



Land Use Committee Report

City of Newton In City Council

Tuesday, December 15, 2020

Present: Councilors Lipof (Chair), Kelley, Greenberg, Markiewicz, Downs, Bowman, Laredo, Albright and Wright

City Staff Present: Chief Planner Neil Cronin, Associate City Solicitor Jonah Temple, Senior Planner Katie Whewell, Senior Planner Michael Gleba

All Special Permit Plans, Plan Memoranda and Application Materials can be found at http://www.newtonma.gov/gov/aldermen/special_permits/current_special_permits.asp. Presentations for each project can be found at the end of this report.

Note: *The Committee will review the request for a consistency ruling relative to special permit Order #263-20 to allow changes to the site plan approved for 43 Prince Street.*

Note: Architect Peter Sachs presented the request for a consistency ruling relative to special permit #263-20 at 43 Prince Street. Mr. Sachs explained that after approval of the special permit, the petitioner worked with the builder to identify cost savings for the addition at the back of the house. Architect Federico Arrelano provided an overview of the proposed changes, which include minor changes to the windows, roofs, dormers and different garage doors. Additionally, the footprint of the structure will be relocated 2-3' and a shed will be relocated to the corner of the lot. The total change to square footage is 14'. In response to questions from the Committee, Mr. Sachs noted that the plans have not been communicated to the neighbors but that the new location of the shed does comply with setback requirements and would not need any zoning relief. He confirmed that the Historic Commission believes the changes the plans can be approved administratively. Chief Planner Neil Cronin confirmed that a building permit will not be issued until the Historic Commission reviews and approves the plans. The Committee encouraged communication of the plans with the neighbors. Noting that the distance of the nearest home to the shed is approximately 70', the Committee took a straw poll unanimously in favor of granting a consistency ruling for the proposed changes.

#459-20 Petition to extend nonconforming setbacks at 25 Emerson Street

STEPHEN THOMAS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a rear addition to an existing detached garage structure, vertically extending the nonconforming side setback in an accessory structure and further extending the nonconforming front setback at 25 Emerson Street, Ward 1, Newton, on land known as Section 11 Block 25 Lot 25, containing approximately 4,456 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.3.A.1, 7.8.2.C.2, 1.5.3.B, 3.2.3 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0; Public Hearing Closed 12/15/2020**

Note: Mark Landsberg, Architect, represented the petitioner, Stephen Thomas to present the request to extend the non-conforming setbacks at 25 Emerson Street. Mr. Landsberg explained that the petitioner hopes to convert the rear of existing garage space to accommodate additional living space. Raising the rear portion of the roof on the garage to the height of the rest of the structures on site vertically extends the nonconforming structure and requires a special permit. Additionally, the proposed plans include the construction of a front porch and back porch with deck.

Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and proposed plans as shown on the attached presentation. Proposed elevations can be found on the attached presentation. Ms. Whewell noted that the proposed construction totals approximately 269 sq. ft. and stated that the footprint of the garage will not change.

The Public Hearing was Opened.

Sam Metghalchi, 29-31 Emerson, expressed support for the proposed improvements

Daniel Rawner, 5 Emerson Street, expressed support for the proposed porches which will encourage neighborhood communications.

Seeing no other member of the public who wished to speak, Councilor Greenberg motioned to close the public hearing which carried unanimously. Councilor Greenberg expressed support for the petition and motioned to approve the petition. The Committee reviewed draft findings and conditions as shown on the attached presentation and voted unanimously in favor of approval.

#439-20 Petition to exceed FAR and extend nonconforming front setback at 728 Walnut Street
MARK AND KELLY ANSELM petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct first and second floor additions on all sides, extending the nonconforming front setback and increase the habitable space in the half story, creating an FAR of .56 where .27 exists and .42 is allowed at 728 Walnut Street, Ward 2, Newton Centre, on land known as Section 64 Block 08 Lot 01, containing approximately 7,815 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Held 7-0; Public Hearing Continued**

Note: Due to the need for updated plans, the petitioner requested a continuance of the public hearing. Noting that there is no Ward 2 Council representative on the Land Use Committee, Council President Albright volunteered to work with the petitioners to facilitate the special permit process. With that, the Committee voted unanimously in favor of a motion to hold the item from Councilor Lipof.

#442-20 Special Permit Petition to allow retaining wall over 4' at 55 Alexander Road
ROMAN FAYNGERSH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow retaining walls exceeding four feet in height within the front setback at 55 Alexander Road, Ward 6, Newton Highlands, on land known as Section 81 Block 27 Lot 10, containing approximately 10,286 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.4.2.B of the City of Newton Rev Zoning Ord, 2017.

Action: Land Use Approved 7-0; Public Hearing Closed 12/15/2020

Note: Attorney Terry Morris, offices at 57 Elm Road and the petitioner Roman Fayngersh joined the Committee on the request for a special permit to allow a retaining wall over 4' in the front setback at 55 Alexander Road.

Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and proposed plans as shown on the attached presentation. Ms. Whewell noted that a new retaining wall (approximately 5') replaced a retaining wall that was located on City property. The petitioner has been in contact with DPW and the City Solicitor's office regarding a license for the wall on City property. The Planning Department recommends a condition requiring a license for the wall prior to issuance of a building permit. This retaining wall is in front of a second retaining wall (measuring 2.8'), also in the front setback. The total height is approximately 7.8' and requires a special permit for exceeding 4' within the setback.

Atty. Morris noted that there is a steep change in grade from the front of the lot to the back. There is a significant amount of ledge to the east of the property, which impacted construction. The overall height of both walls is 7.8' and there are 3' between them, to allow for plantings to mitigate the impact on the street. Mr. Fayngersh explained that the proposed retaining walls are in response to the steep grading and the desire to create usable yard space.

The Public Hearing was Opened.

Duilio O J Ayalamacedo, 58 Alexander Road, requested clarification on the heights of the proposed walls and questioned whether there is enough space for a sidewalk.

Mr. Fayngersh noted that the walls are intended to be terraced with plantings. He confirmed that there is enough room for a sidewalk.

Julie, 33 Alexander Road, noted that the neighborhood has no or very short retaining walls. She urged the Committee to ensure that the walls fit in with the neighborhood. She stated that the proposed walls are disproportionate and out of place in the neighborhood. She expressed concern relative to water runoff and impact of the walls in the neighborhood.

Gregory Schwartz, 210 Woodcliff Road, noted that there is a lot of ledge on the property which required a significant amount of blasting in order to accommodate the new, much taller foundation. He noted that the new foundation is significantly higher than the previous foundation which creates the steep grade at the site.

Committee members noted that a third retaining wall, perpendicular to the other two, is also within the setback and requires relief. Ms. Whewell confirmed that it is not likely that the third wall will be visible from the street and is intended to provide passage to the front door. In response to questions from the Committee, Mr. Cronin confirmed that the building permit does not typically review the height of the foundation, provided the height of the structure does not exceed 36'. It was noted that the relief for the

proposed petition is limited to the additional 2.8' of the second wall within the setback as well as the perpendicular wall near the house.

Seeing no other member of the public who wished to speak, Councilor Bowman motioned to close the public hearing which carried unanimously. Councilor Bowman motioned to approve the petition. Committee members reviewed the draft findings and conditions as shown in the attached presentation and voted 7-0 in favor of approval.

#443-20 Petition to allow marijuana retailer and amend #774-85 at 232 Boylston Street
MME Newton Retail, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a recreational retail marijuana establishment, allow waivers to parking facility requirements for; parking in the side setback, parking stall width and depth, reduced dimensions for accessible parking stalls, to reduce the minimum aisle width for two-way traffic, to waive perimeter screening requirements, to waive lighting requirements, to allow tandem parking and parking managed by an attendant, to allow a free-standing sign and to allow an oversized directional sign and to amend Special Permit Board Order #774-85 at 232 Boylston Street, Ward 7, Chestnut Hill, on land known as Section 82 Block 02 Lot 09, containing approximately 16,570 sq. ft. of space in a district zoned BU4. Ref: Sec. 7.3.3, 7.4, 6.10.3.D, 4.4.4, 5.1.8.A.1, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.C.1, 5.1.8.E.1, 5.1.8.E.2, 5.1.9.A, 5.1.10, 5.2.3, 5.2.8, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

Action: Land Use Held 7-0; Public Hearing Continued

Note: An amended report to reflect the discussion on #443-20 will be available on Monday, December 28, 2020.

#460-20 Class 1 Auto Dealer License
NEWTON CENTRE SHELL
1365 Centre Street
Newton, MA. 02459

#461-20 Class 1 Auto Dealer License
MMAG RETAIL HOLDINGS – CJ LLC. D/B/A MCGOVERN CHRYSLER JEEP DODGE RAM
777 Washington Street
Newton, MA. 02460

#462-20 Class 2 Auto Dealers License
NEWTON AUTO GROUP, INC.
1235 Washington Street
West Newton, MA. 02465

#463-20 Class 2 Auto Dealers License
KC AUTO
55 Farwell Street
Newtonville MA 02460

- #464-20 Class 2 Auto Dealers License**
OLD TIME GARAGE LTD.
1960 Washington Street
Newton Lower Falls, MA. 02462
- #465-20 Class 2 Auto Dealer License**
AUCTION DIRECT PREOWNED
1545 Washington Street
West Newton, MA. 02465
- #466-20 Class 2 Auto Dealers License**
NEWTON TRADE CENTER ASSOCIATES, INC.
103 Adams Street
Nonantum, MA. 02458
- #467-20 Class 2 Auto Dealers License**
ROBERT'S TOWING, INC.
926r Boylston Street
Newton Highlands, MA. 02461
- #468-20 Class 2 Auto Dealers License**
REGANS INC.
2066 Commonwealth Avenue
Auburndale, MA. 02466
- #469-20 Class 2 Auto Dealers License**
KG Motors LLC
1235 Washington Street
West Newton, MA. 02465
- #470-20 Class 2 Auto Dealers License**
VELOCITY MOTORS
14 Hawthorn Street
Nonantum, MA. 02458
- #471-20 Class 2 Auto Dealers License**
ENZO'S AUTO SALES
10 Hawthorn Street
Nonantum, MA. 02458
- #472-20 Class 2 Auto Dealer License**
NEW ENGLAND MOTOR MART, INC.
1211 Washington Street
West Newton, MA. 02465

#473-20 **Class 2 Auto Dealers License**
LIFT THROTTLE AUTOMOTIVE, LLC
64 Hillside Avenue
West Newton, MA. 02465

#474-20 **Class 2 Auto Dealers License**
JR CAR CARE, INC.
454 Watertown Street
Newtonville MA 02460

Note: The Committee discussed items #464-20, #465-20, #466-20, #467-20, #468-20, #469-20, #470-20, #471-20, #472-20, #473-20 and #474-20 together. It was noted that the Police Department and Inspectional Services have expressed no concerns relative to the auto dealer licenses. For #474-20 JR Car Care and #470-20 taxes in excess of \$500.00 are owed. The Committee voted unanimously in favor of approving #474-20 and #473-20 subject to second call, pending verification that the taxes have been paid prior to the Council meeting on Monday, December 21, 2020. The Committee voted unanimously in favor of a motion to approve the remaining auto dealers licenses.

