

Middlesex South Registry of Deeds  
Electronically Recorded Document

This is the first page of the document - Do not remove

---

Recording Information

Document Number	: 3293
Document Type	: DECIS
Recorded Date	: January 11, 2023
Recorded Time	: 10:20:51 AM
Recorded Book and Page	: 81150 / 257
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2882396
Recording Fee	: \$105.00

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

3 pp

RECEIVED

#543-22

714-724 Beacon Street

DEC 21 AM 9:13

CITY OF NEWTON

IN CITY COUNCIL

December 19, 2022

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 allow a veterinary hospital as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The site in a Business 2 (BU2) zoning district is an appropriate location for the proposed veterinary hospital as it is an existing commercial building. (§7.3.3.C.1)
2. The proposed veterinary hospital will not adversely affect the neighborhood as it is located in an existing commercial building and replacing a portion of a bank use with identical parking requirements. (§7.3.3.C.2)
3. The veterinary hospital will not 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)

PETITION NUMBER: #543-22

PETITIONER: Canton Circle LLC

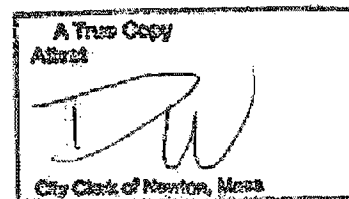
ADDRESS OF PETITIONER: 651 Washington Street  
Brookline, MA 02467

LOCATION: 714-724 Beacon Street, on land known as Section 61 Block  
38 Lot 08 containing approximately 37,932 sq. ft. of land

OWNER: Canton Circle LLC

ADDRESS OF OWNER: 651 Washington Street

714-724 Beacon Street, Newton (BK 51326, P4 582)



Brookline, MA 02467

TO BE USED FOR: Veterinary Hospital

CONSTRUCTION: Interior renovations

EXPLANATORY NOTES: Special Permit per §7.3.3 to allow a veterinary hospital (§4.4.1). As the previous Special Permit #1-15 granted a waiver of six required parking stalls, no parking relief is necessary for the veterinary hospital use. All other conditions of prior said order shall remain in full force and effect.

ZONING: Business 2 (BU2)

Approved subject to the following conditions:

- 6. 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 the following plans:
  - a) A plan entitled "Final As-Built Plan, Newton, Massachusetts, Showing Final As-Built at #714 Beacon Street," dated September 4, 2015, prepared by VTP Associates, Inc., signed and stamped by Joseph R. Porter, Professional Land Surveyor."
  - b) A drawing entitled "Small Door, 718 Beacon Street, Newton, MA, 02459, Egress Plan" (G-020), prepared by Leveratto AG, as revised through May 24, 2022, stamped and signed by Atilio G. Leveratto, Registered Architect
- 7. There shall be no overnight boarding of animals.
- 8. No building permit shall be issued pursuant to this special permit/site plan approval until the petitioner has:
  - a. recorded a certified copy of this Order for the approved special permit/site plan with the Registry of Deeds for the Southern District of Middlesex County;
  - b. filed a copy of such recorded Order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development
  - c. obtained a statement from the Director of Planning and Development that all plans are consistent with Condition #1.
- 9. No occupancy permit for the use covered by this special permit/site plan approval shall be issued until the petitioner has:



- a. filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement from a Registered Architect certifying compliance with Condition #1.

Under Suspension of Rules

Readings Waived and Extension of Time Approved

24 Yeas, 0 Nays

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on December 21, 2022. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:



~~(SGD) CAROL MOORE~~

ASSISTANT  
Clerk of the City Council

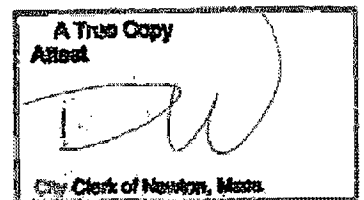
I, Carol Moore, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the City Clerk on December 21, 2022 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



~~(SGD) CAROL MOORE~~

ASSISTANT  
Clerk of the City Council



# E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Schlesinger and Buchbinder, LLP (MAT6TN)

Cost center: MAT6TN

Report generated: 01/11/2023 08:52 AM MST

## Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	AMT	SF	TOTAL	PROCESSED
<b>Middlesex South County, MA</b>								
<b>Jan 11, 2023</b>								
<b>Small Door Vet</b>								
714 724 Beacon St Council Order	DECISION	4	E 3293 B 81150 P 257	01/11/2023 10:20 AM EST	Recording Fee 105.00 No fee 0.00	Submission Fee 5.00 0.00	110.00 0.00	01/11/2023 01/11/2023
					<b>105.00</b>	<b>5.00</b>	<b>110.00</b>	
					<b>105.00</b>	<b>5.00</b>	<b>110.00</b>	
<b>Totals for Middlesex South County, MA</b>					<b>105.00</b>	<b>5.00</b>	<b>110.00</b>	

## Recording Fee Totals

COUNTY	RECORD DATE	AMT	SF	TOTAL
Middlesex South County, MA	01/11/2023	105.00	5.00	110.00
<b>Totals for Middlesex South County, MA</b>		<b>105.00</b>	<b>5.00</b>	<b>110.00</b>
<b>Total of All Recording Fees</b>		<b>105.00</b>	<b>5.00</b>	<b>110.00</b>

Document Count: 1

Package Count: 1

### Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604