



June 28, 2019

Commissioner John Lojek
Inspectional Services
City of Newton, Room 202
1000 Commonwealth Avenue
Newton, MA 02459

RE: *Consistency Request Letter*
Proposed Solar Carport
181 Wells Avenue Carport Solar Installation

Dear Mr. Lojek:

Pursuant to Section 30 of the City of Newton Ordinances, notice is hereby being provided for a Special Permit consistency request that is being submitted for a proposed Carport Solar Installation over the existing asphalt parking lot area of the 181 Wells Avenue property (the Site). The following supporting documentation has been provided as part of this submission:

- Project Narrative (8 Copies)
- Site Plan (8 Copies)

Please feel free to give us a call at (508) 888-9282 if you have any questions,

Very truly yours,

ATLANTIC DESIGN ENGINEERS, INC.



Simon B. Thomas, PE, LSP
Principal



June 28, 2019

Commissioner John Lojek
Inspectional Services
City of Newton
100 Commonwealth Avenue
Newton, MA 02459-1449

Re: *Project Narrative*
 Proposed Solar Carport
 181 Wells Avenue, Newton, MA

Dear Commissioner Lojek:

The proposed project locus is a ± 3.0 -acre lot located at 181 Wells Avenue in Newton Massachusetts ("Site") shown as Parcel 2S on the City of Newton Assessor Map 84034. The Site is located within the Limited Manufacturing (LMD) Zoning District. The property is located on the eastern side of Wells Avenue which currently serves multiple commercial/industrial buildings. The Site is currently utilized as an office building and associated parking lot.

The Applicant, Centrica Business Solutions, proposes to construct a carport-mounted solar photovoltaic system with a rated output of 0.200 MWAC (0.271 MWDC) which will provide clean electricity to the grid. The project proposes the installation of approximately 686 photovoltaic panels. The project will be situated over the existing 25,110 square foot asphalt parking lot and will require no tree clearing, removal of parking spaces or changes in drainage patterns. The proposed project equipment includes the solar array, carport structure, a transformer with inverters, and underground electric to the street. There are currently no wetland areas identified on the subject Site. Please note that the proposed lot coverage is anticipated to be 19.2% (this includes the existing building and proposed carport areas).