With that, the Committee adjourned at 9:10 pm.

Respectfully Submitted,

Richard Lipof, Chair

Department of Planning and Development



**PETITION #459-20
25 EMERSON STREET**

SPECIAL PERMIT/SITE PLAN APPROVAL
TO VERTICALLY EXTEND THE
NONCONFORMING SIDE SETBACK IN
AN ACCESSORY STRUCTURE BY
CREATING A CONSISTENT HEIGHT
THROUGH THE STRUCTURE AND TO
FURTHER EXTEND THE
NONCONFORMING FRONT SETBACK BY
CONSTRUCTING A NEW COVERED
PORCH ENTRANCE



DECEMBER 15, 2020

Requested Relief



Special Permit per §7.8.2.C.2 of the NZO to:

- To vertically extend a nonconforming side setback in an accessory structure (§3.4.3.A.1 and §7.8.2.C.2)
- To further extend a nonconforming front setback (§1.5.3.B, §3.1.3 and §7.8.2.C.2)

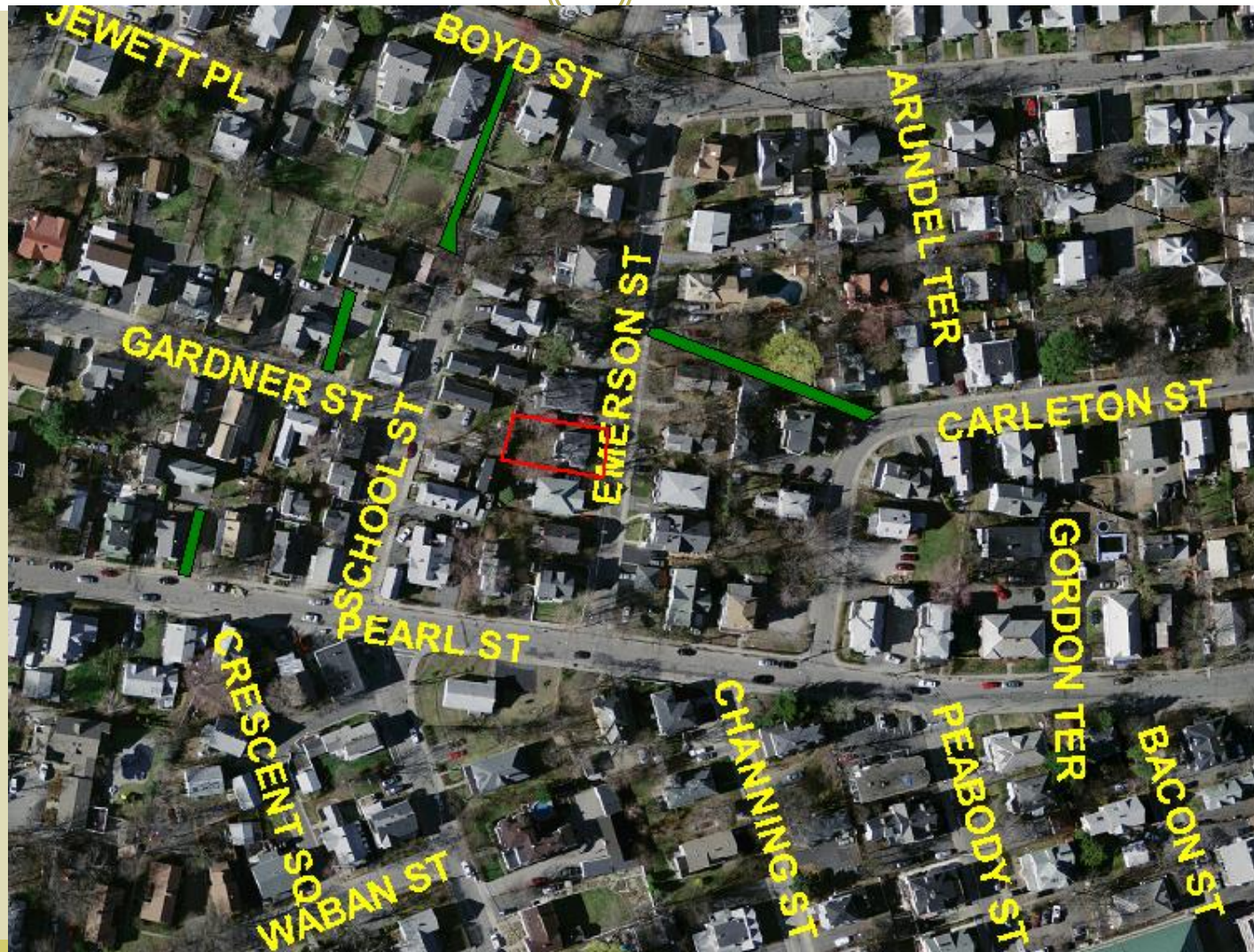
Criteria to Consider



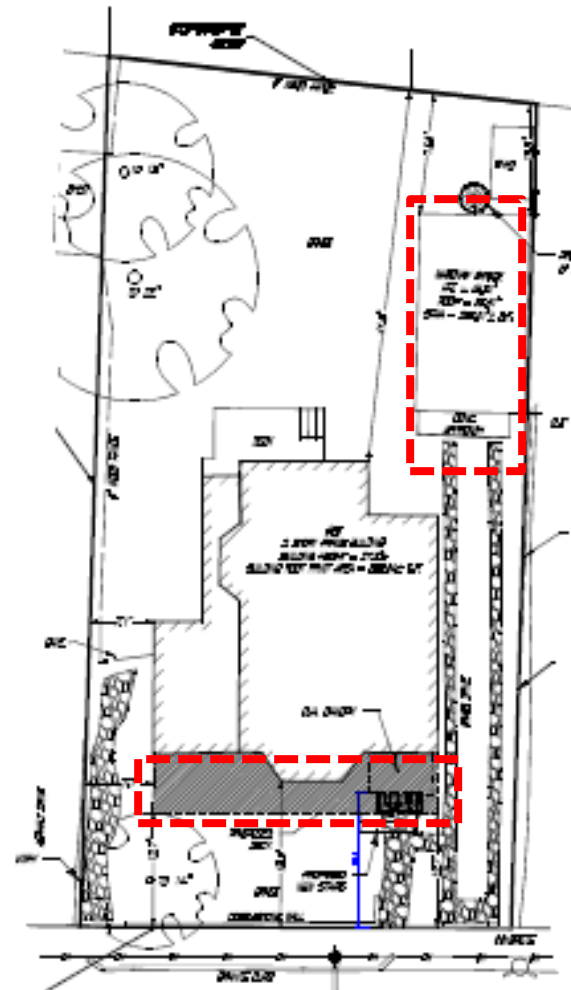
When reviewing this request, the Council should consider whether:

- The proposed vertical extension of a nonconforming side setback of an accessory structure is not substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§3.4.3.A.1 and §7.8.2.C.2)
- The proposed extension of a nonconforming front setback is not substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§1.5.3.B, §3.2.3 and §7.8.2.C.2)

Aerial/GIS Map



Site Plan

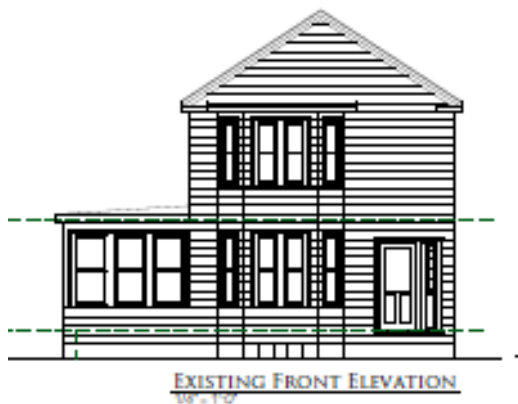


EMERSON STREET

(PUBLIC ~ 30' WIDE R.O.W.) \longleftrightarrow $\frac{70}{100}$

Front Elevations - Single Family Home

Existing Front Elevation
Single Family Dwelling

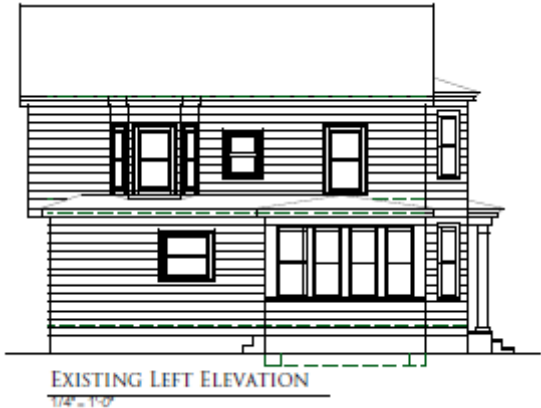


Proposed Front Elevation
Single Family Dwelling

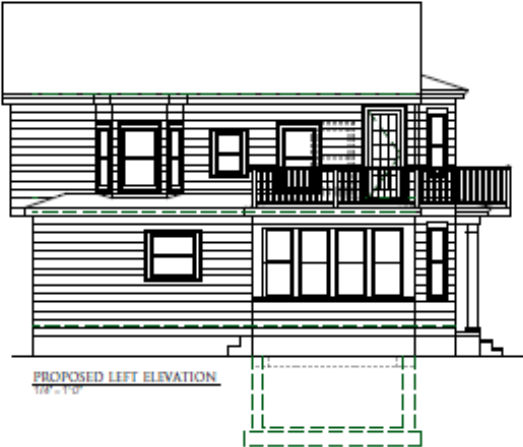


Left Elevations - Single Family Home

Existing Left Elevation
Single Family Dwelling

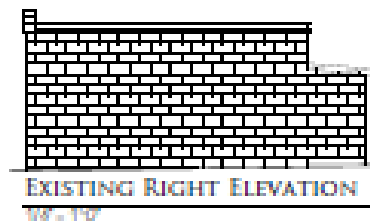
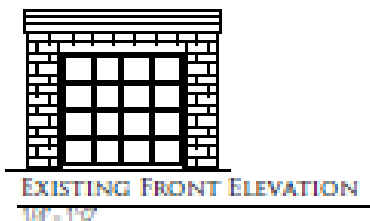


