

City of Newton Planning and Development

Petition #s : 197-23, 198-23, 199-23

Special Permit/Site Plan Approval

To amend the conditions of the prior special permits around vibration control and MAAB (197-23)

June 6, 2023



136-144 Hancock Street
Petition #197-23



River Street Elevation



Elm Street Elevation

106 River Street
Petition #198-23



71 Commonwealth Avenue
Petition #199-23

136-144 Hancock Street



Barton House



Walker House



Town Homes

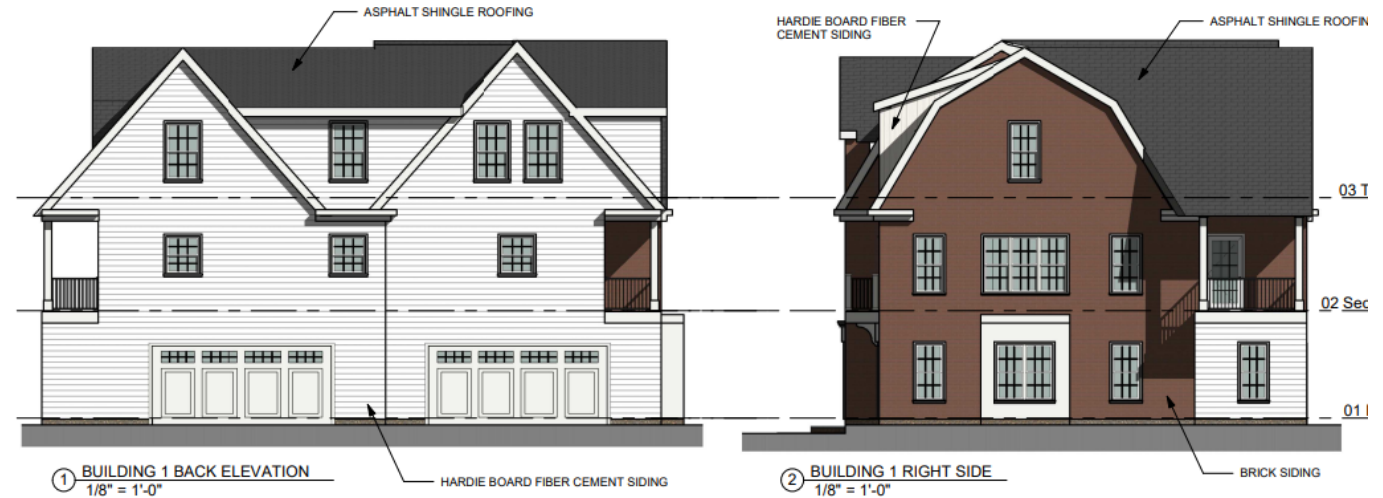


136-144 Hancock Street - Background

- 2022: Special Permit for 16 units in four buildings with dimensional relief and Rezoning from SR-3 to MR-2
- Within Auburndale Historic District
- Approved project consists of 27 parking stalls; 13 surface and 14 within a garage
- Townhomes - two buildings (4 units): basements consist of bonus rooms; first floor garage parking.
- Barton House (5 units): existing basement with only living area; surface parking
- Walker House (7 units): ground floor garage parking for 6 cars basement is partially exposed due to topography of the site.



Walker House



Townhomes

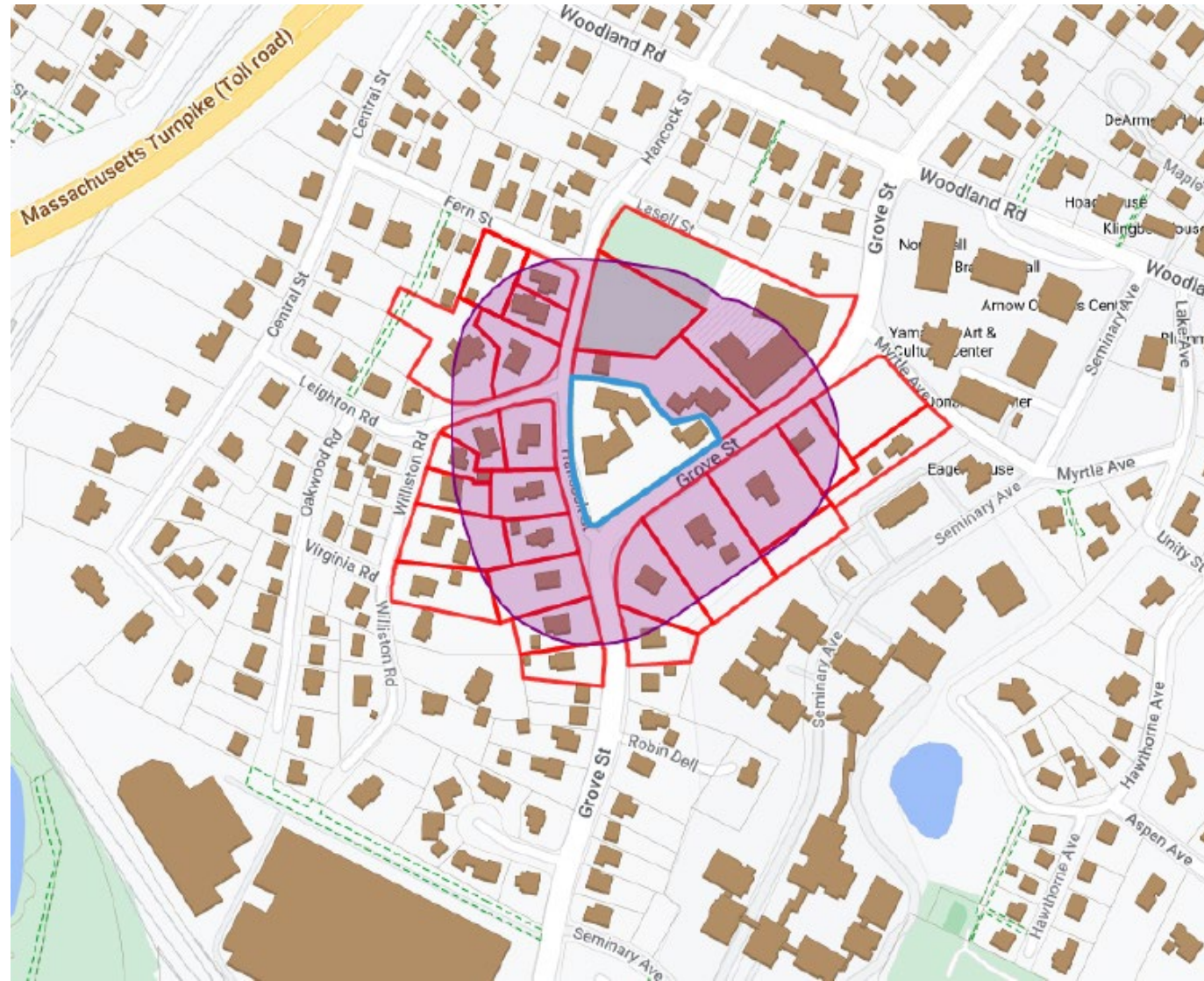
136-144 Hancock Street - Request

1. By inserting the words, “if applicable” at the end of the first sentence in Condition 2 on page 4, so that it reads, “All residential units shall conform to the Massachusetts Architectural Access Board (MAAB) requirements for ‘Group 1 units, if applicable”.
2. By deleting the words, “within 250 feet of the Project” as they now appear in Condition 25(a) and 25(k) on pages 8 and 9, and inserting in place thereof the words, “on Grove Street and Hancock Street that directly abut the project”.

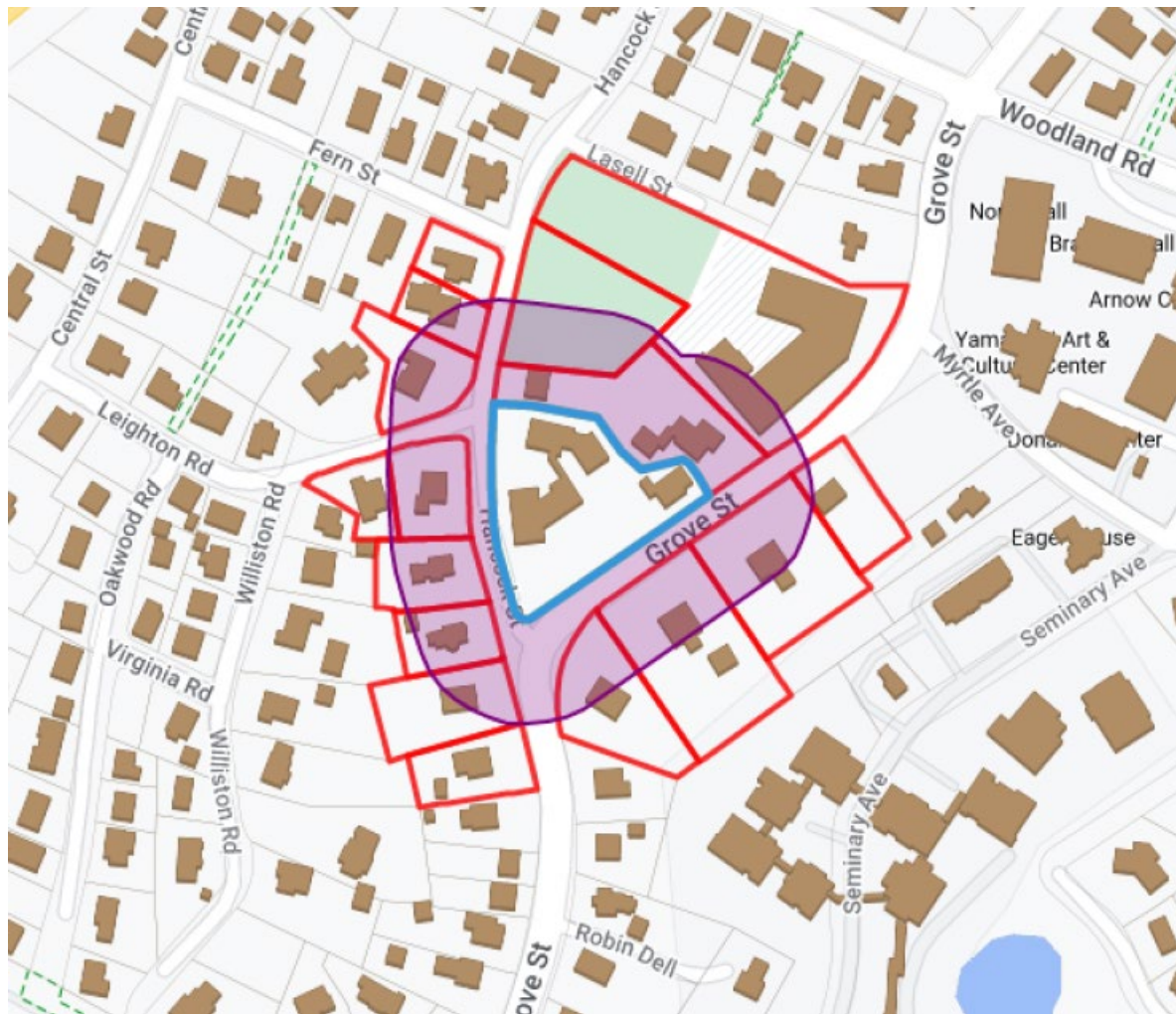
**Supportive of
eliminating to let
building code
prevail**

**Further discussion
required**

136-144 Hancock Street
250 foot radius



150 foot radius

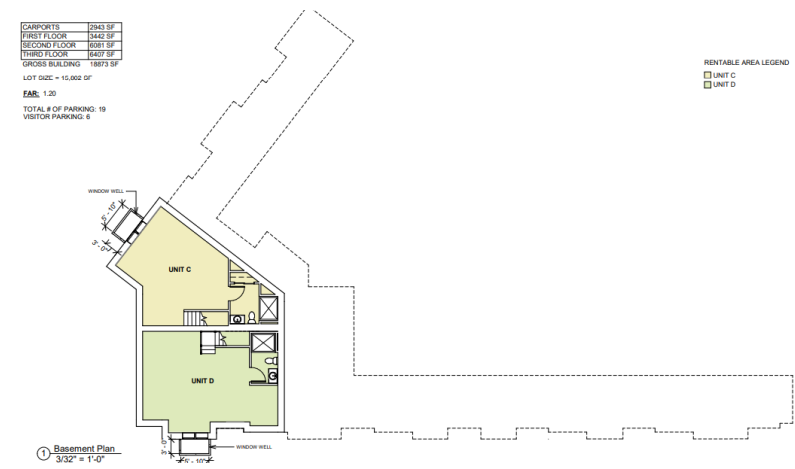


- Planning and Law exploring reducing radius to 150 feet for projects with less than 25 units.
- Directive to City Staff in February 2023 was to use a version of vibration control condition without mitigation fund for projects with less than 25 units. Staff believes this condition could be further tweaked to reduce the radius to 150 feet.

106 River Street Background



- Approved January 2023
- Special Permit to allow nine residential units with 17 surface parking stalls.

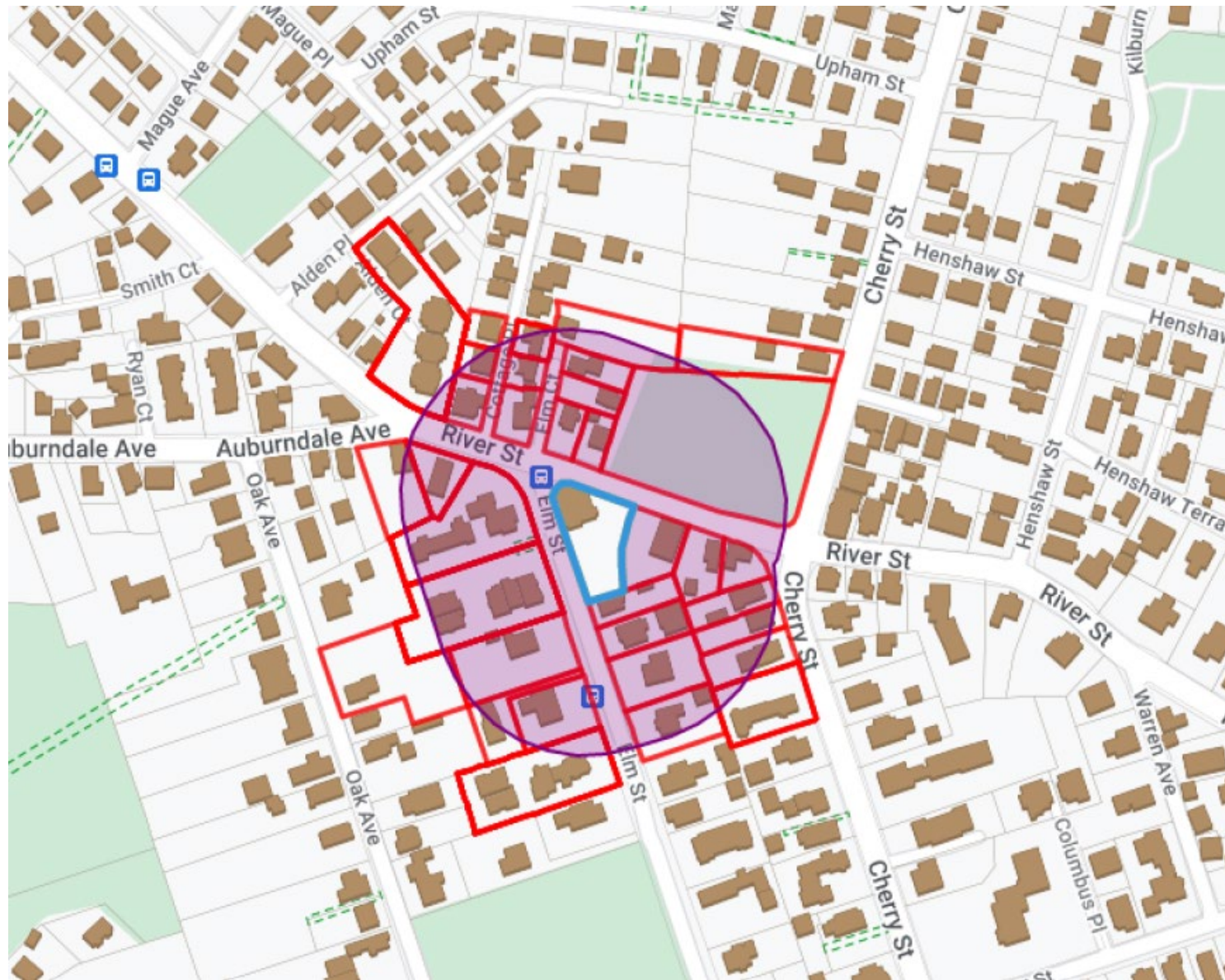


Area below grade

106 River Street Request

That Council Order #447-22 is hereby amended as follows:

1. By deleting the words, “within 250 feet of the Project” as they now appear in Condition 13(a) and (b) and inserting in place thereof the words, “on River Street and Elm Street that directly abut the project”.



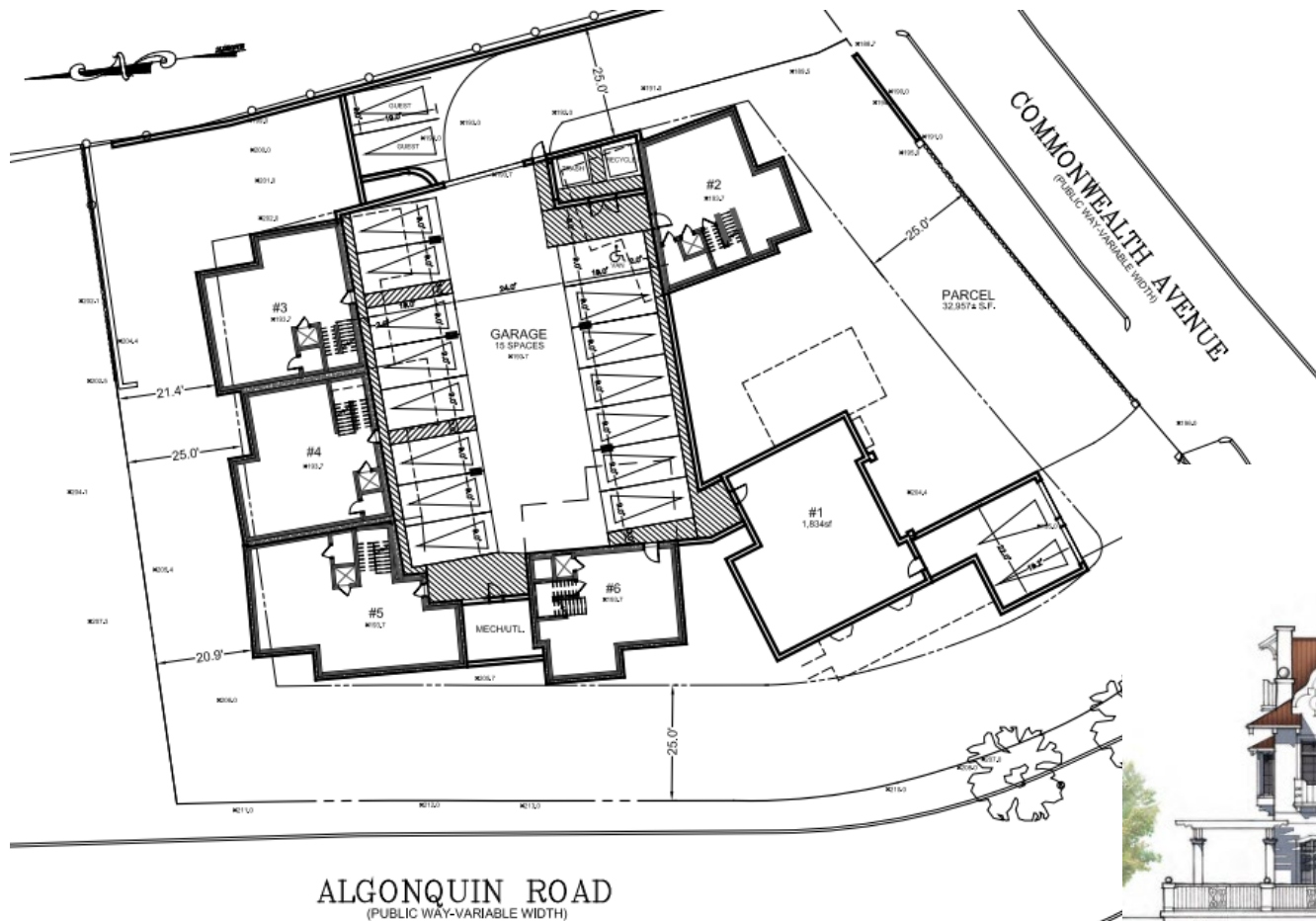
63 abutters



29 abutters

71 Commonwealth Avenue Background

- Approved April 2023
- Special Permit to allow six single family attached dwellings with 17 parking stalls.
- Retained historic dwelling
- 15 parking stalls under a common courtyard and basement space for 5 units of new construction



COMMONWEALTH AVENUE STREETScape

71 Commonwealth Avenue Request

That Council Order #504-22 is hereby amended as follows:

1. By deleting the words, “within 250 feet of the Project” as they now appear in Condition 7(a) and 7(i) and inserting in place thereof the words, “on Commonwealth Avenue and Algonquin Road that directly abut the project”.

71 Commonwealth Avenue 250-foot radius



44 abutters

71 Commonwealth Avenue
150-foot radius



12 abutters