

Middlesex South Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number	: 3503
Document Type	: DECIS
Recorded Date	: January 11, 2023
Recorded Time	: 12:48:00 PM
Recorded Book and Page	: 81151 / 509
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2882526
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

#542-22

157 Dudley Road

RECEIVED

DEC 21 AM 9:15

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 construct a second three-car attached garage exceeding 700 square feet as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The specific site is an appropriate location for the second three-car attached garage exceeding 700 square feet because it is screened from the street and located on land that is already paved. (§7.3.3.C.1, §3.1.3, §3.1.9)
2. The proposed second three-car attached garage exceeding 700 square feet will not adversely affect the neighborhood because the garage doors are oriented away from abutters. (§7.3.3.C.2, §3.1.3, §3.1.9)
3. There will not be a nuisance or serious hazard to vehicles or pedestrians because the existing driveway location is being maintained. (§7.3.3.C.3, §3.1.3, §3.1.9)
4. Access to the sites over streets is appropriate for the types and number of vehicles involved. (§7.3.3.C.4, §3.1.3, §3.1.9)

PETITION NUMBER: #542-22

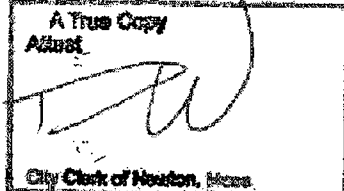
PETITIONER: Adam Alexander and Talia Valkin

LOCATION: 157 Dudley Road, on land known as Section 81 Block 51 Lot 06B containing approximately 120,105 square feet of land

OWNER: Adam Alexander and Talia Valkin

ADDRESS OF OWNER: 157 Dudley Road
Newton, MA 02459

157 DUDLEY ROAD, NEWTON (BK 68029, Pg 155)



TO BE USED FOR: Single Family Dwelling

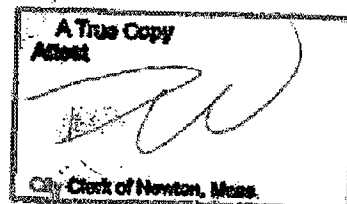
CONSTRUCTION: Wood frame

EXPLANATORY NOTES: Special Permit under §7.3.3 to allow 1,454 square feet of total garage area in two separate attached garages (§3.4.4.E.1)

ZONING: Single Residence 1

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:
 - a. Proposed Garage Location, 157 Dudley Road, signed and stamped by Verne T. Porter Jr., Land Surveyor, dated June 6, 2022
 - b. Valkin Residence plans, prepared by Legault Design LLC, signed and stamped by Gregory T. Legault, registered architect, dated October 12, 2022 and updated November 9, 2022, consisting of two (2) sheets.
 - i. Garage Floor Plan, G1.1
 - ii. Garage Elevations, G1.2
2. Prior to the issuance of any building permit, the petitioner shall provide a final site plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works, and Fire Department.
3. No building permit (other than a demolition permit) shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with and the Petitioner has:
 - a. Recorded a certified copy of this Special Permit/Site Plan Approval at the Middlesex South Registry of Deeds and filed proof of such recording with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development, and submitted a copy with the building permit application.
 - b. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
4. No certificate of occupancy (temporary or final) shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with and the Petitioner has:
 - a. Filed with the building permit application statements by a registered architect and a professional land surveyor certifying compliance with Condition #1.



b. Submitted final as-built survey plans in digital format.

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

