

City of Newton Planning and Development

Petition: #130-23

Special Permit/Site Plan Approval

to install a free-standing sign replacing the existing free-standing sign

April 25, 2023



1010 Chestnut Street

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§5.2.13.A §5.2.13.B	To allow a free-standing sign	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- The proposed exceptions to the sign ordinance should be permitted and are appropriate due to the nature of the use of the premises, the architecture of the buildings or their location with reference to the street is such that such exceptions are in the public interest. (§5.2.13)
- The specific site is an appropriate location for the proposed sign that requires waivers from the Sign Ordinance . (§7.3.3.C.1)
- The proposed sign that requires waivers from the Sign Ordinance will not adversely affect the neighborhood. (§7.3.3.C.2)
- The proposed sign will not be a nuisance or serious hazard to vehicles or pedestrians; (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

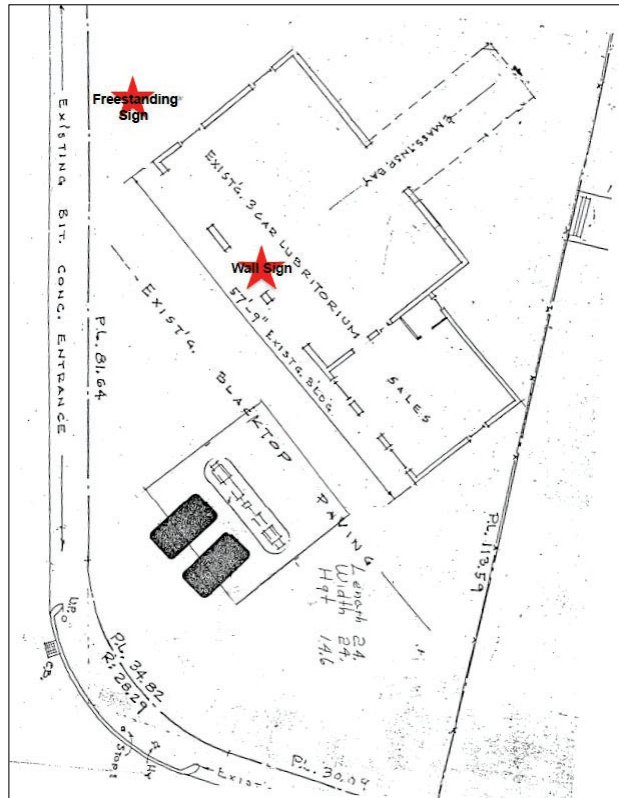
Aerial Map



Existing Conditions



Site Plan



Free Standing Sign

- Replaces existing sign in same location
- 6x4 foot sign: 24 sf area total
- Pylon sign with digital gas price



Review

- Urban Design Review: Approved free-standing sign at December 14, 2022 meeting.
- Engineering Review: Engineering review is not required at this time.
- Newton Historical Commission: Historic review is not required.
- Upper Falls Historic District Commission review and approval required.

Findings

1. The proposed free-standing sign should be permitted and is appropriate due to the commercial nature of the use of the premises and the sign's location set back from the intersection is such that such exceptions are in the public interest. (§5.2.13)
2. The site is an appropriate location for the proposed sign due to the site's commercial nature and its location on Chestnut Street. (§7.3.3.C.1)
3. The proposed sign will not adversely affect the neighborhood as the sign is well-placed within the site and replaces an already existing sign. (§7.3.3.C.2)
4. There will be no nuisance or serious hazard to vehicles or pedestrians as the sign does not interfere with the lines of sight of pedestrians and motorists (§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)

Conditions

1. Plan Referencing
2. Standard Building Permit Condition
 - Obtained all necessary approvals from Upper Falls Historic District Commission