131-181 Needham Street

#496-18

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #19-15 to allow a veterinary hospital,as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Gregory Schwartz:

1. The specific site is an appropriate location for the proposed veterinary hospital because the site is located in an area containing a mix of uses and proposed use will increase that mix. (§7.3.3.C.1.)
2. The proposed veterinary hospital will not adversely affect the neighborhood given the mixed use nature of the area. (§7.3.3.C.2.)
3. The proposed veterinary hospital will not create a nuisance or serious hazard to vehicles or pedestrians because the use does not require any alterations to the site. (§7.3.3.C.3.)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4.)

PETITION NUMBER: #469-18

PETITIONER: Veterinary Emergency Group

LOCATION: 131-181 Needham Street, Section 51, Block 28, Lots 10, 11, 12, 13, 14, 15, containing approximately 11 acres

OWNERS: Wellford Corporation/ Crosspoint Associates/Newton Technology Park

ADDRESS OF OWNERS: 300 3rd Avenue

 Waltham, MA 02451

 TO BE USED FOR: Veterinary hospital

 CONSTRUCTION: Interior fit out only

EXPLANATORY NOTES:To amend Council Order #19-15 which authorized the redevelopment of the site for a mix of office, restaurant, retail, and service uses and §4.4.1 and§7.3.3 to allow a veterinary hospital

ZONING: Mixed Use 1 District

The prior special permit for this property is as follows: Council Order #19-15, which authorized the redevelopment of the site for a mix of office, restaurant, retail, and service uses. The conditions set forth in Council Order #19-15 remain in full force and effect.

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
	1. Schematic Floor Plan for Veterinary Emergency Group (VEG) dated July 13, 2018, unsigned and unstamped.
2. The veterinary hospital may operate 24 hours a day, seven days a week, however primary hours of operations for seeing patients shall be: 6:00 p.m. to 8:00 a.m. Monday through Thursday and 24 hours from Friday at 6:00 p.m. through Monday at 8:00 a.m.
3. The petitioner shall not board animals overnight nor provide outdoor space for said animals.
4. All signage shall be reviewed and approved by the Urban Design Commission.
5. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
6. Recorded a certified copy of this Board Order for the approved Special Permit/Site Plan Approval with the Registry of Deeds for the Southern District of Middlesex County.
7. Filed a copy of such recorded Board Order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
8. Obtained a written statement from the Department of Planning and Development that confirms plans submitted with any building permit are consistent with plans approved in Condition #1.
9. No Certificate of Occupancy/Final Inspection for the buildings and uses covered by this Special Permit/Site Plan Approval shall be issued until the petitioner has:
10. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or surveyor certifying substantial compliance with Condition #1.