

To: Administrative Site Plan Review/Special Permit
From: Mary Butler
Date: 1/4/2021

Removal of Restriction from Special Permit #332-65 to allow for parking on Sundays and Site Plan Review/Special Permit Application for additional expansion space to be used as ancillary use for Storyheights Church.

Currently, Storyheights Church is in approximately 5,000 square feet of space at 381 Elliot Street, Newton Upper Falls. They have been at this location since 2017. Site Plan Review approved this in July of 2017.

Storyheights Church would like to expand their auditorium at 381 Elliot Street from the existing 70 seats to 140 seats.

In order to make room for this expansion, they will need to relocate the ancillary uses (Sunday School during church services, meeting rooms, administrative offices etc.) that are currently taking place in their existing space. To prepare for this, Storyheights Church has leased additional space (5,840 sq.ft.) which is located at 1037 Chestnut Street, Newton Upper Falls, Ma (within the Echo Bridge Office Park).

This additional space (5,840 sf) will need to be approved for a change of use from Business to a Sunday School (not for profit) in conjunction with a Religious use already on the property. Once approved the ancillary uses will be moved to this new location at 1037 Chestnut Street. There will be no church services at the 1037 Chestnut Street address. There will be approximately 4107 square feet of this space being used for Sunday School and 1,733 square feet for office/reception/bathrooms etc.

Due to financial constraints, the Church is not yet prepared to move forward with the actual permitting for the expansion of the Auditorium seating from 70 to 140. They anticipate that this will be undertaken later in 2022 at which point we will finalize the construction drawings/permitting/ Site Plan Review. However, as parking is a major issues, we have calculated the parking requirements as if this is happening at this time.

Attached is a Survey, showing parking stalls and traffic flow. The main entrance for the church is off the Chestnut Street entrance and this is also where the expansion space is located. This is marked on the survey with a red asterisk. The parking area that the church will be using is on the Chestnut Street side of the property and is outlined in green. We expect that the traffic to enter and exit from the Chestnut Street side of the property as shown on the traffic flow plan.

The Parking requirement will also be increased. Attached you will find a spread sheet, which outlines the current uses on the property and the parking requirements for those existing uses. This spreadsheet also outlines the parking which will be required due to the increase in seats in the auditorium and the

change of use for the 5,840 square foot suite to the ancillary use for the church which includes approximately 4107 square feet of Educational Use within the 5,840 square feet which is currently a Business Use.

There are 229 parking stalls on the property and an additional 62 parking stalls on a side parcel for a total of 291 spaces. However the 62 spaces on the side parcel are restricted to Monday – Saturday usage and therefore are not available on Sunday's when the church is in session, unless the request for the removal of the Sunday Parking restriction under #332-65 is lifted.

On Sunday's when the church is in session, the office occupants are not on the premises. All of the occupants in the expansion space at 1037 Chestnut Street are arriving in vehicles already arriving for church services, so in reality, the number of vehicles will not be increased due to the expansion space.

I have attached photographs of the parking lots which were taken on a Sunday at approximately 10:00 (at the time of church services). I spoke to the church people on Monday morning to ask them what their attendance was for Sunday. Was it Normal? Light? Heavy? They told me that attendance on Sunday was "good" - meaning that it was a pretty normal Sunday with a good attendance.

As you can see from the attached photos, there are many, many spaces available. The entire lot fronting Elliot Street has 3 cars in it and there are approximately 90 spaces in this area. See Photo #1

The lots which runs along Chestnut Street had approximately 30 cars in it with more than 70 spaces in this area – See photo 2.

We feel that there is, in reality, more than enough parking on the main parcel to satisfy the needs of the increase in seating from 70 to 140 and to accommodate the change of use from B Use to an E Use.

There is currently adequate disposal of sewage, refuse and other waste for the occupancy and the expanded seating in the building at 381 Elliot Street. No bathrooms will be added and there will be no bathrooms within the suite as they will use existing common area facilities for the auditorium at 381 Elliot Street.

There will be one handicap bathroom reinstalled in the suite located at 1037 Chestnut Street. This bathroom had been in existence and the previous tenant removed the fixtures during a renovation.

There are no plans to make any exterior façade changes, there are no plans to alter or change the existing parking lot, topography or landscaping. We will allow one sign on the building over the main door to the church which will be in keeping with the historic nature of the building.

The project will not impact or disrupt historic resources on or off the site.

The area surrounding the site is currently a mixture of office space, restaurants, another church, retail, gas station, office space, and residential. Over the past 4 years, the church has not impacted the neighborhood.

The current occupancy permit allows for the increase in number of people in the existing Church suite.