>

#### **Request for a special permit to exceed FAR and residential façade ratio, allow three stories, extend a nonconforming front setback, allow a retaining wall over four feet, and to alter nonconforming parking at 91-93 Newtonville Avenue**

91-93 NEWTONVILLE AVE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a new two-family dwelling, requiring special permit relief for FAR, to exceed the maximum residential façade ratio, to allow three stories, to allow a retaining wall over four feet, and to alter and extend nonconforming parking and front setback at 91-

93 Newtonville Avenue, Ward 1, Newton, on land known as Section 12 Block 17 Lot 11 containing approximately 4,265 sq. ft. of land in a district zoned MR1. Ref: Sec. 7.3.3, 1.5.3.B, 7.8.2.C.2, 3.2.3, 3.2.11, 1.5.7.E, 5.4.2.B, and 5.1.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

91-93 Newtonville Avenue – <https://newtonma.portal.opengov.com/records/918863>

**Request to further extend FAR at 54 Bonad Road**

ADAM & CAROLINE POSNER petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a 2.5-story rear addition further exceeding the maximum FAR at 54 Bonad Road, Ward 3, Newton, on land known as Section 32 Block 55 Lot 11 containing approximately 12,000 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.

54 Bonad Road – <https://newtonma.portal.opengov.com/records/923229>

**Request to exceed FAR and façade ratio at 5 Rose Drive**

EUGENIO NICOLAZZO & ALISON AMIRA petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a second story addition to the dwelling within the existing footprint, exceeding the maximum FAR and façade ratio at 5 Rose Drive, Ward 3, Newton, on land known as Section 33 Block 39 Lot 01 containing approximately 4,573 sq. ft. of land in a district zoned SR3. 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.

5 Rose Drive – <https://newtonma.portal.opengov.com/records/924013>