



Land Use Committee Report

City of Newton In City Council

Tuesday, January 29, 2019

Present: Councilors Schwartz (Chair), Lipof, Greenberg, Kelley, Laredo, Crossley

Absent: Councilors Auchincloss, Markiewicz

City Staff Present: Associate City Solicitor Jonah Temple, Chief Planner Jennifer Caira, Planning Associate Katie Whewell

All Special Permit Plans, Plan Memoranda and Application Materials can be found at http://www.newtonma.gov/gov/aldermen/special_permits/current_special_permits.asp. Presentations for each project can be found at the end of this report.

#621-18 **Amendment Special Permit Orders #62-01 and 62-01(2) at 105 Temple Street**
SCOTT AND URSULA STEELE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Orders #62-01 and #62-01(2) to further increase the non-conforming FAR by constructing a 191 sq. ft. addition in the existing footprint of the house, further extending the non-conforming three-story structure at 105 Temple Street, Ward 3, West Newton, on land known as Section 32 Block 12 Lot 8, containing approximately 14,861 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3., 7.4, 3.1.9, 7.8.2.C.2, 3.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 6-0; Public Hearing Closed 01/29/2019**

Note: Architect Dana Vaiciulionis represented the request for relief on behalf of the petitioners; Ursula and Scott Steele. Ms. Vaiciulionis presented the request to extend the second floor living space above existing first floor living space. Ms. Vaiciulionis stated that the 191 sq. ft. proposed extension of the dwelling is in the center and rear of the building and not be visible from the street. She noted that there are two windows that the petitioner wishes to replace with larger windows adjacent to the addition.

Planning Associate Katie Whewell presented the relief requested, criteria for consideration, land use, zoning and photos of the site as shown on the attached presentation. Ms. Whewell noted that the basement is considered a story and the proposed addition falls on the third story of the non-conforming structure. Ms. Whewell stated that there is a downward slope in the lot and that there is mature landscaping on the northern and eastern property lines, noting that there are many other 3.5 story Victorian homes with rear bulk in the neighborhood.

The Public Hearing was Opened. Seeing no member of the public who wished to speak, Councilor Lipof motioned to close the public hearing which carried unanimously. A Committee member questioned whether the Council Order will be consolidated to incorporate the previous Board Orders at the site. Chief

Planner Jennifer Caira confirmed that the orders will be consolidated. Committee members expressed no concerns relative to the petition. Councilor Kelley motioned to approve the petition. Committee members reviewed the draft findings and conditions as shown on the attached presentation. The Chair asked that the Council Order reflect that the 3.5 story structure is an existing 3.5 story structure. With that, Committee members voted unanimously in favor of the motion to approve.

#622-18 Special Permit Petition to increase non-conforming FAR at 48 Billings Park

MATTHEW DOERINGER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-car garage in the footprint of a razed garage with an additional 225 sq. ft, exceeding the allowable FAR of .43 where .51 exists and .53 is proposed at 48 Billings Park, Ward 7, Newton, on land known as Section 72 Block 08 Lot 14, containing approximately 8,289 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3, 7.4, 3.1.9, 7.8.2.C.2, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: Land Use Approved 6-0; Public Hearing Closed 01/29/2019

Note: The petitioner Mr. Matthew Doeringer presented the request to construct a two-car garage at 48 Billings Park. Mr. Doeringer explained that after he purchased the home at 48 Billings Park one year ago, a two-car garage in a state of decay was demolished after Historic approval. The petitioner proposes to locate a new two-car garage in the footprint of the previous garage, with a 7' extension into the rear of the property.

Planning Associate Katie Whewell presented the relief requested, criteria for consideration, land use, zoning and photos of the site as shown on the attached presentation. Ms. Whewell noted that the driveway is located on Church Street and the petitioner intends to expand the width of the driveway to align with the new garage opening. Ms. Whewell noted that the proposed garage will meet dimensional standards and setbacks and stated that the Planning Department feels that the proposed garage is consistent with other garages in the neighborhood. Ms. Whewell noted that there are two large trees at the end of the driveway.

The Public Hearing was Opened. A Committee member questioned whether the width of the driveway will be changing at the curb cut. Mr. Doeringer confirmed that the curb cut will remain the same width, but the driveway will bump out on the side. Seeing no member of the public who wished to speak, Councilor Laredo motioned to close the public hearing which carried unanimously. Committee members questioned whether this type of project would be subject to a Special Permit under the draft Zoning Ordinance. Chief Planner Jennifer Caira explained that while the project would not need a Special Permit for FAR relief, whether it required a Special Permit would depend on if it met the footprint requirement at the site. She noted that Inspectional Services is working to classify each house in the City and each classification will dictate the rules for the property. Committee members expressed no concerns relative to the petition. With that, Councilor Laredo motioned to approve the petition. Committee members reviewed the draft findings and conditions as shown on the attached presentation and voted unanimously in favor of approval.

