

CITY OF NEWTON

IN CITY COUNCIL

March 7, 2022

ORDERED:

That the City Council finding that the public interest and convenience would be served by its action hereby grants SITE PLAN APPROVAL for the Commonwealth Golf Course at 212 Kenrick Street for the renovation and expanding of the existing Maintenance Facility to provide additional space for storage and repair of the golf course maintenance equipment and to upgrade the interior of the existing facility to improve the indoor environment, adjust the layout and space adjacencies to improve the safety and efficiency for the workers, pursuant to the provisions of Sec. 5-58, in accordance with the recommendations of the Public Facilities Committee as follows:

- Docket Number: #139-22
- Petitioner: The Design Review Committee of the City of Newton
- Location: Commonwealth Gold Course at 212 Kenrick Street, specifically described as Section 72 Block 39 Lot 17, containing approximately 993,358 sq. ft. of land in Ward 7.
- Owner: City of Newton
- Owner's Address: 1000 Commonwealth Avenue  
Newton Centre, MA 02459
- To be used for: Construction of a single-story, 3,000 sq. ft., pre-engineered building addition at 212 Kenrick Street containing cold storage space and the housing of most of the materials, and motorized equipment used to maintain the golf course (hereinafter referred to as the "Project").
- Explanatory note: All renovation of a municipal building involving new construction requires Site Plan Approval pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, 2017.

The land referred to is zoned Public Use.

1. The building, driveways, walkways, landscaping and other site improvements associated with the Project granted through this Site Plan Approval shall be consistent with the following approved plans:

a. Newton Commonwealth Golf Course, 212 Kenrick Street, Newton, Massachusetts 02458, Proposed Maintenance Facilities Improvements & Renovations 5-58 Schematic Design/Site Plan Approval Submittal, September 23, 2021

- i. C0.1 Site Legend, Notes and Details
- ii. C0.2 Site Details
- iii. C0.3 Site Details
- iv. C1.0 Site Demolition and Preparation Plan
- v. C1.1 Site Layout and Materials Plan
- vi. C2.1 Site Utility Plan
- vii. C3.1 Site Grading Plan

2. The approved plans, including building floor plans and elevations, are subject to modification as the plans are developed during Design Development and Construction Document Phases of the Project. Pursuant to Sec. 5-54(c) of the Revised Ordinances of the City of Newton, 2017, the Design Review Committee shall make periodic reviews of the Project's plans as it moves through the various design phases.


3. During the Design Development phase, the Project Design Team shall evaluate and refine areas of design to address the following concerns:

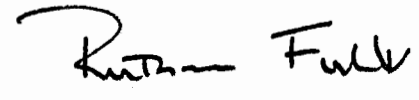
- As part of the site plan approval submittal the project shall confirm if any trees which are subject to the City's tree ordinance will be removed, and if so, shall identify the total caliper inches to be replaced or mitigated in accordance with the ordinance.
- The following will continue to be evaluated and refined by the design team and City throughout the Design Development and Construction Documents Phases:
  - The project will develop a landscape plan for the eastern side of the project (facing the City of Boston) to enhance the aesthetic appearance of the property and to help screen the east building elevations from the residential abutters.
  - The project will continue to develop wall and foundation details to provide continuous air and thermal barriers and incorporate insulating materials that have low Global Warming Potential and low Embodied Carbon.
  - The project addition will be designed to structurally support solar panels and the project proponent will continue to evaluate opportunities to incorporate PV

on the existing building and will endeavor to incorporate solar energy in the project.

- o The project will refine the second-floor layout to locate the proposed bathroom so that it is adjacent to the Intern Room.

Under Suspension of Rules  
Readings Waived and Approved  
24 yeas 0 nays

  
(SGD) CAROL MOORE  
City Clerk

  
(SGD) RUTHANNE FULLER  
Mayor

Date: 4/11/2022