Proposed Left Elevation
Single Family Dwelling

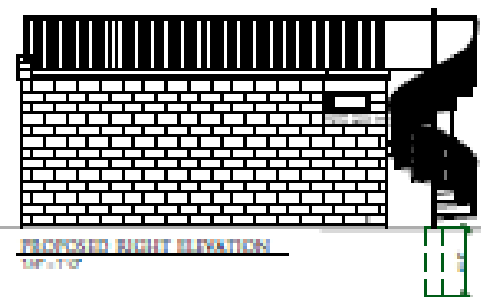
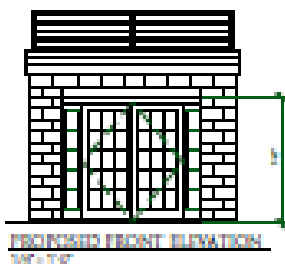
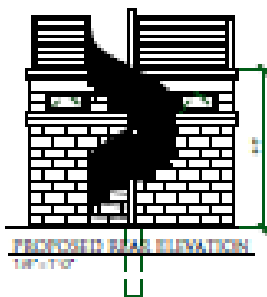


Garage Elevations

Existing Garage Elevations



Proposed Garage Elevations



Proposed Findings



1. The proposed vertical extension of a nonconforming side setback of an accessory structure is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the footprint of the structure not increasing and the setback remains at .3 feet. (§3.4.3.A.1 and §7.8.2.C.2)
2. The proposed extension of a nonconforming front setback is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the proposed front setback of 12.7 feet is contextual with other properties in the neighborhood. (§1.5.3.B, §3.2.3 and §7.8.2.C.2)

Proposed Conditions



1. Plan Referencing Condition.
2. Standard Building Permit Condition.
3. Standard Occupancy Condition

Department of Planning and Development



PETITION #442-20
55 ALEXANDER ROAD

SPECIAL PERMIT/SITE PLAN
APPROVAL TO ALLOW RETAINING
WALLS EXCEEDING FOUR FEET IN
HEIGHT WITHIN THE FRONT
SETBACK

DECEMBER 15, 2020



Requested Relief



Special Permit per §7.3.3 of the NZO to:

- to allow a system of retaining walls exceeding four feet in height within a setback (§3.4.2.B and §7.3.3)

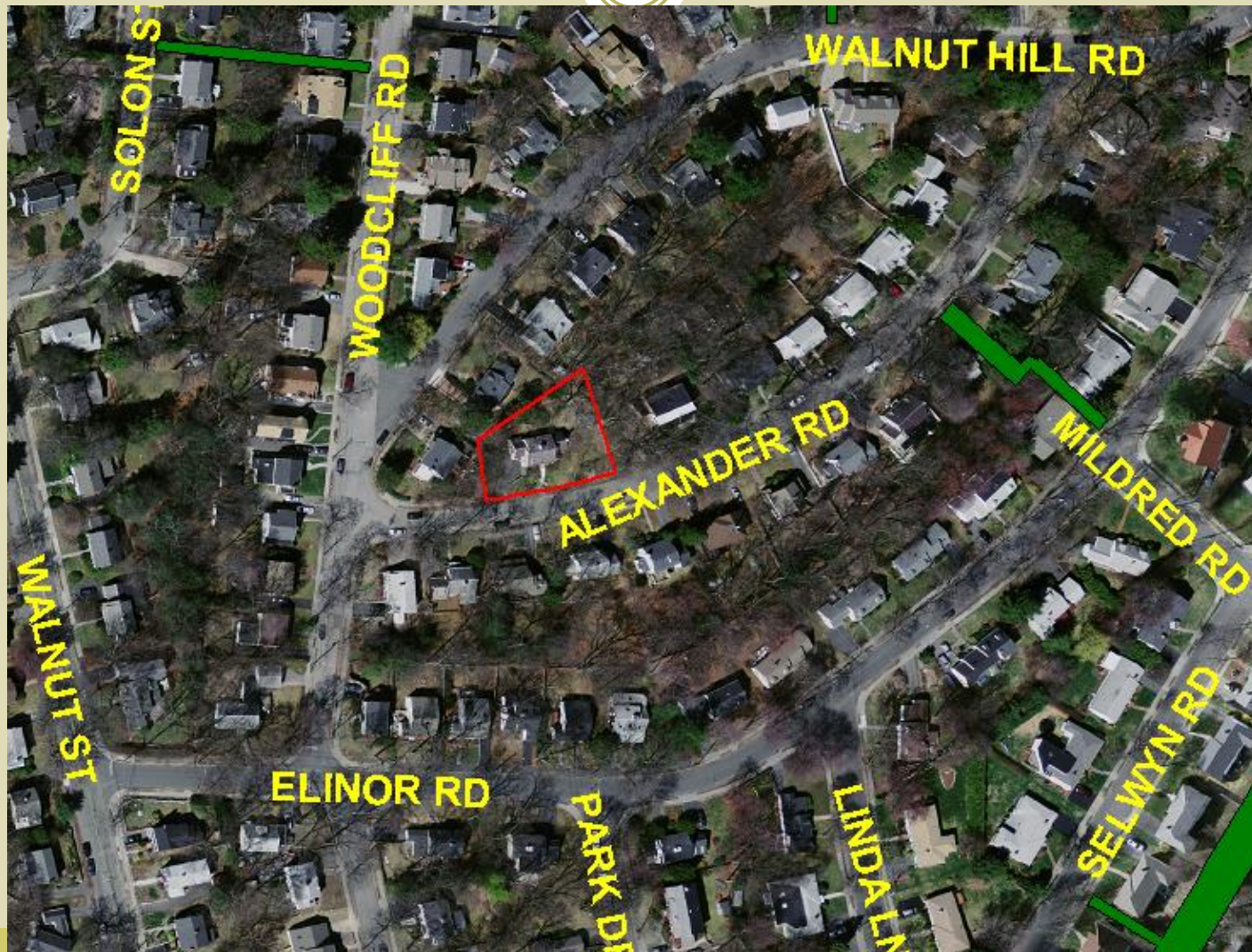
Criteria to Consider



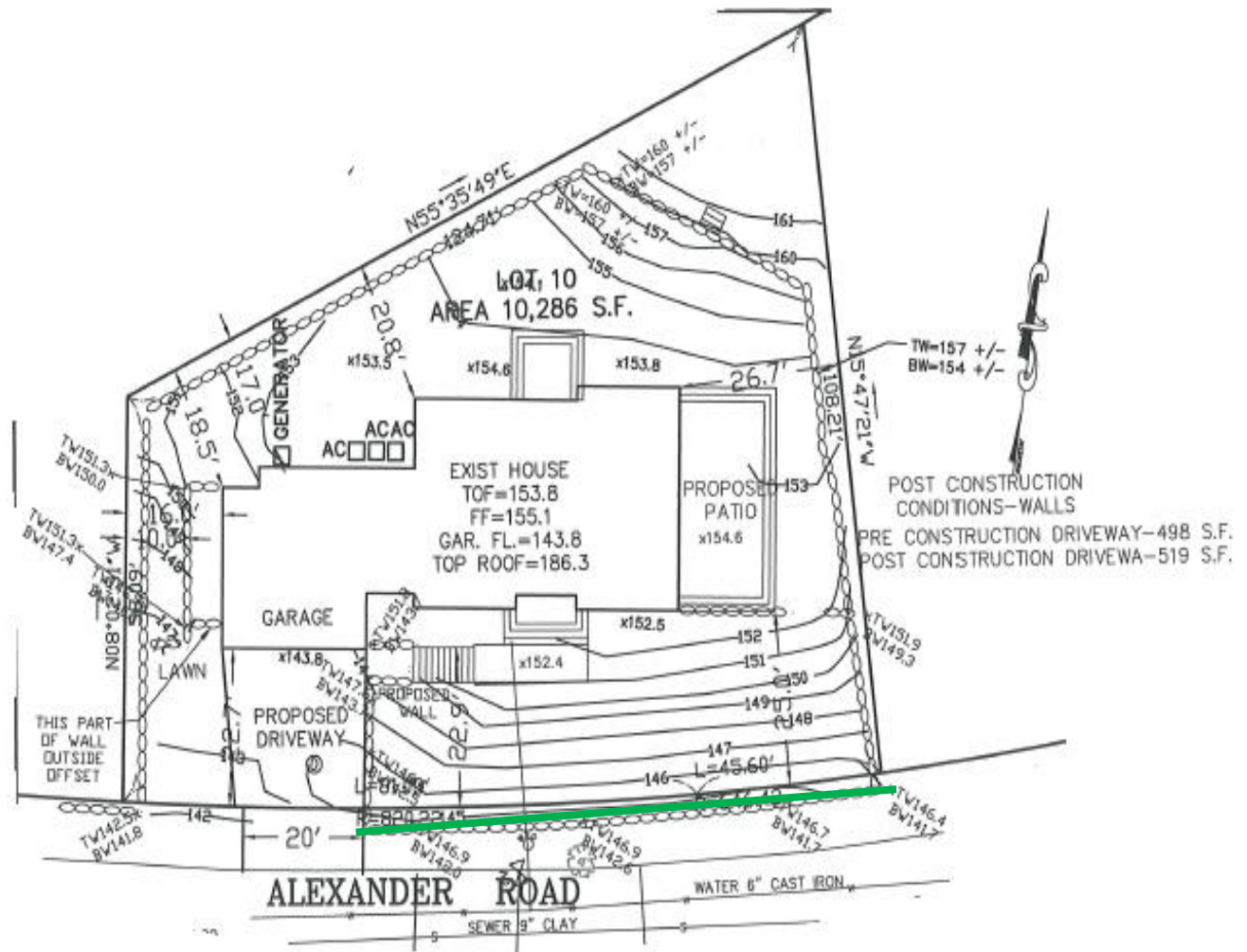
When reviewing this request, the Council should consider whether:

- The specific site is an appropriate location for the proposed series of retaining walls greater than four feet in height within a setback. (§7.3.3.C.1)
- The proposed series of retaining walls greater than four feet in height within a setback will adversely affect the neighborhood. (§7.3.3.C.2)
- The proposed series of retaining walls greater than four feet in height within a setback will create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

Aerial/GIS Map



Existing Conditions Site Plan



Proposed Findings



1. The specific site is an appropriate location for the proposed series of retaining walls greater than four feet in height within a setback due to the steep grade change of twenty feet from the front to the rear of the site. (§7.3.3.C.1)
2. The proposed series of retaining walls greater than four feet in height within a setback will not adversely affect the neighborhood. (§7.3.3.C.2)
3. The proposed series of retaining walls greater than four feet in height within a setback will create a nuisance or serious hazard to vehicles or pedestrians. (§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)

Proposed Conditions



1. Plan Referencing Condition.
2. Prior to the issuance of a building permit, the petitioner shall obtain a license from the Law Department and Department of Public Works for the reconstructed wall on City property.
3. Standard Building Permit Condition.
4. Standard Occupancy Condition

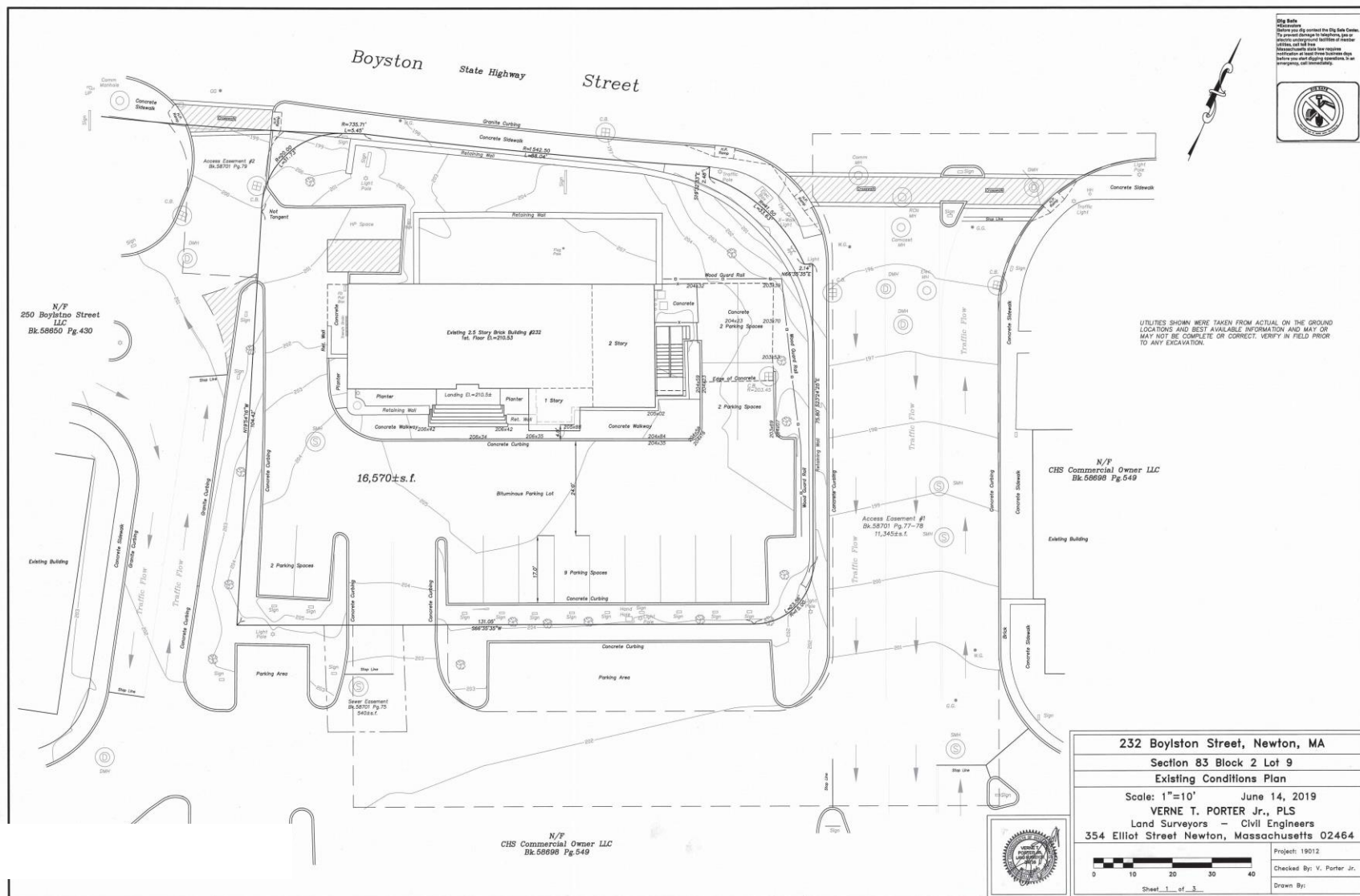


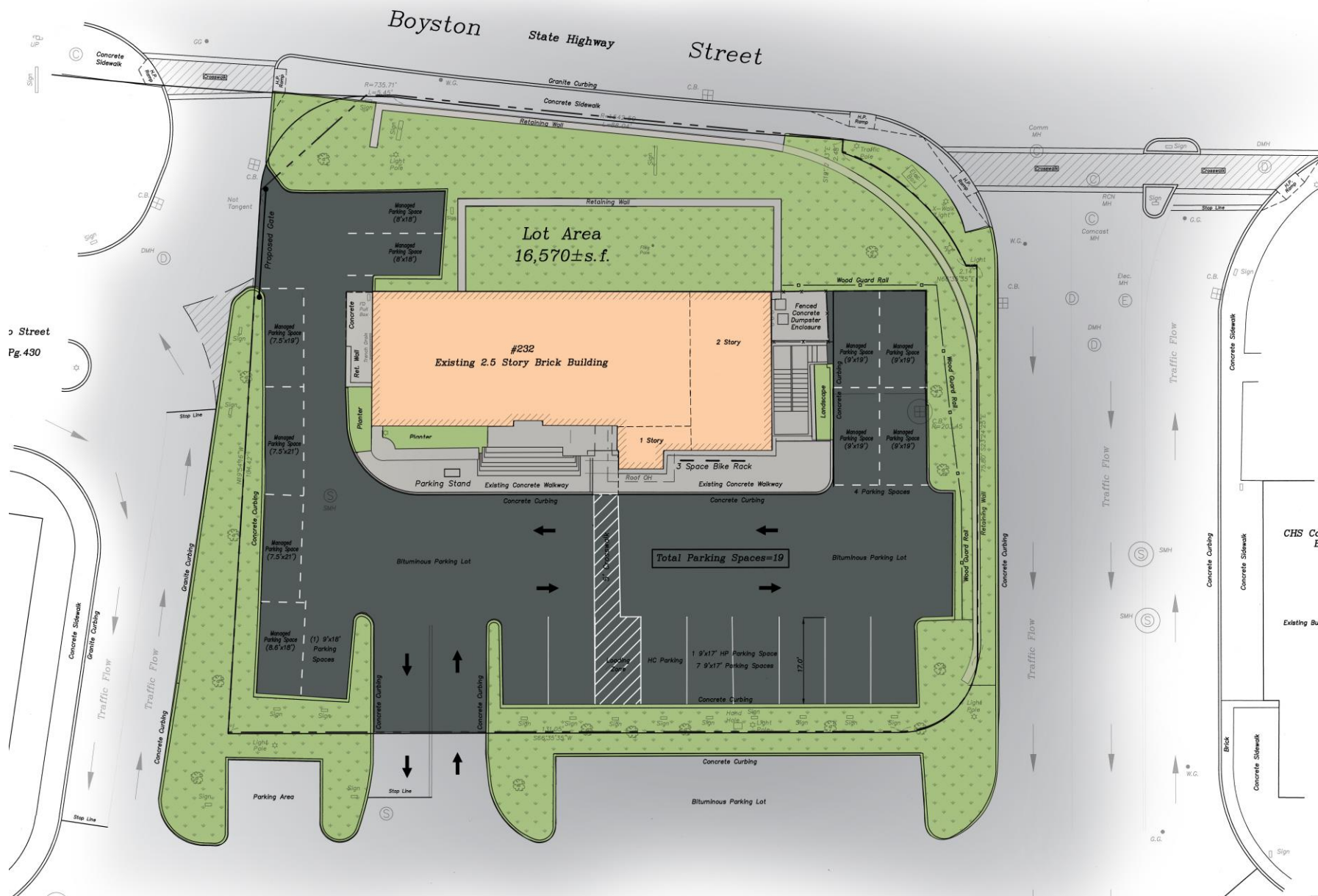
232 Boylston Street Aerial View



Existing Conditions Site Plan

Route 9/Boylston Street







Current Façade from Parking Lot

**Current Façade from
Route 9/Boylston Street**