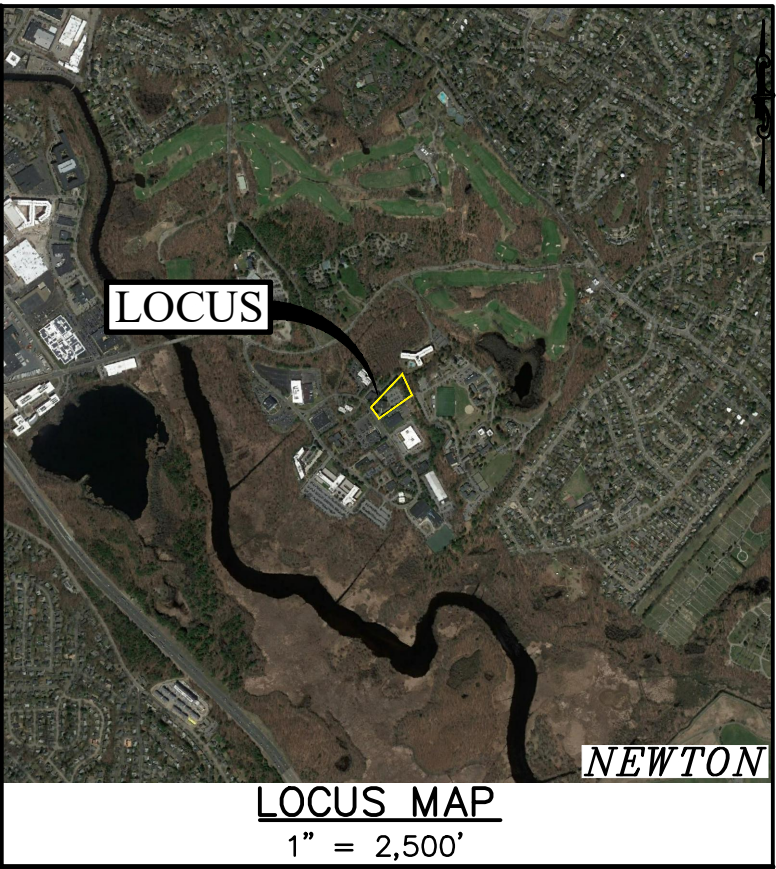
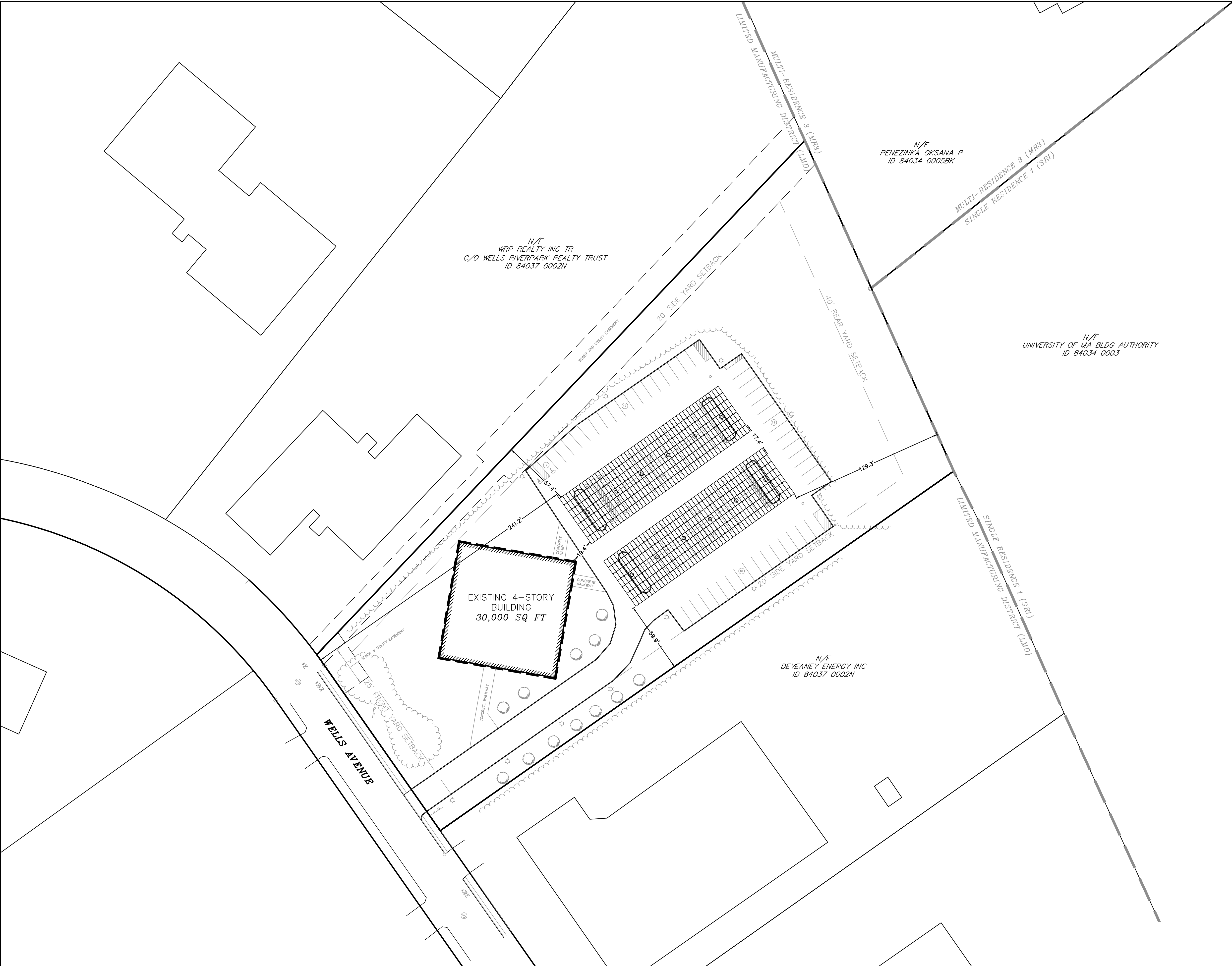
The project complies with all applicable zoning requirements and setbacks. There is no expected change to the existing parking lot lighting. The project is anticipated to be completed in two or three months once construction has commenced.

