

**RECEIVED**

By City Clerk at 3:46 pm, May 28, 2026



## Land Use Committee Agenda

### City of Newton In City Council

June 2, 2026

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on June 2, 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/83413887101> call 1-646-558-8656 and use the following Meeting ID: 834 1388 7101

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 Land Use Committee will hold a working session to discuss proposed conditions for the following petition and does not intend to take public comment.*

**#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.

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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.*

1100-1102 Beacon Street

<https://newtonma.portal.opengov.com/records/912834>

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

**Land Use Held 8-0 on 05-12-26; Public Hearing Continued**

- #168-26 Appointment of Barbara Gruenthal to the Riverside Neighborhood Liaison Committee**  
PRESIDENT OLIVER appointing Barbara Gruenthal, 10 Asheville Road, Newton as a member of the Riverside Neighborhood Liaison Committee pursuant to Condition #49 of Special Permit #239-25 granted on December 1, 2025. (60 Days: 07/31/2026)
- #169-26 Appointment of Liz Mirabile to the Riverside Neighborhood Liaison Committee**  
PRESIDENT OLIVER appointing Liz Mirabile, 19 Hallron Road, Newton as a member of the Riverside Neighborhood Liaison Committee pursuant to Condition #49 of Special Permit #239-25 granted on December 1, 2025. (60 Days: 07/31/2026)
- #170-26 Appointment of Bruce McVittie to the Riverside Neighborhood Liaison Committee**  
PRESIDENT OLIVER appointing Bruce McVittie, 11 Norumbega Court, Newton as a member of the Riverside Neighborhood Liaison Committee pursuant to Condition #49 of Special Permit #239-25 granted on December 1, 2025. (60 Days: 07/31/2026)
- #171-26 Appointment of Paul Giragos to the Riverside Neighborhood Liaison Committee**  
PRESIDENT OLIVER appointing Paul Giragos, 81 Woodland Road, Newton as a member of the Riverside Neighborhood Liaison Committee pursuant to Condition #49 of Special Permit #239-25 granted on December 1, 2025. (60 Days: 07/31/2026)
- #178-26 Reappointment of Theresa Fitzpatrick to the Newton-Wellesley Hospital Neighborhood Area Council**  
PRESIDENT OLIVER reappointing Theresa Fitzpatrick, 1935 Beacon Street, Newton as a member of the Newton-Wellesley Hospital Neighborhood Area Council pursuant to Condition #29 of Special Permit #470-04 granted on April 19, 2005 for a term to expire on December 31, 2027 (30 Days: 06/17/2026).
- #179-26 Reappointment of Marjorie Summers to the Newton-Wellesley Hospital Neighborhood Area Council**  
PRESIDENT OLIVER reappointing Marjorie Summers, 238 Dorset Road, Newton as a member of the Newton-Wellesley Hospital Neighborhood Area Council pursuant to Condition #29 of Special Permit #470-04 granted on April 19, 2005 for a term to expire on December 31, 2027 (30 Days: 06/17/2026).

- #180-26 Reappointment of Chris Letourneau to the Newton-Wellesley Hospital Neighborhood Area Council**  
PRESIDENT OLIVER reappointing Chris Letourneau, 1855 Commonwealth Avenue, Newton as a member of the Newton-Wellesley Hospital Neighborhood Area Council pursuant to Condition #29 of Special Permit #470-04 granted on April 19, 2005 for a term to expire on December 31, 2027 (30 Days: 06/17/2026).
- #181-26 Reappointment of Alex Koppenheffer to the Newton-Wellesley Hospital Neighborhood Area Council**  
PRESIDENT OLIVER reappointing Alex Koppenheffer, 183 Dorset Road, Newton as a member of the Newton-Wellesley Hospital Neighborhood Area Council pursuant to Condition #29 of Special Permit #470-04 granted on April 19, 2005 for a term to expire on December 31, 2027 (30 Days: 06/17/2026).
- #182-26 Reappointment of Jay Flynn to the Newton-Wellesley Hospital Neighborhood Area Council**  
PRESIDENT OLIVER reappointing Jay Flynn, 41 Longfellow Road, Newton as a member of the Newton-Wellesley Hospital Neighborhood Area Council pursuant to Condition #29 of Special Permit #470-04 granted on April 19, 2005 for a term to expire on December 31, 2027 (30 Days: 06/17/2026).
- #183-26 Reappointment of George Swetz to the Newton-Wellesley Hospital Neighborhood Area Council**  
PRESIDENT OLIVER reappointing George Swetz, 120 Dorset Road, Newton as a member of the Newton-Wellesley Hospital Neighborhood Area Council pursuant to Condition #29 of Special Permit #470-04 granted on April 19, 2005 for a term to expire on December 31, 2027 (30 Days: 06/17/2026).
- #189-26 Request to exceed FAR and for dimensional relief for a dormer at 464 Dudley Road**  
464 DUDLEY LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a detached two-car garage and a dormer creating an uninterrupted wall plane in the rear of the dwelling, exceeding the maximum FAR and requiring dimensional relief for the rear dormer, at 464 Dudley Road, Ward 8, Newton, on land known as Section 82 Block 06 Lot 14 containing approximately 20,153 sq. ft. of land in a district zoned SR1. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 7.8.2.C.2, and 1.5.4.G.2.a of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
464 Dudley Road – <https://newtonma.portal.opengov.com/records/924546>
- #190-26 Request to allow a retaining wall with 4 feet or more in height at 335 Langley Road**  
JAY DERENZO petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a retaining wall exceeding four feet in height on Lots 4 and 5 at 335 Langley Road,

Ward 6, Newton, on land known as Section 65 Block 19 Lot 52 containing approximately 20,092 sq. ft. of land in a district zoned MR1. Ref: Sec. 7.3.3, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
335 Langley Road – <https://newtonma.portal.opengov.com/records/921512>

- #191-26 Request to amend Special Permit #449-80 to construct a dormer at 392 Cherry Street, Unit 4**  
JUSTIN ANDERSON petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to amend Special Permit #449-80 to construct a dormer in the half story of the subject unit at 392 Cherry Street, Unit 4, Ward 3, Newton, on land known as Section 33 Block 25 Lot 3C containing approximately 37,969 sq. ft. of land in a district zoned MR1. Ref: Sec. 7.3.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
392 Cherry Street, Unit 4 – <https://newtonma.portal.opengov.com/records/925754>

**Respectfully Submitted,  
Andrea Kelley, Chair**