Proposed Façade from Rt. 9



MedMen

Chestnut Hill - Proposed Signage

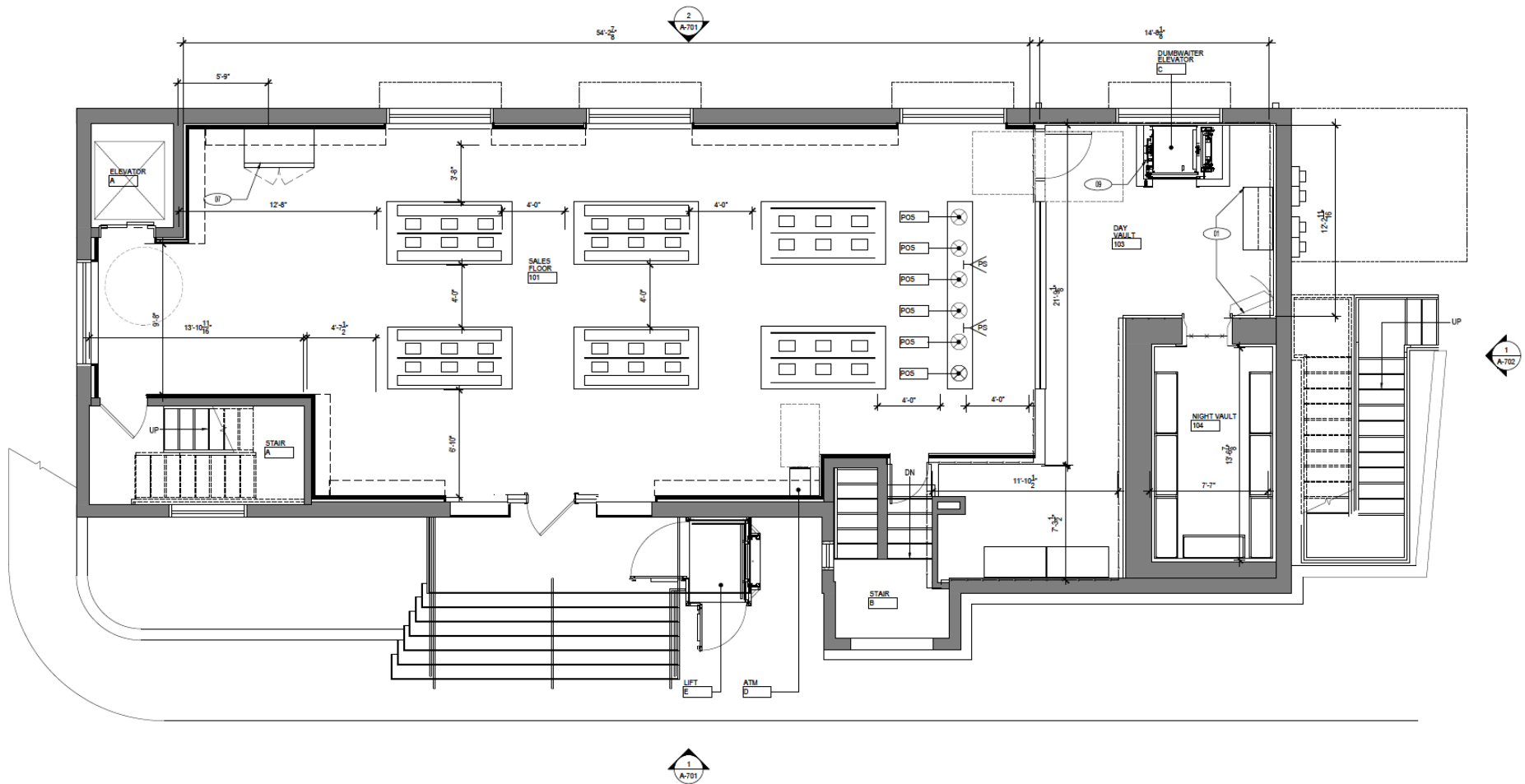




Proposed Façade from Parking Area



Transparent operations, open floor plan, sleek, tasteful design combined with well trained employees







Initial Appointment Schedule:

- 8 points of sale
- 6 slots per hour
- 48 available appointments per hour

Weekday Peak

Saturday Midday

ITE Projections	42 enter/42 exit	70 enter/70 exit
MedMen: comparable operations (by appointment) app	48 enter/48 exit	48 enter/48 exit



Customer Capacity:

8 point of sale counters x 6 time slots per hour =
48 available appointments per hour

Parking Lot Capacity:

19 stalls turn over every 15 minutes =
76 available stalls per hour



- Establish onsite TDM Coordinator
- Display Transit Schedules
- Provide Subsidy for Employee Participation
- Participate in City of Newton Bike Share
- Provide Secure Bike Storage on site
- Establish Car/Pool Rideshare Program
- Guaranteed Ride Home
- Subsidize Cost of Satellite Parking and Travel to/from



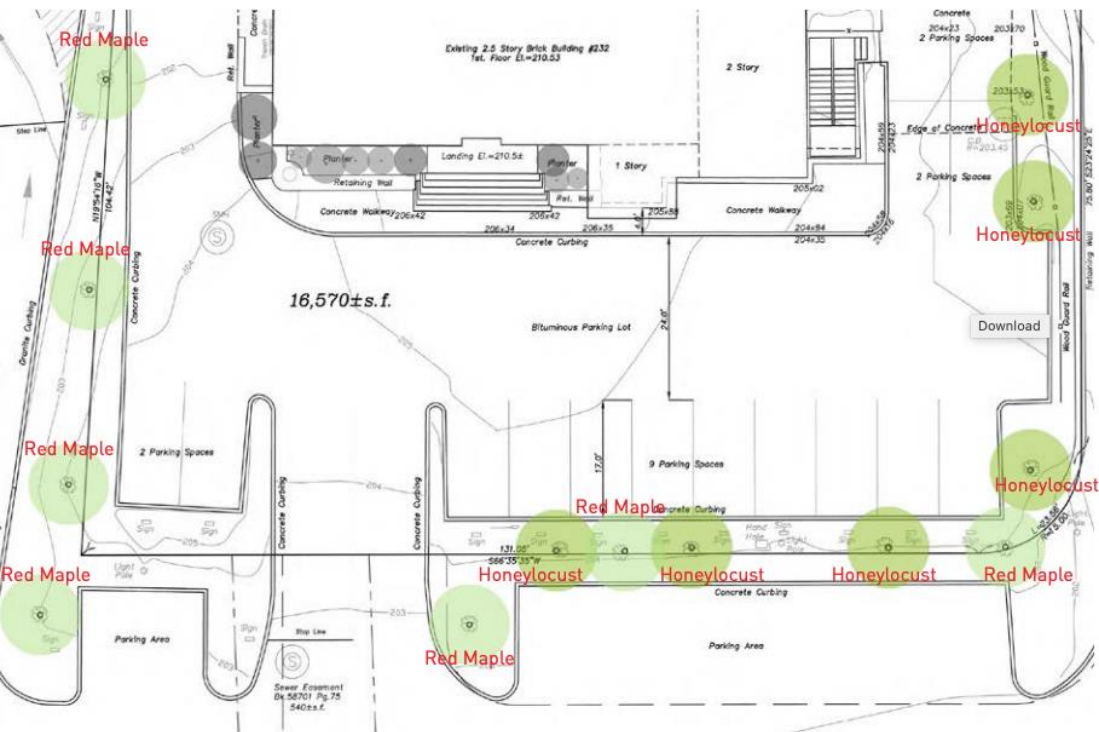
Waivers Requested

Provision	Waiver	Stalls/area impacted
5.1.8.A.1	Parking in side setback	3 western managed stalls
5.1.8.B.1&2	Parking stall width and depth	3 western managed stalls
5.1.8.C.1	Minimum aisle width for 2 way traffic	Western drive aisle
5.1.8.E.1&2	Tandem/managed parking	Managed stalls
5.1.9.A	Perimeter screening	Rear parking lot
5.1.10	Lighting requirements	Rear parking lot
5.2.3; 5.2.8	Freestanding sign	
5.2.8	Oversized directional sign	



Back Parking Planting

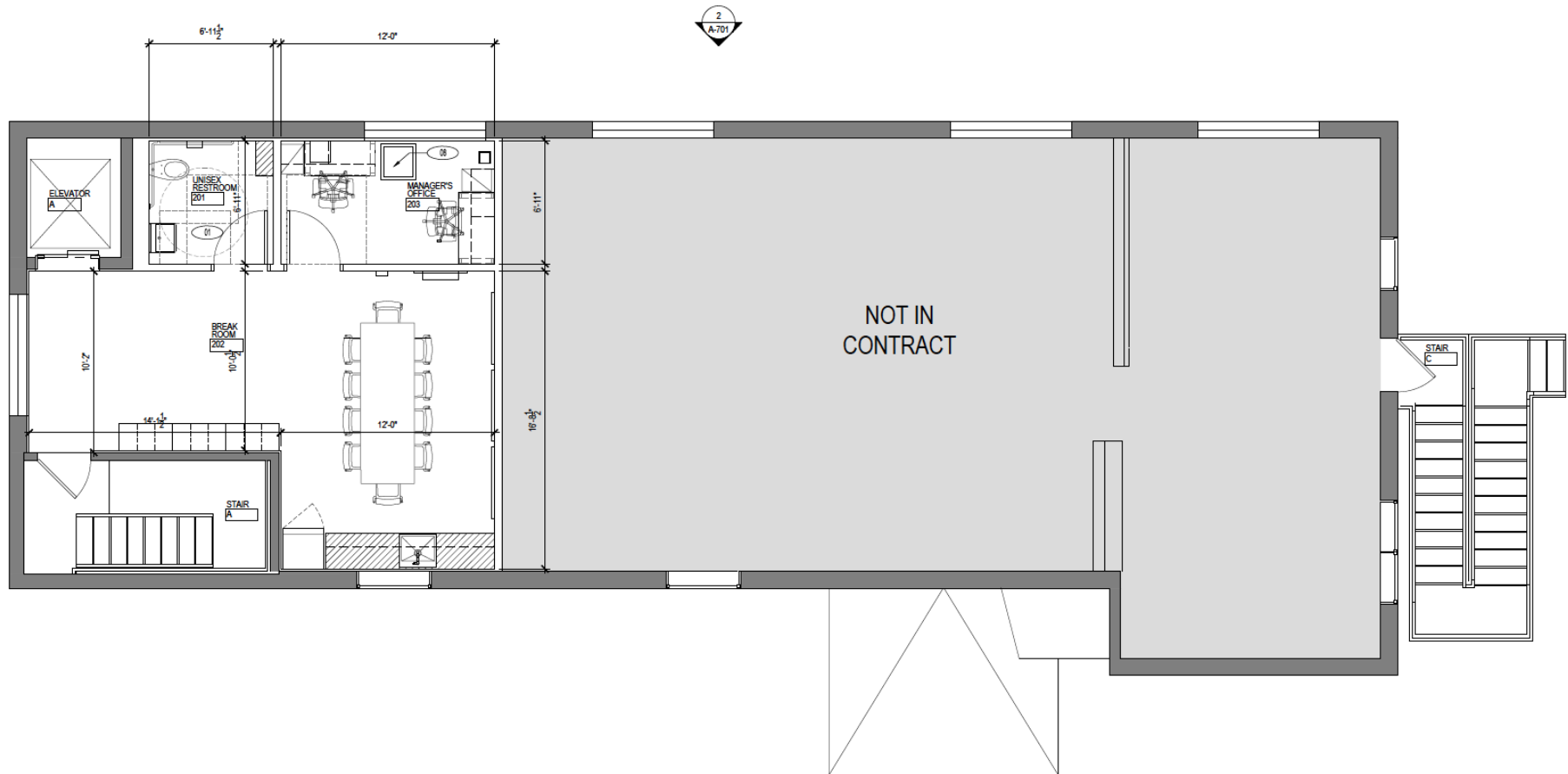
Consider adding a mix of ground cover and shrubs between trees



Thank You!