#425-18 Request to Rezone three parcels for Northland Development

NEEDHAM STREET ASSOCIATES, NORTHLAND TOWER ROAD INVESTORS, NORTHLAND OAK STREET, LLC petition for a change of zone to BUSINESS USE 4 for land located at 156 Oak Street (Section 51 Block 28 Lot 5A), 275-281 Needham Street (Section 51, Block 28, Lot 6) and 55 Tower Road (Section 51 Block 28 Lot 5), currently zoned MU1.

Action: Land Use Held 7-0; Public Hearing Continued

#426-18 Special Permit to allow mixed use development

NEEDHAM STREET ASSOCIATES, NORTHLAND TOWER ROAD INVESTORS, LLC, NORTHLAND OAK STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a mixed-use development greater than 20,000 sq. ft. with building heights of up to 96' consisting of 822 residential units, with ground floor residential units, with restaurants with more than 50 seats, for-profit schools and educational uses, stand-alone ATMs drive-in businesses, open air businesses, hotels, accessory multi-level parking facilities, non-accessory single-level parking facilities, non-accessory multi-level parking facilities, places of amusement, radio or TV broadcasting studios, and lab and research facilities, to allow a waiver of 1,600 parking stalls, to allow a reduction in the overall parking requirement to not less than 1900 stalls, to waive dimensional requirements for parking stalls, to waive end stall maneuvering requirements, to allow driveway entrances and exits in excess of 25', to waive perimeter landscaping requirements, to waive interior landscaping requirements, to waive lighting requirements for parking lots, to waive general lighting, surfacing and maintenance requirements, to waive off-street loading facilities requirements, to waive sign requirements relative to number, size, location or design, to waive the number of signs allowed at 156 Oak Street (Section 51 Block 28 Lot 5A), 275-281 Needham Street (Section 51, Block 28, Lot 6) and 55 Tower Road (Section 51 Block 28 Lot 5), Newton Upper Falls, Ward 5, on 22.6 acres of land in a proposed BU4 district. Ref: Sec. 7.3.3, 7.4, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 7.8.2.C, 5.4.2, 4.4.1, 5.1.4, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A.1, 5.1.10, 5.1.12, 5.1.13, 5.2, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

Action: Land Use Held 7-0; Public Hearing Continued

#426-18 Special Permit to allow mixed use development

NEEDHAM STREET ASSOCIATES, NORTHLAND TOWER ROAD INVESTORS, LLC, NORTHLAND OAK STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a mixed-use development greater than 20,000 sq. ft. with building heights of up to 96' consisting of 822 residential units, with ground floor residential units, with restaurants with more than 50 seats, for-profit schools and educational uses, stand-alone ATMs drive-in businesses, open air businesses, hotels, accessory multi-level parking facilities, non-accessory single-level parking facilities, non-accessory multi-level parking facilities, places of amusement, radio or TV broadcasting studios, and lab and research facilities, to allow a waiver of 1,600 parking stalls, to allow a reduction in the overall parking requirement to not less than 1900 stalls, to waive dimensional requirements for parking stalls, to waive end stall maneuvering requirements, to allow driveway entrances and exits in excess of 25', to waive perimeter landscaping requirements, to waive interior landscaping requirements, to waive lighting requirements for parking lots, to waive general lighting, surfacing and maintenance

requirements, to waive off-street loading facilities requirements, to waive sign requirements relative to number, size, location or design, to waive the number of signs allowed at 156 Oak Street (Section 51 Block 28 Lot 5A), 275-281 Needham Street (Section 51, Block 28, Lot 6) and 55 Tower Road (Section 51 Block 28 Lot 5), Newton Upper Falls, Ward 5, on 22.6 acres of land in a proposed BU4 district. Ref: Sec. 7.3.3, 7.4, 4.1.2.B.1, 4.1.2.B.3, 4.1.3, 7.8.2.C, 5.4.2, 4.4.1, 5.1.4, 5.1.13, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A.1, 5.1.10, 5.1.12, 5.1.13, 5.2, 5.2.13 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Held 7-0; Public Hearing Continued**

Note: The Chair explained that the Northland Development team was scheduled to return for an update but requested a postponement. Ms. Caira stated that it is intended to have Northland return for a project update on February 12, 2019 where it is expected that they will provide conceptual plans. The discussions relative to Site Design/Open Space/Housing & Economic Impacts will continue in March, Transportation in April, Architecture and Design in May and Mitigation as well as reviewing a draft Council Order in June. A new schedule will be posted online. Committee members held the item without further discussion.

The Committee adjourned at 7:35 pm.

