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0244-22

2145 Washington Street

JAN 19 11:11:04

CITY CLERK
NEWTON, MA 02459

CITY OF NEWTON

PLANNING BOARD

JANUARY 17, 2013

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/USE PLAN APPROVAL to allow a free-standing directory sign, as recommended by the Land/Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lopez:

1. Given its size, location and height, the nature of the use of the premises, the architecture of the building, or its location with reference to the street, permitting the proposed free-standing sign would be in the public interest. (S 2.21A; S 2.21B)
2. The site is a Business 1 district. It is an appropriate location for the proposed 26 square foot free-standing sign due to the site's commercial nature, multiple tenants, and its location on Washington Street. (S 2.3.C.2)
3. The proposed 26 square foot free-standing sign will not adversely affect the neighborhood as the sign is well placed on the site. (S 2.3.C.2)
4. The proposed 26 square foot free-standing sign will not create a nuisance or hazard to vehicles or pedestrians. (S 2.3.C.3)
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (S 2.3.C.4)

PETITION NUMBER:

0998-11

PETITIONER:

2145 Washington Street LLC

LOCATION:

2145 Washington Street, Newton, Ward 4, on land known as Section 32 Block 30 Lot 88, containing approximately 11,007 sq. ft. of land



OWNER: 2345 Washington Street LLC

ADDRESS OF OWNER: 2345 Washington St.
Newton, MA 02461

TO BE USED FOR: Free standing sign

CONSTRUCTION: Wood

EXPLANATORY NOTES: special permit to allow free-standing directory sign
(§1.2.10.A) (§1.2.10.B)

ZONING: Business 1

Approved subject to the following conditions:

1. The sign approved by this special permit shall be located and constructed consistent with the following plans prepared by Goodsign, dated August 25, 2022:
 - a. Replacement of Flat Panel (showing two Proposed Elevations) (Sheet 1)
 - b. Replacement of 2/P Flat Panel (showing sign details) (Sheet 2)
 - c. Replacement of 2/P Flat Panel (showing aerial photo and map of sign location) (Sheet 3)
2. The sign shall be designed and installed to comply with applicable building codes.
3. No building/sign permit shall be issued pursuant to this Special Permit/Use Plan Approval until the petitioner have:
 - a. Recorded a certified copy of this order for the approved Special Permit/Use plan with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of each recorded order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Obtained a written statement from the Planning Department that confirms the building/sign permit plans are consistent with plans approved in Condition #1.
4. No Final Inspection for the sign covered by this special permit/the plan approved shall be issued until the petitioner have:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development statements by a licensed design professional that the sign has been installed to comply with applicable building codes.
 - b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by the sign installer.



Under Suspension of Rules.

Readings Waived and Extension of Time Approved

28 Fees, 8 Keys

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 (January 28, 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:


CAROL MOORE

Acting
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 January 28, 2022 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:


CAROL MOORE

Acting
Clerk of the City Council



Middlesex South Registry of Deeds
Electronically Recorded Document

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Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com