



## Land Use Committee Agenda

### City of Newton In City Council

May 12, 2026

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on May 12, 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/87308051224> call 1-646-558-8656 and use the following 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\*

**Chair's Note:** *The petitioner has requested to withdraw the following petition without prejudice*

**#94-26**

**Request to exceed FAR at 11 Richfield Road**

PETER TSE petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing single-family dwelling and construct a new two-story single-family dwelling with relief for floor area ratio at 11 Richfield Road, Ward 3, Newton, on land known as Section 32 Block 04 Lot 13, containing approximately 10,256 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.

11 Richfield Road – <https://newtonma.portal.opengov.com/records/910118>

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*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](mailto: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.*

**Land Use Held 7-0 (Councilor Farrell not voting) on 02-24-26; Public Hearing Continued**

- #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>  
**Land Use Held 8-0 on 04-14-26; Public Hearing Continued**

**Chair's Note:** *A motion will be made at the meeting to amend the following petition to include additional zoning relief and citation references. Please see the document at the end of the agenda for the amended language.*

- #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>  
**Land Use Held 8-0 on 04-14-26; Public Hearing Continued**

- #164-26 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>

**#165-26 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>

**#166-26 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>

**Respectfully Submitted,  
Andrea Kelley, Chair**

Below is the original and amended language for item #131-26. The amended language includes additional zoning relief and citation references. The highlighted text is what has been added to the language.

**Original language:**

**#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>

**Proposed Language:**

**#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 Ave – <https://newtonma.portal.opengov.com/records/907273>