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Barney S. Heath  
Director

## ZONING REVIEW MEMORANDUM

Date: April 7, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Frank Stearns, Attorney  
Materion Newton, Inc  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

**RE: Request to amend Special Permit #372-94 to raise the roof to construct an additional furnace**

Applicant: Materion Newton, Inc	
Site: 33 Industrial Place	SBL: 83028 0079
Zoning: MU1	Lot Area: 43,740 square feet
Current use: Research & Development	Proposed use: No change

### BACKGROUND:

The property at 33 Industrial Place consists of 43,740 square feet improved with a one-story industrial building constructed in the 1950s. The building is known as Plant 1A and shares a wall with Plant 1, located at 45 Industrial Place. Several special permits have been issued to the properties for additions to the building. The petitioner intends to raise a portion of the roof of Plant 1A to accommodate the height of an additional furnace required to increase manufacturing capacity. No changes to the building footprint or site plan are proposed. An amendment to the special permit is required.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Frank Stearns, attorney, submitted 2/25/2022
- Project Narrative, submitted 2/25/2022
- Plot Plan, prepared by R.E. Cameron & Associates, Inc, surveyors
- PowerPoint presentation, prepared by Frank Stearns, attorney, submitted 2/25/2022

**ADMINISTRATIVE DETERMINATIONS:**

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1. The petitioner proposes to raise a portion of the roof of Plant 1A to accommodate the height of an additional melting furnace used to refine tantalum. The proposed addition’s height will not exceed the current high- rise element of the roof of Plant 1A of 38.76 feet. The proposed changes require an amendment to the most recent Special Permit # 372-94.
2. The existing furnace results in a nonconforming height of 38.7 feet where 36 feet is the maximum by-right height. The addition resulting in the existing height was constructed in 1982 when the property was zoned Manufacturing and allowed a height up to 60 feet. The proposed addition extends the nonconforming height, but does not increase it, requiring a special permit per sections 4.2.3 and 7.8.2.C.2.

<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Amend Special Permit #372-94	
§4.2.3 §7.8.2.C.2	Request to extend nonconforming height	S.P. per §7.3.3