

~~4/4~~ → Docket
4/4 (for 4/5)

From: Susan Albright <susansophia.albright@gmail.com>
Sent: Thursday, March 31, 2022 4:44 PM
To: Jennifer Breslouf
Subject: Re: docket item for the Grove st/Riverside park liaison committee

RECEIVED
2022 MAR 31 PM 4:49
CITY CLERK
NEWTON MA 02460

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

no need to late file - just hold it until the next docket.

On Thu, Mar 31, 2022 at 4:43 PM Jennifer Breslouf <jbreslouf@newtonma.gov> wrote:

Hi Susan – Do you want to late-file this for next week’s docket? Or shall I put it on the docket for the 19th?

Thanks - Jenn

Jennifer Breslouf

Office of the City Council

617-796-1218

From: Susan Albright <susansophia.albright@gmail.com>
Sent: Thursday, March 31, 2022 4:39 PM
To: Jennifer Breslouf <jbreslouf@newtonma.gov>
Subject: docket item for the Grove st/Riverside park liaison committee

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Hi Jen

Would docket this person to be approved by the Land Use Committee? We will have to find one more person but we should get this one going. Thanks

Susan

President Albright nominating Bruce McVittie to the 275 Grove St. Liaison Committee.

Bruce McVittie

11 Norumbega Ct

Auburndale, MA 02466

617.964.8069

bmcvittie@yahoo.com

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**Susan Albright, President
Newton City Council**

Councilor-at-Large Ward 2

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

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**Susan Albright, President
Newton City Council
Councilor-at-Large Ward 2**

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Bruce McVittie
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617.964.8069
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Susan Albright, President
Newton City Council
Councilor-at-Large Ward 2



STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
KATHRYN K. WINTERS
JULIE B. ROSS
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
RACHAEL C. CARVER
ADAM M. SCHECTER

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December 6, 2021

BY ELECTRONIC AND FIRST-CLASS MAIL

Councilor Susan Albright
President, Newton City Council
1000 Commonwealth Avenue
Newton, Massachusetts 02459-1449

Re: Council Order #33-21(3)/275 Grove Street, Building 3/Liaison Committee

Dear President Albright,

I am writing to notify you of the establishment of a Liaison Committee pursuant to the above referenced Council Order. Condition 45 of the Council Order, which I have attached for your reference, provides that a Liaison Committee be established within one (1) month after approval of the special permit, which occurred on November 15, 2021.

The Liaison Committee shall consist of one designee of the petitioner, two residents from the neighborhood surrounding the site, and one Ward 4 City Councilor who will serve as Chair of the Committee. The President of the City Council shall appoint the resident neighborhood members and the City Council member.

Alexandria has designated David Pete, Executive Director – Asset Services, as its representative on the Liaison Committee. We request that you appoint the remaining members of the committee. Bruce McVittie (11 Norumbega Court), who served as an informal neighborhood representative throughout the special permit process, would make an excellent candidate. Bruce can be reached at bmcvittie@yahoo.com.

Please let me know if you have any questions respecting the foregoing.

Sincerely,

A handwritten signature in cursive script that reads "Steve Buchbinder".

Stephen J. Buchbinder

SJB/mer
Enclosure

cc: (by Electronic Mail)
Councilor Leonard Gentile
Councilor Joshua Krintzman
Councilor Christopher Markiewicz
Ms. Rickie Golden
Mr. David Pete

Condition 45 Of Council Order #33-21(3)

45. No more than one (1) month after approval of this Special Permit/Site Plan Approval, a Liaison Committee shall be established consisting of one designee of the petitioner, two (2) residents from the neighborhood surrounding the site, and one Ward 4 City Councilor who will serve as Chair of the Committee. The President of the City Council shall appoint the resident neighborhood members and the City Councilor member. All actions of the Liaison Committee shall be advisory in nature only and the Liaison Committee shall work by consensus. Meetings of the Liaison Committee will be open to the public.
- a. The purpose of the Liaison Committee shall be to provide a forum for communication of the construction schedule, and to receive and deal with neighborhood concerns relating to construction or to the operation of Building 3 after initial occupancy (including but not limited to issues relating to noise, traffic, and light spillage).
 - b. The first meeting of the Liaison Committee shall occur prior to the commencement of construction and thereafter shall meet monthly (or, at the election of the Liaison Chair, every three months) according to a schedule established by the Liaison Chair until six (6) months after the initial occupancy of Building 3. Thereafter the Liaison Committee shall meet annually for the first three years after initial occupancy to review the petitioner's annual noise testing results.
 - c. The Liaison Committee shall, at a minimum, give written notice to the City Clerk, the Commissioner of Inspectional Services, and the Director of Planning and Development of its Meetings.