Second Floor Plan



Department of Planning and Development



PETITION #774-20
232 BOYLSTON STREET

SPECIAL PERMIT/SITE PLAN APPROVAL TO ALLOW A RECREATIONAL RETAIL MARIJUANA ESTABLISHMENT, ALLOW WAIVERS TO PARKING FACILITY REQUIREMENTS FOR: PARKING IN THE SIDE SETBACK, PARKING STALL WIDTH AND DEPTH, REDUCED DIMENSIONS FOR ACCESSIBLE PARKING STALLS, TO REDUCE THE MINIMUM AISLE WIDTH FOR TWO-WAY TRAFFIC, TO WAIVE PERIMETER SCREENING REQUIREMENTS, TO WAIVE LIGHTING REQUIREMENTS, TO ALLOW TANDEM PARKING AND PARKING MANAGED BY AN ATTENDANT, TO ALLOW A FREE-STANDING SIGN AND TO ALLOW AN OVERSIZED DIRECTIONAL SIGN AND TO AMEND SPECIAL PERMIT BOARD ORDER #774-85

DECEMBER 15, 2020



Requested Relief



Special permit per §7.3.3 to:

- allow a marijuana establishment and a registered marijuana dispensary (§6.10.3.D; §4.4.1)
- allow parking in the side setback (§5.1.8.A.1, §5.1.13)
- reduce the width requirement for parking stalls (§5.1.8.B.1, §5.1.13)
- reduce the depth requirement for parking stalls (§5.1.8.B.2, §5.1.13)
- reduce dimensions for accessible parking stalls (§5.1.8.B.4, §5.1.13)
- reduce the minimum aisle width requirement for two-way traffic (§5.1.8.C.1, §5.1.13)
- allow tandem parking and parking managed by an attendant (§5.1.8.E.1, §5.1.8.E.2, §5.1.13)
- waive perimeter screening requirements (§5.1.9.A, §5.1.13)
- waive the lighting requirements (§5.1.10, §5.1.13)

Requested Relief (cont.)



- Amend Order #774-85
- allow a free-standing sign (§5.2.3, §5.2.8, §5.2.13)
- allow an oversized directional sign (§5.2.8, §5.2.13)

Criteria to Consider



When reviewing the requested special permits the Council should consider whether:

- The specific site is an appropriate location for the proposed marijuana retailer (§7.3.3.1)
- The proposed marijuana retailer as developed and operated will not adversely affect the neighborhood (§7.3.3.2)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.3)
- There will be no nuisance or serious hazard to vehicles or pedestrians (§7.3.3.4);

Criteria to Consider (cont.)



- Literal compliance with applicable parking facility requirements requiring a minimum driveway width of twenty feet for two-way traffic is impracticable due to the nature of the use, size, width, depth, shape or grade of the lot or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features (§5.1.8.D.1; §5.1.13)
- Literal compliance with applicable parking facility perimeter screening requirements is impracticable due to the nature of the use, size, width, depth, shape or grade of the lot or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features (§5.1.9.A; §5.1.13)
- Literal compliance with applicable parking facility lighting requirements is impracticable due to the nature of the use, size, width, depth, shape or grade of the lot or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features (§5.1.10; §5.1.13)

Criteria to Consider (cont.)



With regard to the special permit required to allow the proposed Marijuana Retailer, the City Council should also consider whether:

- The lot is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site, whether driving, bicycling, walking or using public transportation. (§6.10.3.G.1.a)
- Loading, refuse and service areas are designed to be secure and shielded from abutting uses. (§6.10.3.G.1.b)
- The Marijuana Retailer is designed to minimize any adverse impacts on abutters. (§6.10.3.G.1.c)
- The Marijuana Retailer is located within a 500-foot radius of a public or private K-12 school. (§6.10.3.G.2.a)
- Traffic generated by client trips, employee trips, and deliveries to and from the marijuana retailer will not create a significant adverse impact on nearby uses. (§6.10.3.G.2.b)

•

Criteria to Consider (cont.)



- The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior. (§6.10.3.G.2.c)
- The building and site are accessible to persons with disabilities. (§6.10.3.G.2.d)
- The lot is accessible to regional roadways and public transportation. (§6.10.3.G.2.e)
- The lot is located where it may be readily monitored by law enforcement and other code enforcement personnel. (§6.10.3.G.2.f)
- The marijuana retailer's hours of operation will have no significant adverse impact on nearby uses. (§6.10.3.G.2.g)

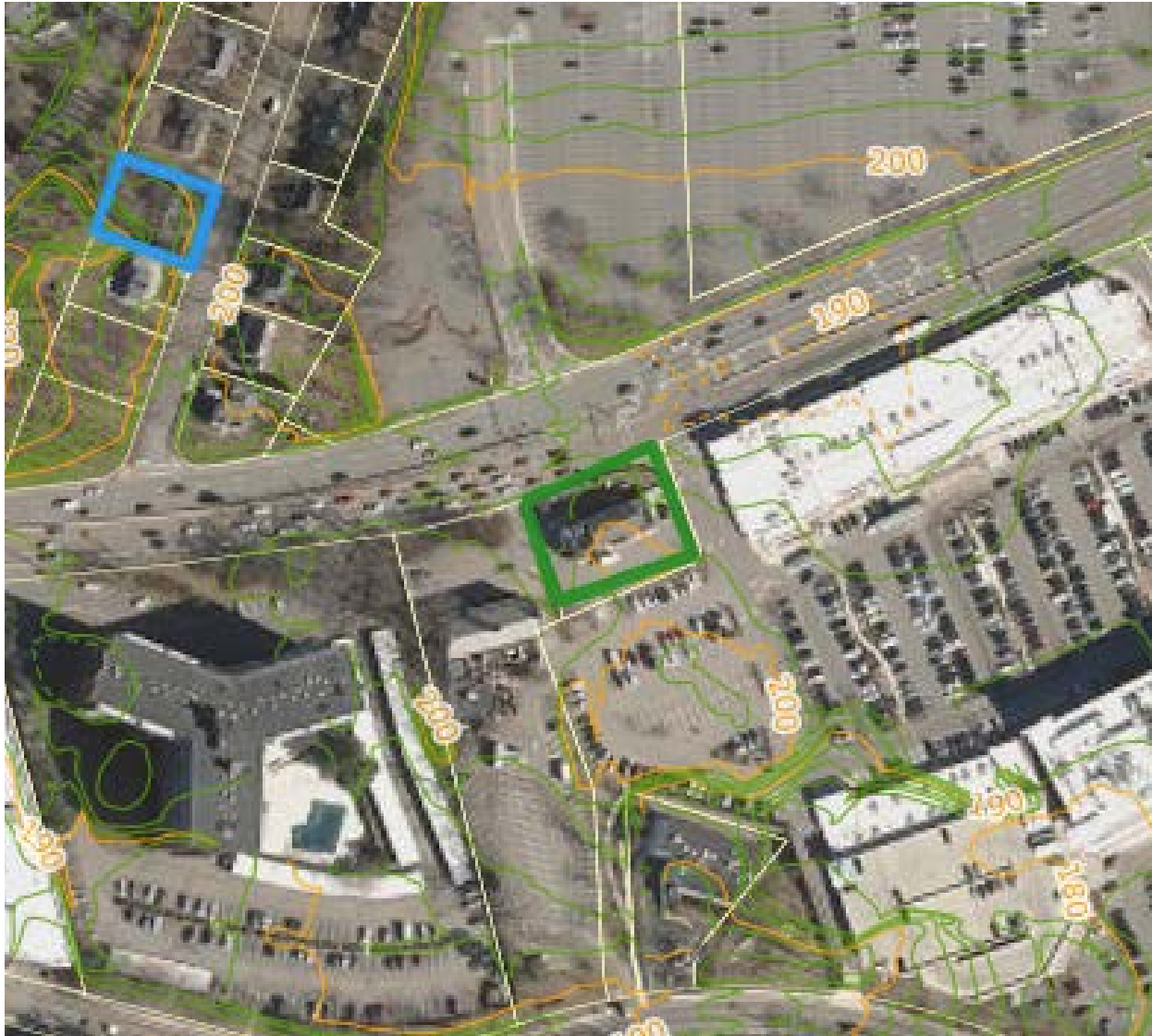
Criteria to Consider (cont.)