Respectfully Submitted,

Greg Schwartz, Chair

Department of Planning and Development



PETITION #621-18
105 TEMPLE STREET

SPECIAL PERMIT/SITE PLAN APPROVAL
TO AMEND COUNCIL ORDERS #62-01
(1) AND 62-01(2), TO FURTHER
INCREASE THE NONCONFORMING
FLOOR AREA RATIO, AND TO FURTHER
EXTEND A NONCONFORMING THREE
STORY SINGLE FAMILY DWELLING



JANUARY 29, 2019

1

Requested Relief



Special Permit per §7.8.2.C.2 and §7.3.3 of the NZO to:

- Amend Council Orders #62-01 (1) and 62-01 (2)
- Further increase the nonconforming floor area ratio. (§3.1.9)
- Further extend a nonconforming three – story single family dwelling (§3.1.3)

2

Criteria to Consider

When reviewing this request, the Council should consider whether:

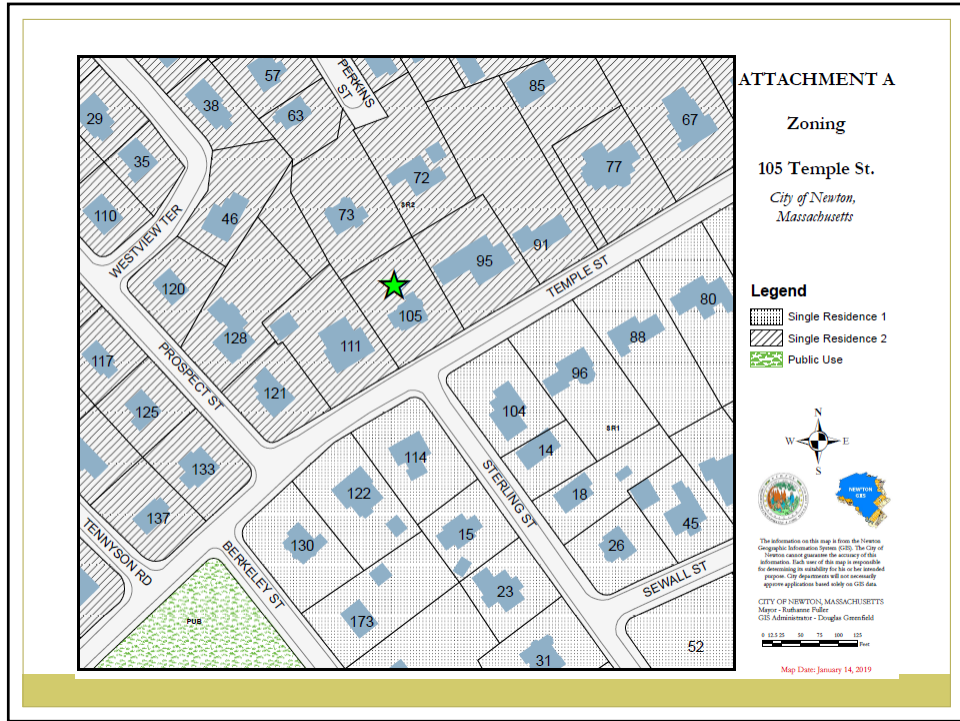
- The proposed increase in the nonconforming FAR from .36 to .37, where .33 is the maximum allowed is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood (§3.1.9 and §7.8.2.C.2).
- The proposed increase in the nonconforming FAR will be substantially more detrimental than the existing nonconforming structure is to the neighborhood (§3.1.9 and §7.8.2.C.2).
- The proposed extension of the structure regarding the number of stories is substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§3.1.3 and §7.8.2.C.2)

