




Special Permit Application

SP-22-136

Submitted On: Jul 29, 2022

Applicant

 Terrence Morris
 617 202-9132
 tpmorris.landuse.law@comcast.net

Primary Location

106 RIVER ST
WEST NEWTON, MA 02465

To the Newton City Council

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2017, as amended, or any other sections

true

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CITY CLERK
WEST NEWTON, MA 02459

Applicant Information

The individual submitting this application is the agent

Property Owner Information

Name

NORTON POINT STREET LLC 106 RIVER STREET LLC T/C DAVID OLIVERI

Address

12 Morse Lane

City

Natick

State

Massachusetts

Zip Code

01760

Telephone Number

508 400-0809

Email

doliveri@civicodevelopment.com

Application Information

Petition For

Special Permit/Site Plan Approval

Application Type

Residential

Size of the main parcel (in square feet)

15804

Does this involve multiple parcels?

No

Are you creating any new residential units?

Yes

How many new residential units will be created?

9

Are you creating gross Floor Area?

Yes

Please reference sections of the ordinances from which relief is requested

4.4.1, 6.2.4 (multifamily dwelling); 4.1.2.B.2 (SPR >10,000 sf); 4.1.2.B.3, 4.1.3 (3-stories & Ht. >24'); 4.1.3 (FAR > 1.0); 5.1.8.A.2 (parking <5' from bldg); 5.1.8.C.1 (Aisle width); 5.1.8.D.1 (entrance drive).

Please describe proposed project:

Replace existing building with 3-story, 9-unit Multi-family dwelling with accessory parking for 19 spaces

Are there any prior special permits and/or variances on the subject property?

No

Has this project been reviewed by historic?

Yes

Has this project been reviewed by conservation?

N/A

Does this petition require a rezoning to the Mixed Use 4 district?

No

Is this petition seeking to create an accessory apartment?

No

Is this petition seeking to create a rear lot subdivision?

No

Is this petition seeking to establish a Marijuana Establishment?

No

Does the project involve the creation or substantial alteration of 20,000 sq. ft. or more?

No

Is this petition subject to the Inclusionary Zoning section of the Newton Zoning Ordinance?

Yes

Does this petition create or alter an outdoor parking facility containing more than five parking stalls?

No

Does this petition increase the amount of impervious surface by more than the lesser of a) four percent of the lot size or b) 400 square feet?

Yes

Applicant Declaration

Please review the City Council Rules and Orders (<https://www.newtonma.gov/home/showpublisheddocument/27811/637262406217830000>) before signing

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

true