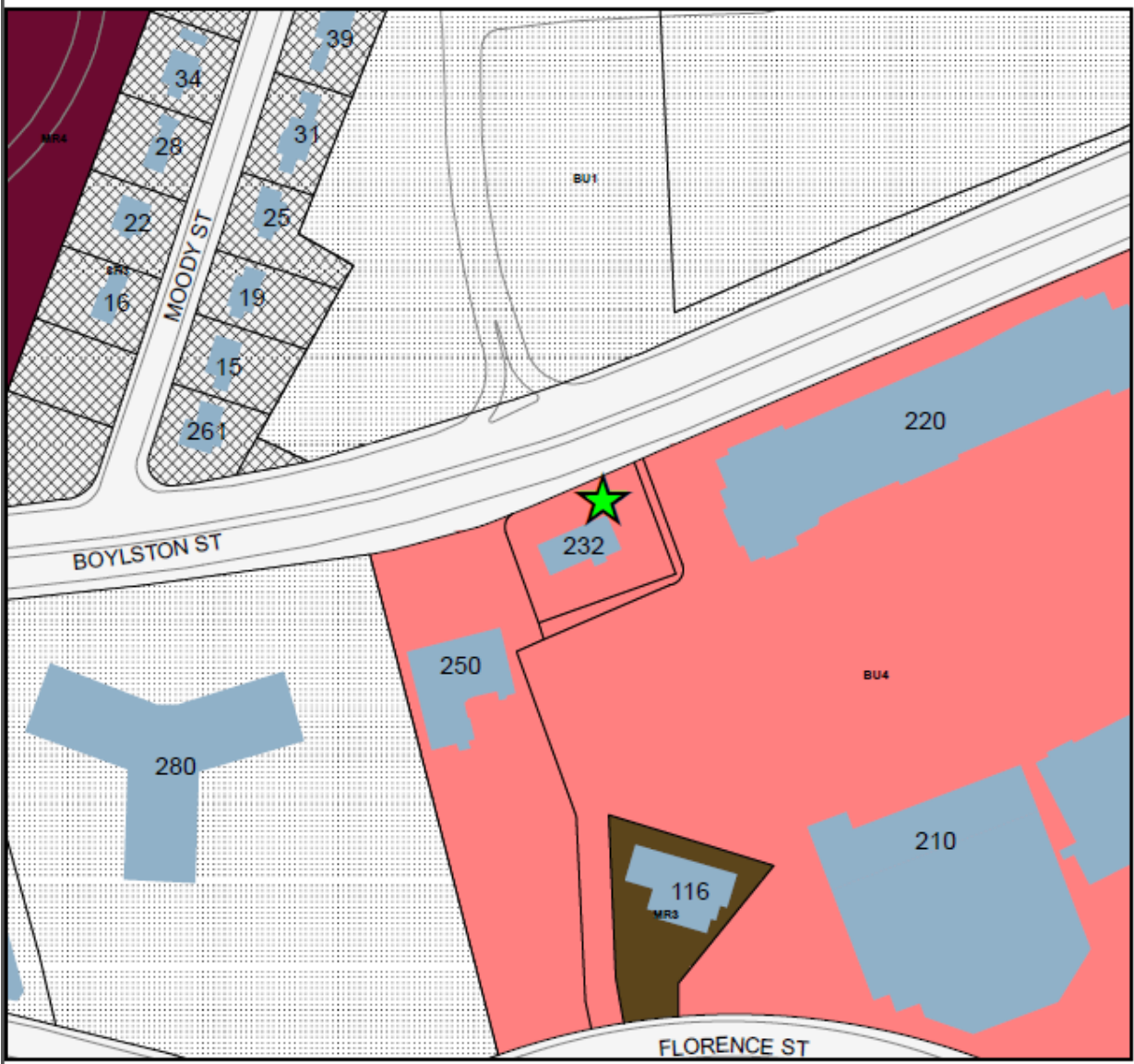
With regard to amending Special Permit #774-85 (Appendix 1) the City Council should also consider whether:

- The specific site is an appropriate location for the proposed signage (§7.3.3.1)
- The proposed signage will not adversely affect the neighborhood (§7.3.3.2)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.3)
- There will be no nuisance or serious hazard to vehicles or pedestrians (§7.3.3.4)

AERIAL/GIS MAP



Zoning



ATTACHMENT B

Zoning

232 Boylston St.

*City of Newton,
Massachusetts*

Legend

- Single Residence 3
- Multi-Residence 3
- Multi-Residence 4
- Business 1
- Business 4



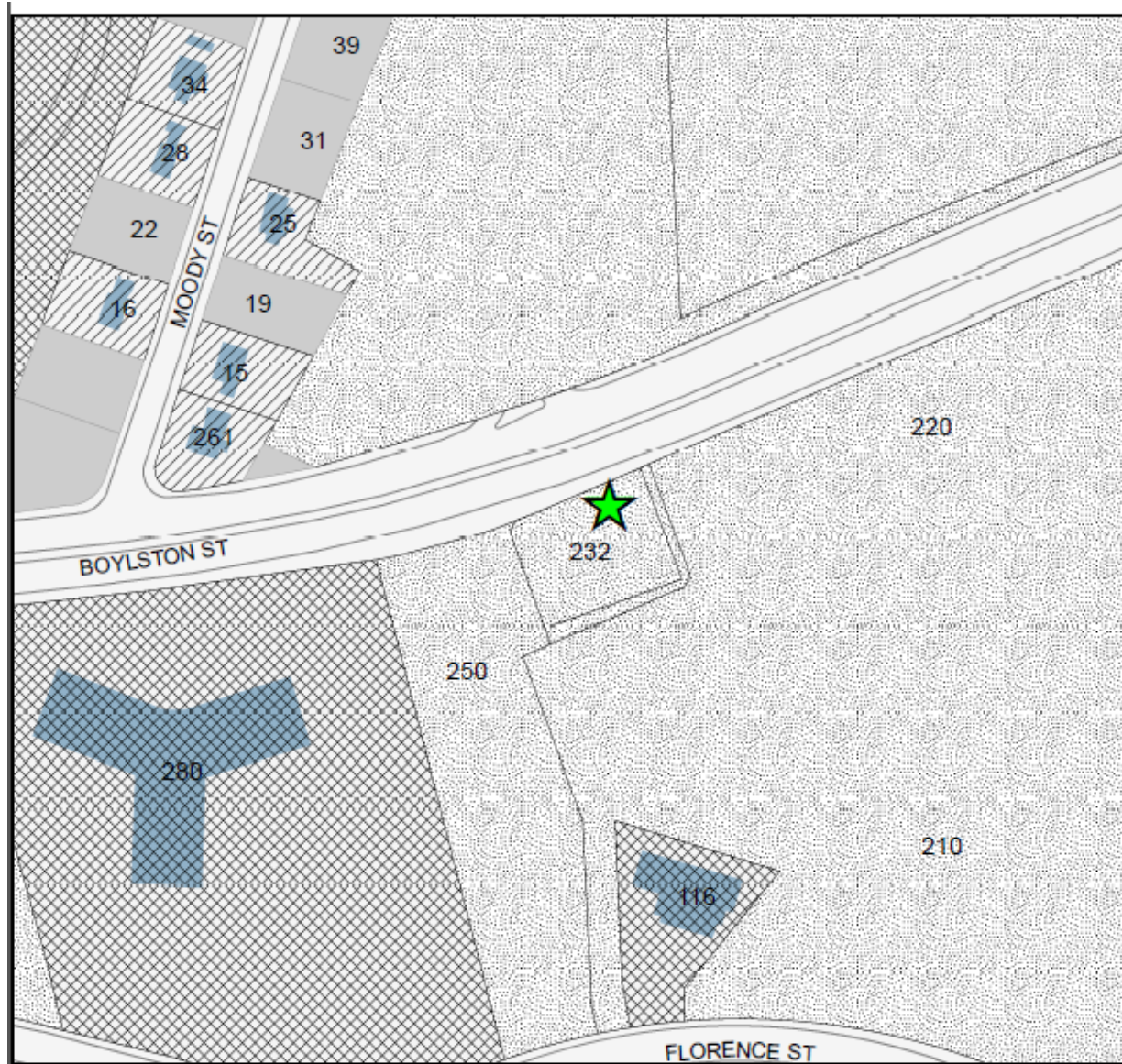
The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield



Map Date: December 10, 2020

Land Use



ATTACHMENT A


Land Use

232 Boylston St.

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Vacant Land



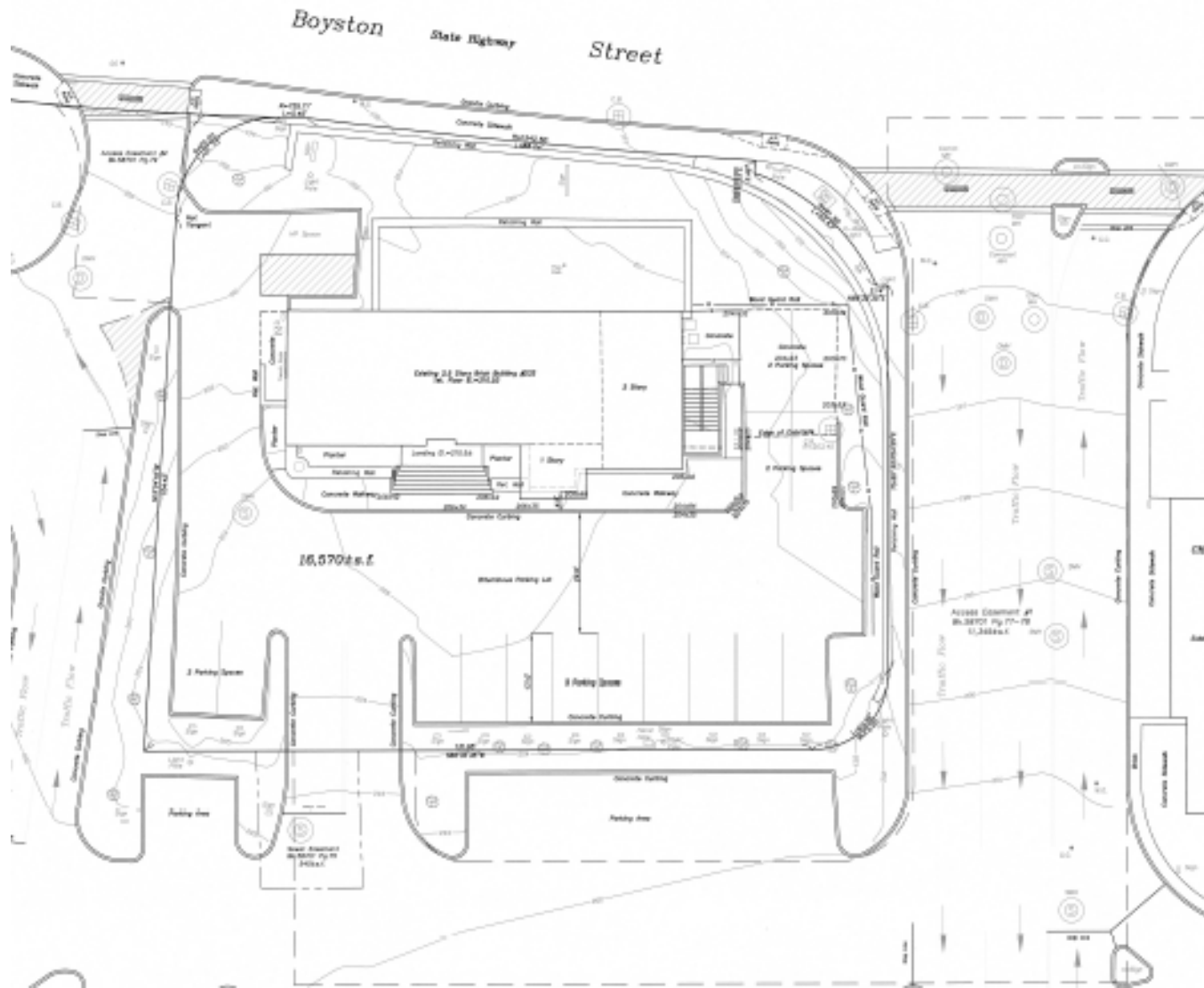
The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
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0 12.5 25 50 75 100 125 150 175
Feet

