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CITY CLERK
NEWTON, MA. 02459

#270-24
386-394 Watertown Street

CITY OF NEWTON

CITY COUNCIL

July 8, 2024

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action 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, hereby grants a TWO (2) YEAR EXTENSION OF TIME IN WHICH TO EXERCISE SPECIAL PERMIT/SITE PLAN APPROVAL #302-21 granted on December 6, 2021, to December 6, 2024.

PETITION NUMBER:	#302-21
PETITIONER:	JLM Realty Trust
LOCATION:	386-394 Watertown Street Newton, MA 02458
OWNER:	JLM Realty Trust
ADDRESS OF OWNER:	386 Watertown Street Newton, MA 02458
TO BE USED FOR:	A mixed use development of 14,313 square feet containing three stories, incorporating ten dwelling units and 757 square feet of ground-floor commercial space, and 16 parking stalls (the "Project")
CONSTRUCTION:	Masonry structure over a wood frame
EXPLANATORY NOTES:	Amend Council Order #134-18; §4.1.2.B.3, and §4.1.3 to allow a building of three-stories and 36 feet in height; §4.1.2.B.3, and §4.1.3 to allow an FAR of 1.49; §5.1.4 to allow 1.25 parking stalls per dwelling unit; §5.1.8.A and §5.1.13 to allow parking within a setback and within five feet of a building containing dwelling units, §5.1.9.A and §5.1.13 to waive the screening requirements of parking

facilities; §5.1.8.B.6 and §5.1.13 to allow restricted end stalls; §5.1.8.C.1, §5.1.8.C.2, and §5.1.13 to reduce the maneuvering aisle width; and §5.1.10 and §5.1.13 to waive the lighting requirement of parking facilities; and §5.11.4.C and to allow the lot area per unit to be decreased in conjunction with an additional inclusionary zoning unit

ZONING: Business 1

1. No building permit shall be issued in pursuance of Special Permit/Site Plan Approval #302-21 until:


- a. The Petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a certified copy of this Council Order granting this two-year extension of time to December 6, 2024 with the appropriate reference to the book and page of the Petitioner's title deed or notice of lease endorsed thereon.
- b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.

Under Suspension of Rules
Readings Waived and Two-year Extension of Time Approved
22 yeas 0 nays 2 absent (Councilors Downs and Wright)

The undersigned hereby certifies that the foregoing copy of the decision of the City Council granting TWO-YEAR EXTENSION OF TIME to December 6, 2024, IN WHICH TO EXERCISE SPECIAL PERMIT/SITE PLAN APPROVAL #302-21 is a true accurate copy of said decision.

ATTEST:


(SGD) CAROL MOORE

 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 July 10, 2024 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



~~(SGD) CAROL MOORE~~

Clerk of the City Council

Assistant