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RECEIVED

#562-22
28 Putnam Street

2023 JAN 19 AM 11:04

CITY OF NEWTON

CITY CLERK
NEWTON, MA. 02459

IN CITY COUNCIL

January 17, 2023



2023 00015126

Bk: 81243 Pg: 401 Doc: DECIS
Page: 1 of 3 02/13/2023 10:52 AM

67785 / 479

ORDERED:

That the 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 a SPECIAL PERMIT/SITE PLAN APPROVAL to exceed the allowed floor area ratio (FAR), as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Richard Lipof:

1. The proposed expanded dwelling with an increased floor area ratio of 0.43, where 0.35 exists and 0.36 is the maximum allowed by right (§3.1.3), is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood. (§3.1.9)

PETITION NUMBER: #562-22

PETITIONER: Trevor and Luba Striker

LOCATION: 28 Putnam Street, Ward 3, on land known as Section 32 Block 07 Lot 18, containing approximately 11,747 sq. ft. of land

OWNER: Trevor and Luba Striker

ADDRESS OF OWNER: 28 Putnam Street
Newton, MA 02445

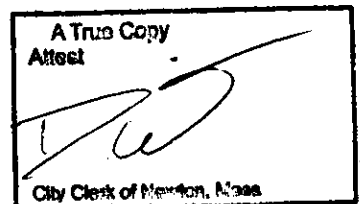
TO BE USED FOR: Single Family Residence

CONSTRUCTION: Wood Frame

EXPLANATORY NOTES: Special Permit per §7.3.3 to exceed allowed floor area ratio (§3.1.3, §3.1.9)

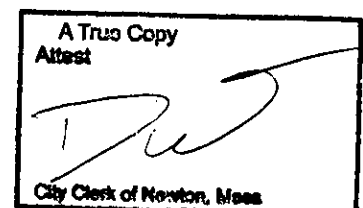
ZONING: Single Residence 2 (SR2)

RETURN: G. Th. diel Peirce
60 Walnut St. F14
Wellesley, MA 02481



Approved subject to the following conditions:

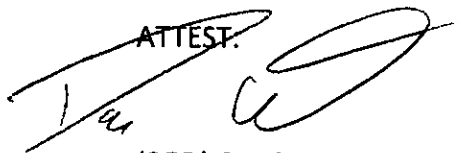
1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan Approval shall be located and constructed consistent with the following plans:
 - a. a site plan entitled "Plan of Land in Newton, MA, 28 Putnam Street, Proposed Addition," dated September 9, 2022, prepared by Everett M. Brooks Co., stamped and signed by Bruce Bradford, Professional Land Surveyor on September 9, 2022
 - b. architectural plans entitled "Stricker Residence, 28 Putnam St, Newton, MA," prepared by Peter Sachs, Registered Architect, dated August 29, 2022, as revised through November 21, 2022, comprised of the following sheets:
 - i. Title Sheet (A-1)
 - ii. Basement Plan (A-2)
 - iii. First Floor Plan (A-3)
 - iv. Second Floor Plan (A-4)
 - v. Attic Floor Plan/Roof Plan (A-5)
 - vi. Front Elevation (A-6)
 - vii. Right Elevation (A-7)
 - viii. Back Elevation (A-8)
 - ix. Building Section/Wall Section (A-9)
 - c. a document entitled "Floor Area Worksheet- 28 Putnam St.," indicating a proposed total gross floor area of 5,080 square feet and a proposed FAR (floor area ratio) of 0.43
2. 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. Provided a Final Site Plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works and Fire Department.
 - d. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
3. No Final Inspection and/or Occupancy Permit for the buildings 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 by a registered architect or engineer certifying compliance with Condition #1.
 - 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 a licensed land surveyor.



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 January 19, 2023. 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 January 19, 2023 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

