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Land Use Committee Agenda

City of Newton In City Council

Tuesday, January 10, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, January 10, 2023 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://us02web.zoom.us/j/84019814053>, or call 1-646-558-8656 and use the following Meeting ID: [840 1981 4053](https://us02web.zoom.us/j/84019814053)

Submitted documents for each petition can be viewed via the digital hyperlink following the item below

- #554-22** **Class 1 Auto Dealers License**
VILLAGE MOTORS GROUP INC D/B/A HONDA VILLAGE
371 Washington Street
Newton, MA 02458
- #555-22** **Class 2 Auto Dealer License**
AUCTION DIRECT PREOWNED, INC
1545 Washington Street
West Newton, MA 02465
- #556-22** **Class 2 Auto Dealers License**
OLD TIME GARAGE LTD.
1960 Washington Street
Newton, MA 02462

The location of this meeting is accessible and reasonable accommodations 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, Jini Fairley, at least two business days in advance of the meeting: jfairley@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.

- #557-22** **Class 2 Auto Dealers License**
STAN'S AUTOMOTIVE INC.
249 Centre Street
Newton Corner, MA 02458
- #558-22** **Class 2 Auto Dealers License**
MOTORCARS OF BOSTON INC.
1191 Washington Street
West Newton, MA 02465
- #559-22** **Class 2 Auto Dealers License**
KC AUTO
55 Farwell Street
Newton, MA 02460
- #3-23** **Class 1 Auto Dealer License**
NEWTON CENTRE SHELL
1365 Centre Street
Newton, MA 02459
- #4-23** **Class 2 Auto Dealers License**
UNITED AUTO CENTER INC
454 Watertown Street
Newton, MA 02460
- #561-22** **Request to change from a nonconforming personal service use (spa) to a different nonconforming personal service use (commercial prep kitchen) at 624-628 Commonwealth Avenue**
ALICE SPECK petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow the conversion of an existing spa to a commercial prep kitchen at 624-628 Commonwealth Avenue Street, Ward 7, Newton, on land known as Section 61 Block 01 Lot 05, containing approximately 3,164 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[624-628 Commonwealth Ave - Petition Documents](#)
- #564-22** **Request to allow a free-standing sign at 2345 Washington Street**
PAMELA JAGIELLO, SIGNS BY J, INC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to replace an existing sign with a 26 square foot free-standing sign at 2345 Washington Street, Newton, Ward 4, on land known as Section 42 Block 30 Lot 08, containing approximately 12,017 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 5.2.13.A, 5.2.13.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[2345 Washington St - Petition Documents](#)

#562-22 Request to exceed FAR at 28 Putnam Street

TREVOR AND LUBA STRICKER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a first-floor study and accessory apartment with additional living space above at 28 Putnam Street, Ward 3, Newton, on land known as Section 32 Block 07 Lot 18, containing approximately 11,747 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[28 Putnam St - Petition Documents](#)

#563-22 Request to raze and construct a two-unit dwelling at 219 Melrose Street

FOX AND TOBY, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing two-family dwelling and construct a two-unit dwelling at 219 Melrose Street, Ward 4, Newton, on land known as Section 41 Block 18 Lot 26, containing approximately 16,976 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.2.A.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[219 Melrose St - Petition Documents](#)

#560-22 Request to allow rear-lot subdivision at 19 Staniford Street

MICHAEL QUINN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to subdivide the current lot into two, with one single-family dwelling each at 19 Staniford Street, Ward 4, Newton, on land known as Section 41 Block 31 Lot 21, containing approximately 25,366 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.5, 3.1.10, 1.5.6, 3.1.10.B.3.a of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[19 Staniford St - Petition Documents](#)

#448-22 Request to extend nonconforming parking structure to construct four dwelling units above at 1 Jackson Street

345 BOYLSTON, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a three-story structure with 36 feet in height; to allow an FAR of 1.48; to vertically extend a nonconforming front setback; to waive 8 parking stalls and to allow assigned parking at 1 Jackson Street, Ward 6, Newton, on land known as Section 65 Block 10 Lot 19, containing approximately 12,512 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 4.1.2.B.3, 4.1.3, 7.8.2.C.2, 5.1.4, 5.1.13, 5.1.3.E of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[1 Jackson St - Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair