

CITY OF NEWTON

IN CITY COUNCIL

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 allow the proposed oversized second principal wall sign located on the same wall as a secondary sign as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The proposed exceptions to the sign ordinance should be permitted and are appropriate and are in the public interest because the approved sign will enhance wayfinding from Beacon Street to the commercial property with multiple tenants. (§5.2.13)
2. The specific site is an appropriate location for the proposed oversized second principal wall sign located on the same wall as a secondary sign because it is associated with a commercial building in a business district. (§7.3.3.C.1)
3. The proposed oversized second principal wall sign located on the same wall as a secondary sign will not adversely affect the neighborhood because the proposed sign is similar in size and placement to other commercial signs in the neighborhood. (§7.3.3.C.2)
4. There will be no nuisance or serious hazard to vehicles or pedestrians because the sign will improve wayfinding for both modes of transport. (§7.3.3.C.3)
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

PETITION NUMBER: #200-23

PETITIONER: Collin Celic

LOCATION: 714 Beacon Street, Ward 6, Newton Centre, on land known as Section 61 Block 38 Lot 08, containing approximately

37.932 sq. ft. of land in a district zoned BUSINESS 2

OWNER: Canton Circle LLC

ADDRESS OF OWNER: 651 WASHINGTON ST., SUITE 200
Brookline, MA 02446

TO BE USED FOR: Sign

RELIEF GRANTED: Special permit per §7.3.3 to allow a second principal wall sign (§5.2.8 and §5.2.13), an oversized principal wall sign (§5.2.8 and §5.2.13), and to allow a principal and secondary sign on the same wall (§5.2.8 and §5.2.13)

ZONING: Business Use 2

Approved subject to the following conditions:

CONDITIONS

1. All Special Permit approved signs shall be located and constructed consistent with the following plans:
 - a. "Beth Israel Lahey Health Primary Care", prepared by Batten Bros. Signs and Awnings, consisting of two sheets, dated February 26, 2022.
2. All signs shall be designed and installed to comply with applicable building codes.
3. No building/sign permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
 - a. Recorded a certified copy of this Special Permit/Site Plan Approval 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. 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 a sign covered by this special permit/site plan approval shall be issued until the petitioners have:

#200-23
714-724 Beacon Street

- a. Submitted final as-built plans in digital format signed and stamped by the sign installer.