3

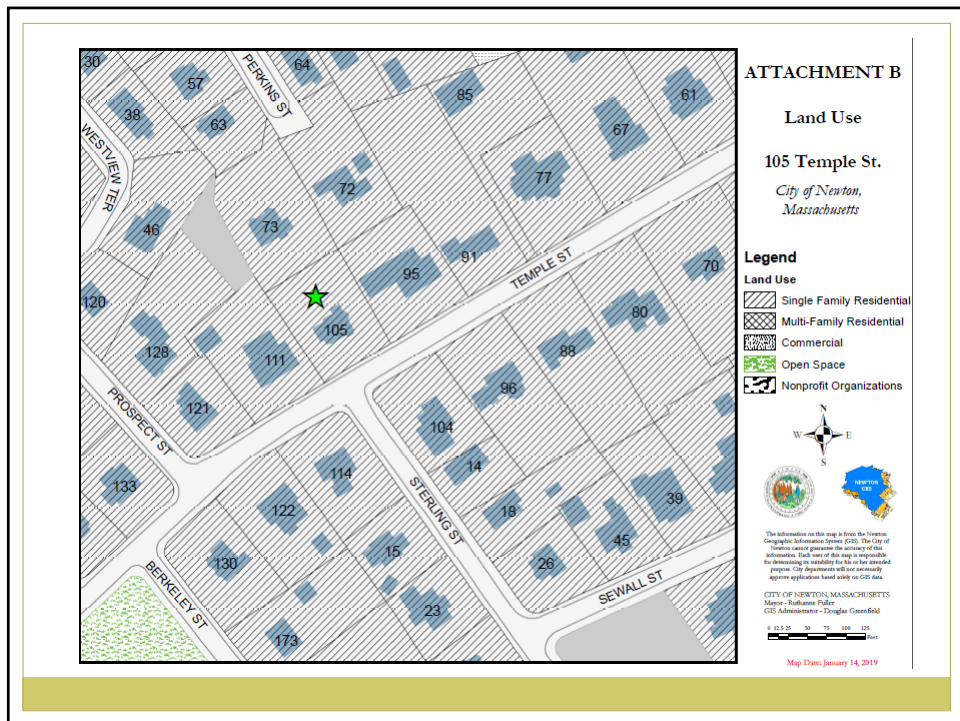
Aerial/GIS Map



4



5



6



9

Proposed Findings

- The proposed increase in the nonconforming floor area ratio from .36 to .37, where .33 is the maximum allowed by right is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the addition will not be visible from the street, meets all setback requirements, is well screened by landscaping and is not higher than the existing structure (§3.1.9 and §7.8.2.C.2).
- The proposed extension of the nonconforming 3.5 story structure is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the nonconforming 3.5 story structure is similar to other homes on the street in size and scale. (§3.1.3 and §7.8.2.C.2).

10

Proposed Conditions



1. Plan Referencing Condition.
2. Standard Building Permit Condition.
3. Standard Final Inspection/Certificate of Occupancy Condition.

CITY OF NEWTON
IN CITY COUNCIL

ORDERED:

That the City Council, 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 further increase the nonconforming floor area ratio (FAR) from .36 to .37, where .33 is the maximum allowed as of right, to further extend a nonconforming three story structure and to amend Special Permits #62-01(1) and #62-01(2) as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Gregory Schwartz:

1. The proposed increase in the nonconforming floor area ratio from .36 to .37, where .33 is the maximum allowed by right is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the addition will not be visible from the street, meets all setback requirements, is well screened by landscaping and is not higher than the existing structure (§3.1.9 and §7.8.2.C.2).
2. The proposed extension of the nonconforming 3.5 story structure is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the nonconforming 3.5 story structure is similar to other homes on the street in size and scale and is not changing the current number of floors (§3.1.3 and §7.8.2.C.2).

PETITION NUMBER: #621-18

PETITIONER: Scott and Ursula Steele

LOCATION: 105 Temple St., on land known as Section 32, Block 12, Lot 8, containing approximately 14,861 square feet of land

OWNER: Scott and Ursula Steele

ADDRESS OF OWNER: 105 Temple Street
Newton, MA 02465

TO BE USED FOR: Single-Family Dwelling

CONSTRUCTION: Wood frame

EXPLANATORY NOTES: §3.1.9, §7.8.2.C.2, §3.1.3 to amend Council Orders #62-01(1) and 62-01(2) to further increase the nonconforming FAR to construct a rear addition, and to further extend a nonconforming 3.5 story structure

ZONING: Single Residence 2 district

Prior special permits for this property are as follows: Council Order #62-01(1) granted Special Permit/Site Plan Approval to extend a nonconforming structure and Council Order #62-01(2), Special Permit and amendment to an approved site plan for a grade change of more than three feet.

This special permit supersedes all prior special permits and consolidates and incorporates herein the findings and relief from such prior special permits, as well as all conditions that remain applicable, are still in full force and effect, and are set forth in this special permit. Any conditions in such prior special permits not set forth in this special permit are null and void.

Approved subject to the following conditions:

Conditions associated with this Special Permit/Site Plan Approval, Council Order #621-18:

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. Certified Plot Plan signed and stamped by Bruce Bradford, Land Surveyor, dated April 9, 2008.
 - b. Architectural Plans, prepared by Dana Vaiciulionis, Architect, unstamped, consisting of the following four (4) sheets:
 - i. Second Floor Demolition Plan dated May 14, 2018 /Second Floor Plan dated August 13, 2018
 - ii. East Elevation Demo dated May 14, 2018/ New East Elevation dated July 30, 2018
 - iii. North Elevation Demo dated May 14, 2018/ New North Elevation dated July 20, 2018

- iv. West Elevation Demo dated May 14, 2018/New West Elevation dated July 30, 2018
2. Prior to the issuance of any building permit, the petitioner shall provide a final site plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works, and Fire Department.
3. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
 - 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.
4. No Final Inspection/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioners have:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by an architect certifying compliance with Condition #1.
 - b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a licensed architect.