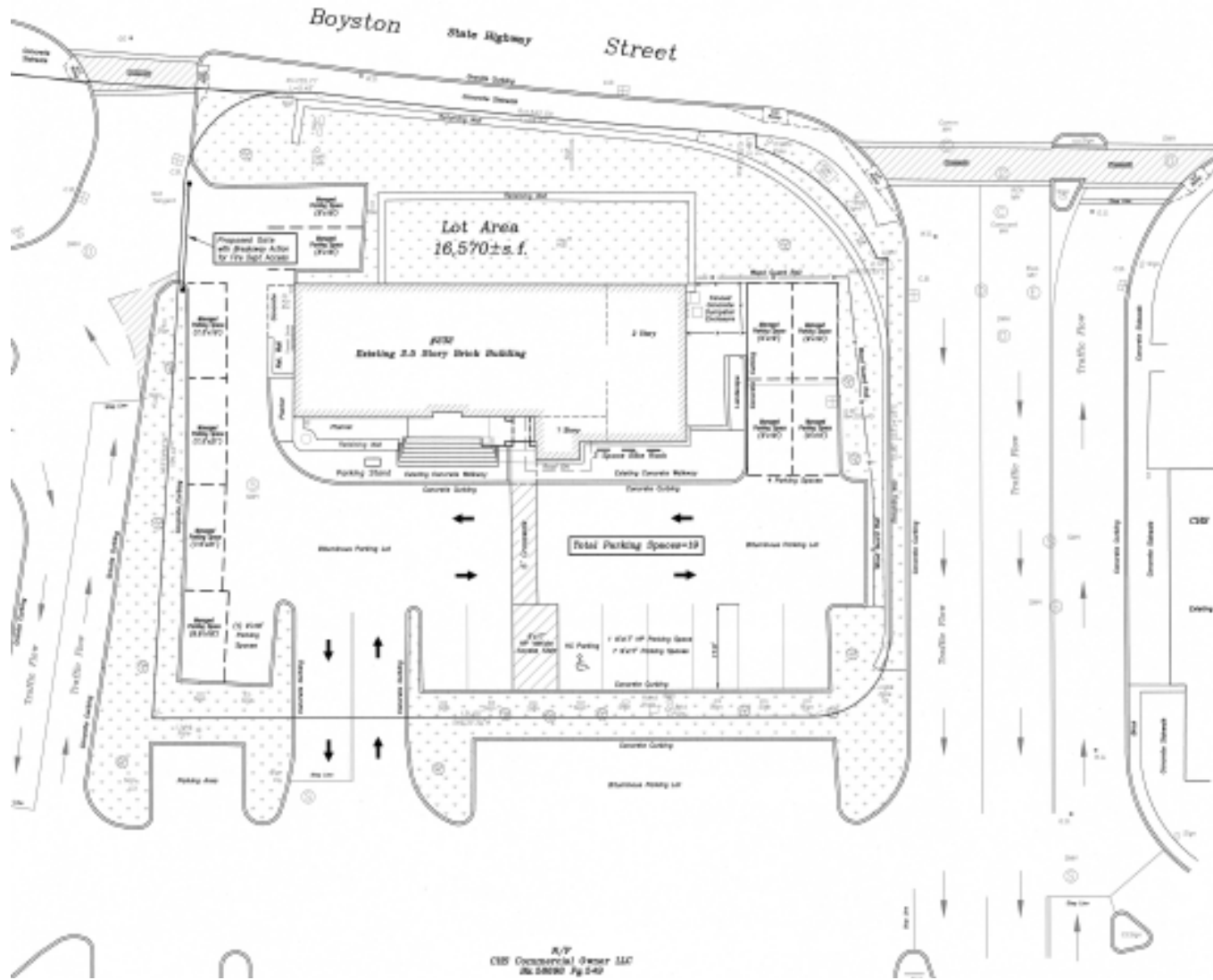
Map Date: December 10, 2020

Site Plan- existing



[illegible]

Site Plan- proposed (modified 12/15/2020)



Signage

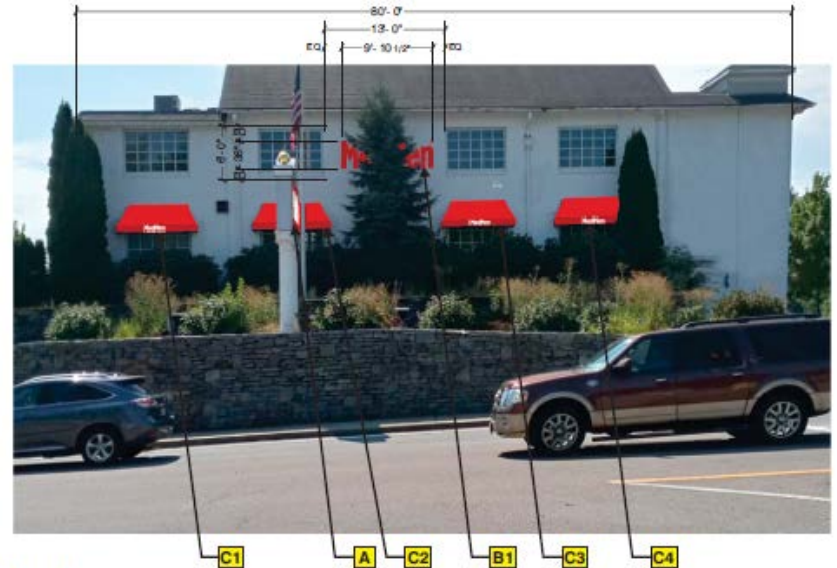


A	Two (2) tenant panels
B	Two (2) sets PC Acrylic letters
C	Five (5) awnings
D	One (1) S/F directional sign
E	Seven (7) S/F parking signs

Signage- front and back (existing & proposed)



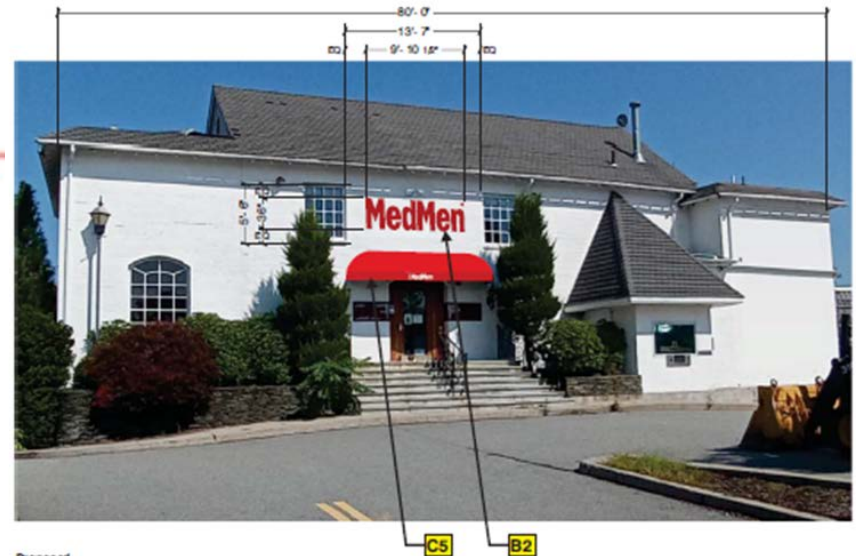
Existing



Proposed
Signs rendered proportional to the photo

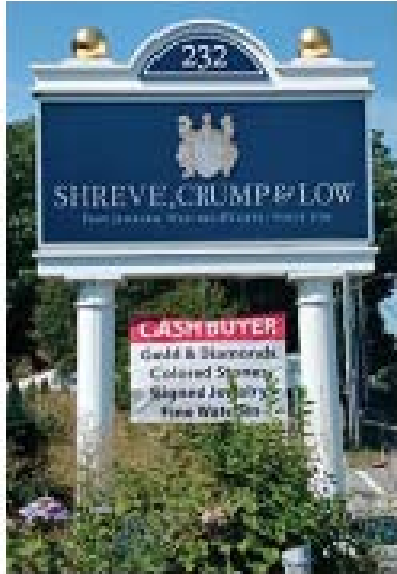


Existing



Proposed
Signs rendered proportional to the photo

Signage- freestanding (existing & proposed)



Existing



Proposed
Sign rendered proportional to the photo

A



Existing



Proposed
Sign rendered proportional to the photo

D

Photos



Photos



Photos



Photos



Photos



Photos

