Marc C. Laredo
Mayor

Katie Whewell
Acting Director, Planning & Development

Brenda Belsanti
ZBA Clerk

Members
Michael Rossi, Chair
Brooke Lipsitt, Vice Chair
Jennifer Pucci
Stuart Snyder
Elizabeth Sweet
Deb Crossley, Alternate
Charles Eisenberg, Alternate

1000 Commonwealth Ave
Newton, MA 02459
T 617-796-1000
www.newtonma.gov

CITY OF NEWTON, MASSACHUSETTS
Zoning Board of Appeals
AGENDA

Meeting Date: **July 13, 2026.**
Location: **Virtual — Zoom**
Time: **6:30 pm**

This meeting will be a virtual meeting that will take place via Zoom. To view and participate https://newtonma-gov.zoom.us/j/89338668034 or dial +13092053325,,89338668034#

1. **#04-25** WP East Acquisitions, requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a 234-unit residential development on a 2.7 square acre lot located at 19 Court Street #1, 19 Court Street #2, 21 Court Street, 34 Crafts Street, 36 Crafts Street, 38 Crafts Street, 48 Crafts Street, and 50 Crafts Street within the Multi-Residence 1 (MR-1) and Manufacturing (M) zoning districts. The proposal includes 59 affordable units and 290 parking spaces.

2. **#03-26** Packard Cove Associates, LLP requesting a variance from Section 4.4.1 and 6.4.38.B.1 of the Newton Zoning Ordinance to allow a microfulfillment center exceeding 10,000 square feet. The subject property is located at 241-247 Riverview Avenue within a Manufacturing (MAN) zoning district and consists of a 20,106 square foot commercial building on a 49,206 square foot lot.

3. **#04-23** 528 Boylston Owner, LLC requesting to change the details of the Comprehensive Permit granted on May 8, 2024, as modified on March 27, 2025, for a project located at 528 Boylston Street. The applicant proposes changes to the location of the sidewalk abutting Boylston Street. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed changes are substantial or insubstantial.

4. **Meeting Minutes for April 29, 2026 & May 19, 2026.**

5. **Adjournment**

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.