Conditions Incorporated from Council Order #62-01(1):

5. All buildings and other site features associated with this special permit shall be located and constructed consistent with the following plans.
 - a. "Plan of Land in Newton, MA, 105 Temple Street Proposed Additions," consisting of one sheet, prepared by Everett M. Brooks Company, dated February 6, 2001
 - b. Plan of Land in Newton, MA (Locus Plan), to accompany the petition of Ursula and Scott Steel, 105 Temple St., West Newton, MA," consisting of one sheet prepared by Everett M. Brooks Company, dated February 9, 2001.
 - c. "Drainage Plan of Land in Newton, MA," consisting of one sheet, prepared by Everett M. Brooks Company, dated February 26, 2001, date received by Engineering Division April 19, 2001.
 - d. Architectural Plans, consisting of six sheets, as prepared by Charles R. Myer & Company, all sheets dated 2/6/01, including the following:
 - i. Sheet 1, "Site/Roof Plan;"
 - ii. Sheet 2, "Basement & First Floor Plans;"
 - iii. Sheet 3, "Garage & Third Floor Plans;"

- iv. Sheet 4, "South & West Exterior Elevations;"
- v. Sheet 5, "North & East Elevations;" and
- vi. Sheet 6, "Garage Exterior Elevations"

Conditions Incorporated from Council Order #62-01(2):

6. All retaining walls, patios, landscaping, the drainage system, and regrading work associated with the grade change, shall be located and constructed with the following plans:
 - a. "Plan of Land in Newton, MA to Accompany the Petition of Scott & Ursula Steele," consisting of one sheet, prepared by Everett M. Brooks Company, dated 5/7/2002.
 - b. Landscape plans/elevations, consisting of two sheets, prepared by Howard Garden Designs, Inc., including:
 - i. "Rear Lot Line Screen Planting," dated June 28, 2002, and
 - ii. "Elevations as Viewed by Adjoining Property," dated July 1, 2002.
7. The new landscaping provided to screen the two new retaining walls, per Condition 6, above, shall be maintained in good condition and any plant material that becomes diseased or dies shall be replaced annually with similar material.
8. No building permit shall be issued in pursuance of this SPECIAL PERMIT and SITE PLAN APPROVAL until:
 - a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this SPECIAL PERMIT and SITE PLAN APPROVAL.
 - b. A certified copy of such recorded notices shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.
9. No portion of the rear yard thereof subject to this SPECIAL PERMIT and SITE PLAN APPROVAL shall be occupied until:
 - a. The petitioner shall have filed with the City Clerk, the Department of Inspectional Services and the Department of Planning and Development a written certification from the landscape contractor who installed the landscaping, tree well, and retaining walls show on the plans identified in Condition 6 that such landscaping, tree well and retaining walls were installed in accordance with the plans identified in Condition 6. The petitioner shall also file copies of such certification with the Planning Department, the City Clerk, and the Inspectional Services Department.
 - b. The petitioner shall have filed with the City Engineer a written certification from the contractor who installed the drainage systems that such systems were installed in accordance with the plan identified in Condition 6(a). The petitioner shall also file copies of such certification with the Planning Department, the City Clerk, and the Inspectional Services Department.
 - c. The petitioner shall have submitted to the City Engineer final as-built plans, in both digital format and hard copy, with the latter sealed by a licensed surveyor, prior

to the issuance of any final occupancy permits. The plan(s) should show all utilities, final grades, and any necessary easements.

- d. There shall have been filed with the City Clerk and the Department of Inspectional Services a statement by the Director of Planning and Development approving final location, number and type of plant materials, final landscape features, fencing and parking areas.

Department of Planning and Development



**PETITION #622-18
48 BILLINGS PARK**

SPECIAL PERMIT/SITE PLAN
APPROVAL TO FURTHER INCREASE
THE NONCONFORMING FLOOR
AREA RATIO BY CONSTRUCTING A
TWO CAR GARAGE



JANUARY 29, 2018

1

Requested Relief



Special Permit per §7.8.2.C.2 and §7.3.3 of the NZO to:

- Further increase the nonconforming floor area ratio. (§3.1.9)

2

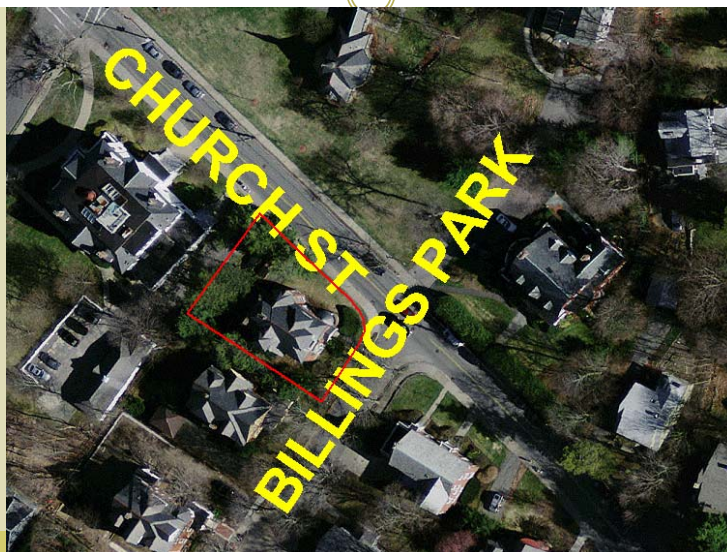
Criteria to Consider

When reviewing this request, the Council should consider whether:

