

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF NEWTON

Massachusetts

INTER-OFFICE CORRESPONDENCE

DATE: January 12, 2024

TO: All Members, City Council

FROM: Barney S. Heath, Director of Planning and Development
Katie Whewell, Chief Planner for Current Planning
Cat Kemmett, Senior Planner

SUBJECT: **Petition #12-24**, for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct a three story, five-unit residential building with more than 10,000 square feet which exceeds the FAR and requires associated parking waivers at 209-211 Adams Street, Ward 1, Newton, on land known as Section 14 Block 18 Lot 16, containing approximately 8,830 sq. ft. of land in a district zoned BUSINESS2. Ref: Sec. 7.3.3, 4.4.1, 4.1.2.B.2, 4.1.2.B.3, 4.1.3, 5.1.7.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Petition #12-24 was placed on second call at the January 9th Land Use Committee hearing on the condition that the Petitioner provide the City with a revised landscape plan. The Committee requested that the petitioner increase the amount of permeable paving on the site and provide additional plantings. The City has received a revised landscape plan for the project which reflects the following changes:

- Two trees have been added near the rear surface parking area
- Approximately 500 feet of asphalt in the surface parking area has been replaced with permeable paving
- Pervious paving entry pads have been added at the rear entrance of each unit

The revised landscape plan can be found here:

<https://newtonma.viewpointcloud.com/records/807759>

Planning staff believe that these revisions are consistent with the requests the Land Use Committee made of the petitioner. Please don't hesitate to reach out with any questions.