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CITY OF NEWTON

IN BOARD OF ALDERMEN

September 21, 2015

ORDERED:

That the Board, 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 an approximately 22 square foot free-standing sign, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Alderman Marc Laredo:

1. The erection of a free-standing sign is appropriate and in the public interest as it will improve way-finding along the Centre Street corridor for customers of the commercial building at 1349 Centre Street. (§30-24(d)(1), (§30-20(l), and §30-30(f)(1))
2. The location of the proposed free-standing sign alongside the driveway entrance off of Centre Street will not create a nuisance or serious hazard to pedestrians or vehicles since the proposed sign will not significantly impede the movement or visibility of pedestrians or vehicles. (30-24(d)(3))

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PETITION NUMBER:	#179-15
PETITIONER:	Myrtha Chang
LOCATION:	1349 Centre Street, Ward 6, Newton Centre, on land known as Section 62, Block, 10, Lot 1, containing an approximate 10,579 square feet of land
OWNER:	1349 Centre Street, LLC.
ADDRESS OF OWNER:	226 Winchester Street Newton, MA 02461
TO BE USED FOR:	Free-standing Sign
CONSTRUCTION:	Aluminum, Lexan, and Stone
EXPLANATORY NOTES:	§30-20(f)(1) and §30-20(l) to allow the erection of a free-standing sign.
ZONING:	Business 2 district

Approved subject to the following conditions:

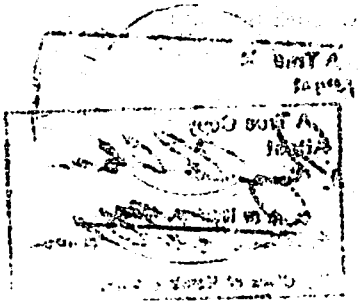
1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan approval shall be located and constructed consistent with:
   a. Existing site plan titled "Plan Showing Existing Conditions – 1349 Centre Street Newton, MA", prepared, stamped, and signed by Dennis O'Brien, dated April 20, 2015.
   b. Proposed site plan titled "Plan Showing Existing Conditions – 1349 Centre Street Newton, MA", prepared, stamped, and signed by Dennis O'Brien, with modification by Myrtha Change, dated April 20, 2015.
   c. Sign Plan (renderings of sign design) titled "Sign Permit for 1349 Centre St., Newton Centre, MA", preparer unknown, and undated. The drawings consist of the following four (4) sheets:
      i. Side and Front Elevations, page 1;
      ii. Existing Sign, Building, and Landscaping, page 2;
      iii. Mounting Details and Light Source, page 3; and
      iv. Perspective Views (end, side, and top), sheet FS-2.
2. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
   a. Recorded a certified copy of this board order for the approved Special Permit/Site Plan with the Registry of Deeds for the Southern District of Middlesex County.
   b. Filed a copy of such recorded board order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
   c. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
3. No Final Inspection and/or Certificate of Occupancy Permit for the portion of the building 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 a statement by a registered architect or engineer certifying compliance with Condition #1.
   b. Submitted to the Department of Inspectional Services, and the Department of Planning and Development a final as-built survey plan in paper and digital format.

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 2 absent (Aldermen Lennon and Norton)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on September 23, 2015. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE

A True Copy
Attest

City Clerk of Newton, Mass.



PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

(SGD) DAVID A. OLSON, City Clerk
Clerk of the Board of Aldermen

I, David A. Olson, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 8/23 and that NO APPEAL to said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

(SGD) DAVID A. OLSON, City Clerk
Clerk of the Board of Aldermen

A True Copy
Attest

City Clerk of Newton, Mass.