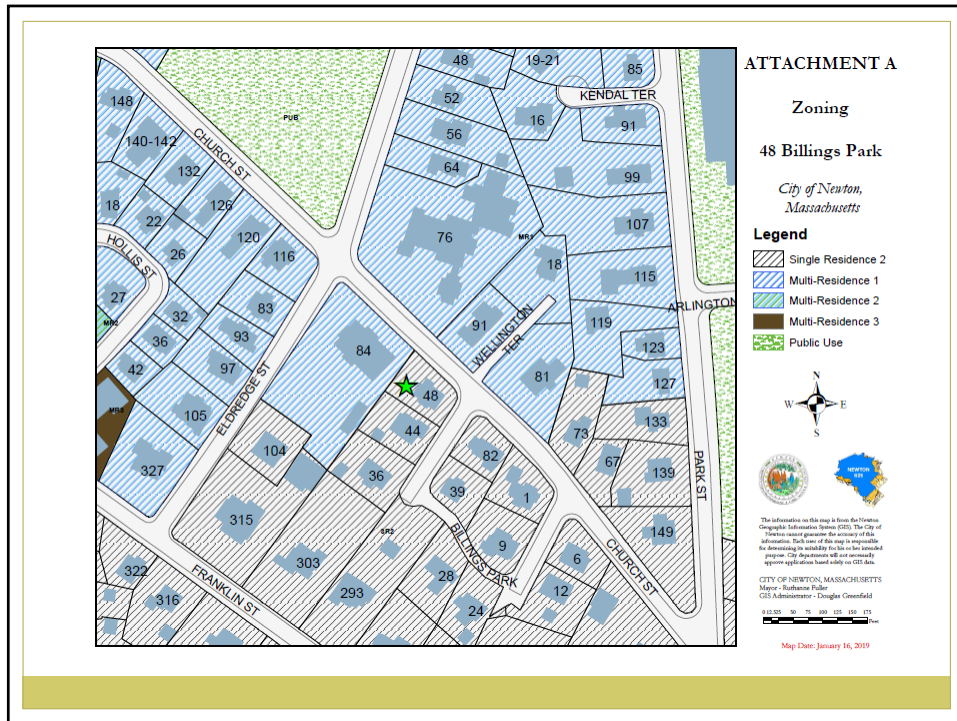
- The proposed increase in the nonconforming FAR from .51 to .53, where .43 is the maximum allowed is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood (§3.1.9 and §7.8.2.C.2).
- The proposed increase in the nonconforming FAR will be substantially more detrimental than the existing nonconforming structure is to the neighborhood (§3.1.9 and §7.8.2.C.2).