Very truly yours,

ATLANTIC DESIGN ENGINEERS, INC.



Simon B. Thomas, PE, LSP
Principal



ZONING REQUIREMENTS		
CITY OF NEWTON		
ZONING BYLAWS, DECEMBER 11, 2018		
LIMITED MANUFACTURING DISTRICT (LMD)	REQUIRED	PROVIDED
MINIMUM LOT SIZE	0 SF	130,680 SF
MINIMUM LOT FRONTAGE	0 FEET	180 FEET
MINIMUM YARDS:		
FRONT YARD	25 FEET ⁽¹⁾	241.2 FEET
SIDE YARD	20 FEET ⁽¹⁾	57.4 FEET
REAR YARD	20 FEET	129.3 FEET
MAXIMUM % LOT COVERAGE	25%	19.2%

(1) 40' ABUTTING RESIDENTIAL DISTRICT

GENERAL NOTES:

- OWNER OF RECORD:
EAST-WEST ENTERPRISES
CO LTD
10 KEARNEY RD STE 303
NEEDHAM, MA 0249
BOOK 041934 PAGE 0169
- THE SUBJECT PROPERTY IS SHOWN AS PROPERTY ID 840340002S ACCORDING TO THE CITY OF NEWTON ASSESSOR CARD. THE LAND AREA IS APPROXIMATELY 3± ACRES.
- THE PROPERTY LIES WITHIN A LIMITED MANUFACTURING ZONING DISTRICT (LMD) BASED UPON A REVIEW OF THE CITY OF NEWTON ZONING MAP AND PROPERTY CARDS.
- THE PROPERTY LINES SHOWN HEREON, ARE COMPILED FROM A TITLE PLAN OF LAND COMPLETED BY CULLINAN ENGINEERING CO. INC. ON MARCH 26, 1993 AND RECORDED WITHIN THE SOUTH MIDDLESEX SOUTH REGISTRY OF DEEDS AS BOOK 23022, PLAN 604. ADDITIONALLY, A BOUNDARY SURVEY WAS COMPLETED BY ATLANTIC DESIGN ENGINEERS, INC. ON JANUARY 28, 2019.
- EXISTING CONDITIONS DEPICTED HEREON ARE BASED UPON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM, THE NEWTON GEOGRAPHIC INFORMATION SYSTEM, INFORMATION OBTAINED FROM PUBLIC RECORDS, AND EXISTING CONDITIONS SURVEY PERFORMED BY ATLANTIC DESIGN ENGINEERS, INC. ON JANUARY 28, 2019.
- THE PROPERTY IS LOCATED WITHIN A FLOOD ZONE X BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 2501700562E, DATED JUNE 4, 2010. THE LOCATION OF THE FLOOD ZONE IS AN APPROXIMATION AND SHOULD BE CONFIRMED FOR FURTHER ACCURACY.
- THE PROPERTY IS NOT LOCATED WITHIN A ZONE II OR INTERIM WELLHEAD PROTECTION AREA BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- THE PROPERTY IS NOT LOCATED WITHIN AN ESTIMATED HABITAT OF RARE WILDLIFE AND A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE PEMBROKE GEOGRAPHIC INFORMATION SYSTEM.
- THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.