RECEIVED
Newton City Clerk

2021 NOV 17 PM 2:15

#33-21(3)
275 Grove Street

CITY OF NEWTON

IN CITY COUNCIL

November 15, 2021

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 a laboratory and research facility use in the Business 4 (BU-4) zoning district, a height of 84 feet 2 inches, and amendments to the site plan as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The specific site in the BU-4 zone is an appropriate location for the proposed laboratory, research, and development use, a height of 84 feet 2 inches and amendments to the previously approved site plan because the site is within a business district and will complement the existing office and laboratory uses (§7.3.3.C.1);
2. The proposed laboratory, research and development use as developed and operated within the BU-4 zone will not adversely affect the neighborhood because the proposed change in use will result in fewer trips during peak commuting hours (§7.3.3.C.2);
3. The proposed laboratory, research and development use will not create a nuisance or serious hazard to vehicles or pedestrians because the site is maintaining the existing access points from Grove Street (§7.3.3.C.3); and
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved because the proposed use decreases and complies with the parking requirements (§7.3.3.C.4).

PETITION NUMBER: #33-21 (3)

PETITIONER: Alexandria Real Estate Equities Inc.

LOCATION(s): 275 Grove Street, on land known as Section 43 Block 29 Lot 24, containing approximately 478,578 square feet of land.

BioSafety Committee and a permit from the Department of Health and Human Services.

40. Building 3 shall be restricted to biosafety use type BSL- 2 or lower.
41. All tenants and sublessors shall obtain all necessary local, state, and federal permits, including building, flammable, sewer, hazardous waste and emission permits. Permits are not transferrable.
42. Each laboratory, research and development tenant shall provide and implement an environmental health and safety program through the designation of an onsite safety representative or consultant. Each tenant shall provide detailed information about the proposed use and the contact information for the safety representative to the Planning and Development Department, Inspectional Services Department, and Newton Fire Department.
43. No Final Inspection/Occupancy Permit for the use in Building 3 covered by this special permit/site plan approval shall be issued until the petitioner has:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development statements by an architect and land surveyor certifying compliance with the 2021 Plans approved in Condition #1.
 - b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a professional land surveyor.
 - c. Filed with the Clerk of the Council, the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that improvements authorized by this Order have been constructed to the standards of the City of Newton Engineering Department.
44. If in the future the City Traffic Engineer, in consultation with the Captain of the Traffic Bureau of the Police Department, determines that traffic coming to and from 275 Grove Street is causing unsafe conditions around the Williams School during the student drop-off or pickup period, the petitioner shall commission a traffic study, which shall be subject to peer review (at petitioner's expense), to assess the impact that the laboratory, research, and development tenants of Building 3 are having on transportation conditions around the Williams School during the student drop-off and pickup period. If the traffic study shows that the laboratory, research, and development tenants of Building 3 are causing unsafe transportation conditions at the Williams School during the student drop-off and pickup period, the petitioner shall provide for a private police detail at the Williams School during that period, until such time as the Traffic Engineer, in consultation with the Captain of the Traffic Bureau, determines that the police detail is no longer needed. In lieu of the traffic detail, the petitioner may provide some other traffic mitigation measure as agreed to by the petitioner and the Traffic Engineer.
45. No more than one (1) month after approval of this Special Permit/Site Plan Approval, a

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 - b. The first meeting of the Liaison Committee shall occur prior to the commencement of construction and thereafter shall meet monthly (or, at the election of the Liaison Chair, every three months) according to a schedule established by the Liaison Chair until six (6) months after the initial occupancy of Building 3. Thereafter the Liaison Committee shall meet annually for the first three years after initial occupancy to review the petitioner's annual noise testing results.
 - c. The Liaison Committee shall, at a minimum, give written notice to the City Clerk, the Commissioner of Inspectional Services, and the Director of Planning and Development of its Meetings.
46. Prior to filing a subsequent petition to (i) allow laboratory, research, and development use in Building 1 beyond what is currently allowed by Council Order #33-21, (ii) increase the height of Building 1 through additional stories, or (iii) increase the height of Building 1 rooftop mechanical equipment beyond the currently allowed 15 feet, petitioner shall notify the Ward 4 Councilors at least 60 days in advance of the filing of a special permit application for the potential project and shall invite them to two neighborhood meetings to be convened by the petitioner, one of which shall be held prior to a Development Review Team ("DRT") meeting or an equivalent meeting with Department Heads, with the City and the other of which shall be held following the DRT meeting.
47. The Petitioner shall complete a study to determine the feasibility of installing water source modular heat pumps/chillers ("Heat Pumps") in Building 3 (the "Feasibility Study"). Depending on the results of the Feasibility Study and Petitioner's return on investment analysis, the Petitioner shall install Heat Pumps in Building 3 to the extent feasible (as defined below) and without increasing the height of the building.
- a. The Feasibility Study shall contain the following minimum contents: description of the particular heat pump systems studied and why they were selected; description of construction modifications necessary to accommodate the heat pumps;