3

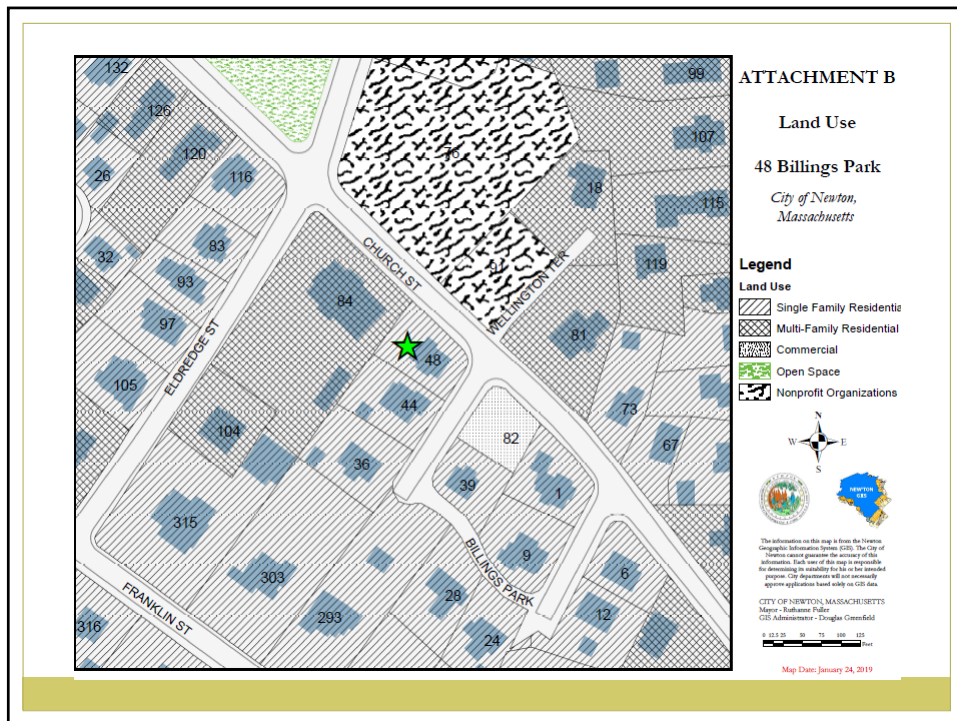
Aerial/GIS Map



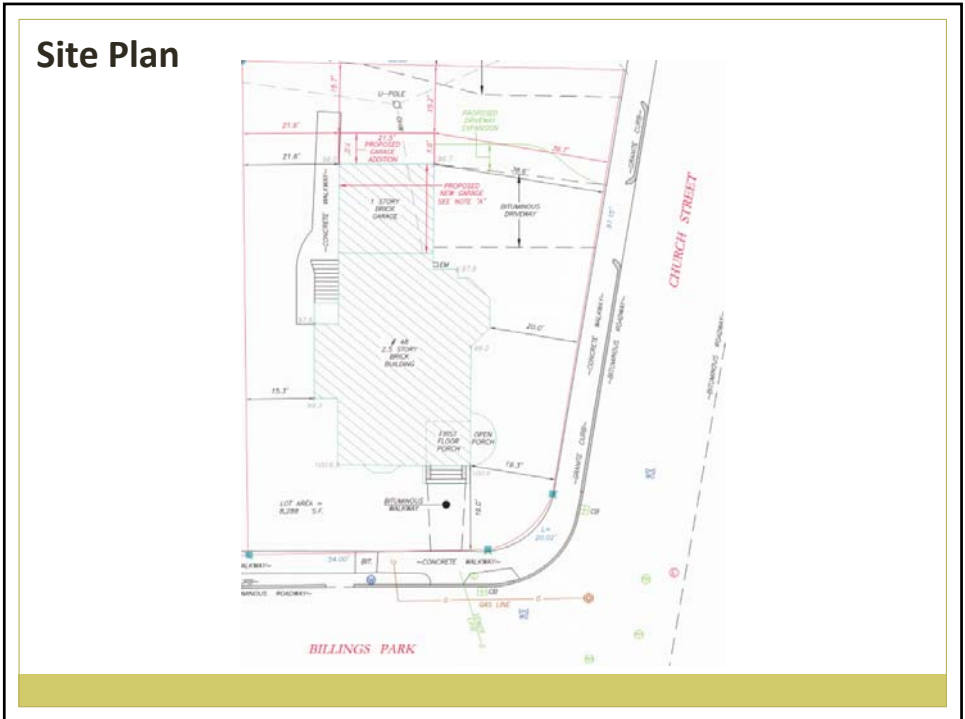
4



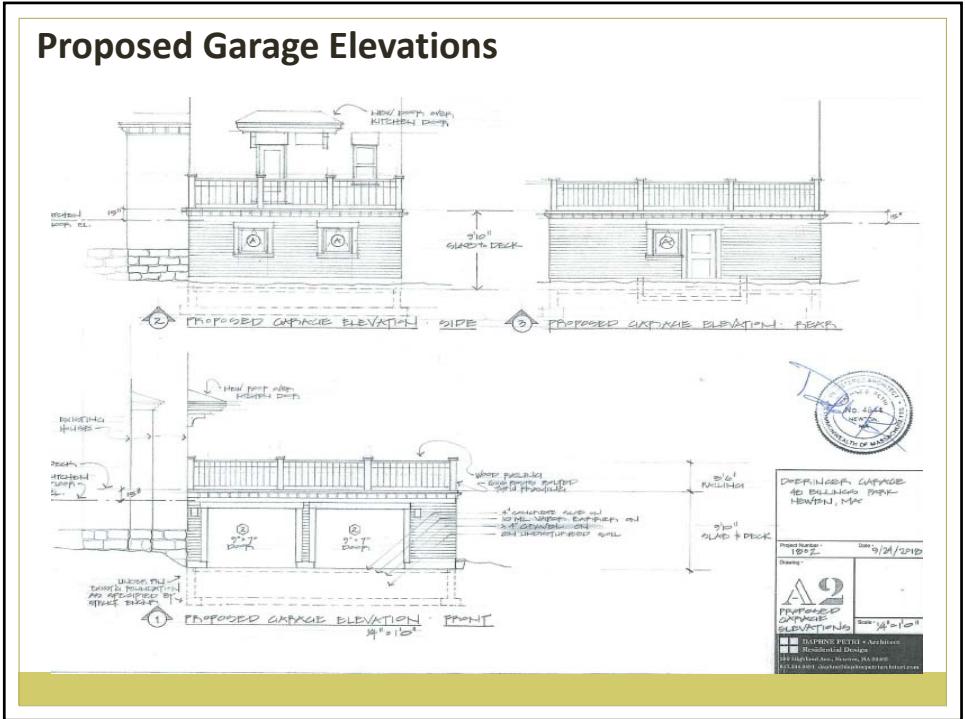
5



6



7



8

Proposed Finding

1. The proposed increase in the nonconforming floor area ratio from .51 to .53, where .43 is the maximum allowed by right is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the proposed garage is consistent with other attached two car garages in the neighborhood, meets all setback requirements, and is not higher than the existing structure (§3.1.9 and §7.8.2.C.2).

