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Director

ZONING REVIEW MEMORANDUM

Date: May 2, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Packard Cove Associates LLC, applicant
G. Michael Peirce, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow a marijuana research facility

Petitioner: Packard Cove Associates LLC	
Site: 241 Riverview Avenue	SBL: 41032 0001
Zoning: MAN	Lot Area: 49,214 square feet
Current use: CBD/Hemp research	Proposed use: Marijuana research facility

BACKGROUND:

The property at 241 Riverview Avenue consists of a 49,214 square foot lot improved with a 20,000 square foot single-story office building constructed in 1954 and associated surface parking. The property is currently used for CBD/hemp research and development. The petitioner seeks to fit out the existing space for use as a marijuana research facility pursuant to section 6.10.3.

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

- Zoning Review Application, prepared by G. Michael Peirce, attorney, dated 3/1/2022
- Site Plan, signed and stamped by Christian Albert Farland, engineer, dated 2/28/2022

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner is proposing to operate a marijuana research facility. This use requires a special permit from the City Council per sections 4.4.1 and 6.10.3.D of the Newton Zoning Ordinance.
2. Section 6.10.3.E.5 states that a marijuana research facility is subject to the parking requirements of section 5.1.4 for “Research, laboratory” of one parking stall per 1,000 square feet plus one stall for every four employees. The facility is 20,000 square feet and the petitioner intends to have 20 employees, resulting in a parking requirement of 25 stalls. There are 25 parking stalls on site, requiring no waivers.
3. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§6.10.3.D §4.4.1	To allow a marijuana research facility	S.P. per §7.3.3