9

Proposed Conditions

1. Plan Referencing Condition.
2. Standard Building Permit Condition.
3. Standard Final Inspection/Certificate of Occupancy Condition.

10



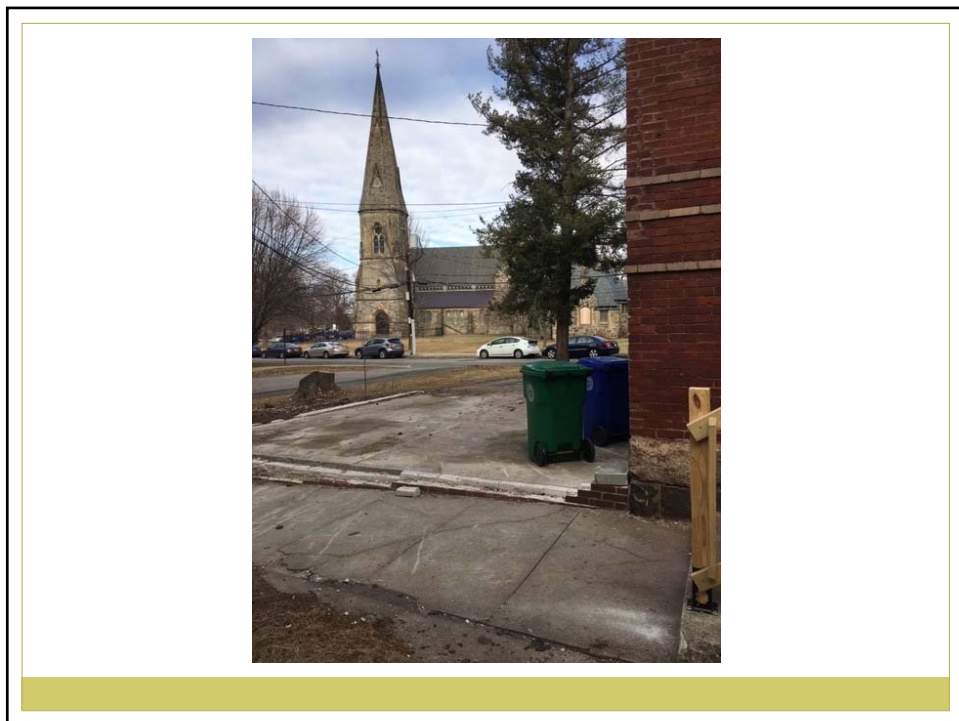
11



12



13



14

CITY OF NEWTON
IN CITY COUNCIL

ORDERED:

That the City Council, 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 further increase the nonconforming floor area ratio (FAR) from .51 to .53, where .43 is the maximum allowed as of right as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Gregory Schwartz:

1. The proposed increase in the nonconforming floor area ratio from .51 to .53, where .43 is the maximum allowed by right is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the proposed garage is consistent with other attached two car garages in the neighborhood, meets all setback requirements, and is not higher than the existing structure (§3.1.9 and §7.8.2.C.2).

PETITION NUMBER: #622-18

PETITIONER: Matthew Doeringer

LOCATION: 48 Billings Park., on land known as Section 72, Block 8, Lot 14, containing approximately 8,289 square feet of land

OWNER: Matthew Doeringer

ADDRESS OF OWNER: 48 Billings Park
Newton, MA 02458

TO BE USED FOR: Single-Family Dwelling

CONSTRUCTION: Brick

EXPLANATORY NOTES: §3.1.9 and §7.8.2.C.2 to further increase the nonconforming FAR to construct an attached two car garage.

ZONING: Single Residence 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. Certified Plot Plan, signed and stamped by Dennis B. O'Brien, Land Surveyor, dated October 9, 2018.
 - b. Architectural Plans, signed and stamped by Daphne Petri, registered Architect, dated September 6, 2018, consisting of the following four (4) sheets:
 - i. A1 Proposed Garage Plan
 - ii. A2 Proposed Garage Elevations
 - iii. A3 Garage Wall Section
 - iv. A4 Existing Church St Elevation
2. Prior to the issuance of any building permit, the petitioner shall provide a final site plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works, and Fire Department.
3. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
 - 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.
4. No Final Inspection/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioners have:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by an architect certifying compliance with Condition #1.
 - b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a licensed architect.