

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 amend Special Permits #234-10 and #449-22 and previous special permits on the site to allow modifications to the first hole tee complex, improvements to the club house pavilion, and to allow a snack shack at the 4th hole, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefore, through its Chair, Andrea Kelley:

1. The site in a SR-1 district is an appropriate location for the project as designed because the proposed construction is set far into the petitioner's property with minimal visibility from nearby dwellings and public rights of way. (§7.3.3.C.1)
2. The project as designed will not adversely affect the neighborhood because the improvements will result in a negligible percentage increase in impervious surface due to the large size of the site. (§7.3.3.C.2)
3. The project as designed will not create a nuisance or serious hazard to vehicles or pedestrians because vehicular access and car parking for the facility will remain the same, and the renovation will improve the pedestrian accessibility within the site. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. The proposed extension of the nonconforming use will not be substantially more detrimental than the existing nonconforming use is to the neighborhood because the use on this site predates implementation of the City's zoning code. The work proposed will improve the functionality of the site's operations, and the setbacks proposed are sufficient to ensure the increase in building size and impervious area will not harm the neighborhood. (§7.8.2.C.2)

PETITION NUMBER: #234-24

PETITIONER: Woodland Golf Club of Auburndale

LOCATION: 1897 Washington Street, Ward 4, in Auburndale on land known

as Sec 43, Block 46, Lot 11, containing approx. 2,291,142 sq. ft.
of land

OWNER: Woodland Golf Club of Auburndale

ADDRESS OF OWNER: 1897 Washington Street
Auburndale, MA 02466

TO BE USED FOR: Renovations to club house pavilion, site work, and
relocation and reconstruction of snack shack

EXPLANATORY NOTE: Special Permit per §7.3.3 to:

- Amend Special Permits #234-10 and #449-22 to extend the nonconforming use (§3.4.1 and §7.8.2.C.2)
- Determine appropriate dimensional requirements (§3.1.2.A.3)

ZONING: Single Residence District 1 and Single Residence District 2

Approved, subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping, and other site features shall be located and constructed consistent with the following plans:
 - a. "Proposed storage building, landscaping, and site lighting plan," by Norman A. Homsy, Architect, dated 3/15/82.
 - b. "Elevations, Storage Building, Woodland Golf Club, DWG. No. 3, dated 3/12/82 and Floor Plan, Storage Building DWG. No. 1 dated 3/12/82," by Norman A. Homsy, Architect, dated 3/15/82.
 - c. "Proposed refreshment building, Survey No. 2m Plan of Land in Newton at Woodland Golf Course, Revised 4/13/82 as per public hearing of 4/12/82," Dwg. No. Survey #1, Survey #2, and DWG. No. L-1 by Norman A. Homsy, Architect
 - d. "Elevations, Refreshment Building Woodland Golf Club Dwg. No. A-2, dated 3/12/82 and Floor Plan, Refreshment Building, Dwg. No. A-1, dated 3/21/82," by Norman A. Homsy, Architect
 - e. "Plan of Land in Newton, Mass. Woodland Golf Club" and "Site plan, Woodland Country Club SP-1" dated July 22, 1983 by CBT Architects
 - f. "First Floor, Second Floor A-1, M-1; Basement A-2, M-2, North Elevation, South Elevation Woodland Country Club" dated July 22, 1983 by CBT Architects.
 - g. "Woodland Country Club Pool/Bathhouse," dated Jan. 29, 1987 by Livermore, Edwards and Associates
 - h. Engineering plans dated Feb. 12, 1987 by Robert J. Parenti, P.E.
 - i. "Bath House Plan A-1, Elevations A-3, Elevations and Building sections A-4" dated

- January 29, 1987 by Livermore, Edwards, and Associates
- j. "Master Site Plan, Woodland Golf Club, 1897 Washington Street, Auburndale, MA", September 29, 2010, signed and stamped by Kelly Killeen, Professional Engineer.
 - k. "Swimming Pool Area Project, 1897 Washington Street, Auburndale, MA, Proposed Conditions Site Plan", April 9, 2010, signed and stamped by Kelly Killeen, Professional Engineer.
 - l. "Woodland Golf Club-Pool Area Buildings, Planting Plan", April 9, 2010, by Kattman Corporation, not stamped.
 - m. "Terrace Detail, Woodland Golf Club", September 23, 2010 by Coler and Colantonio, neither signed nor stamped.
 - n. A set of plans entitled "Site Development Plans for Woodland Golf Club Racquet Courts, 1897 Washington Street, Auburndale, MSA 02446," prepared by CHA, dated August 24, 2022, stamped and signed by Kelly Killeen, Registered Professional Engineer, August 24, 2022, comprised of the following sheets:
 - i. Title Sheet (C-001)
 - ii. Notes Sheet (C-002)
 - iii. Existing Conditions Plan (C-003)
 - iv. Demolition & Erosion Control Plan (C-004)
 - v. Site Layout Plan (C-101)
 - vi. Grading and Drainage Plan (C-201)
 - vii. Utility Plan (C-301)
 - viii. Site Details- 1 (C-601)
 - ix. Site Details- 2 (C-602)
 - x. Site Details- 3 (C-603)
 - xi. Site Details- 4 (C-604)
 - xii. Site Details- 5 (C-605)
 - xiii. Lighting Plan (C-901)
 - o. A set of architectural plans entitled "Woodland Golf Club, Paddle Convenience Facility, 1897 Washington St, Auburndale, MA," prepared by Rob Bramhall Architects, dated August 24, 2022, signed and stamped by Robert A. Bramhall, comprised of the following sheets:
 - i. Title Sheet (A000)(*note: neither signed nor stamped*)
 - ii. Basement Plan (A100)
 - iii. First Floor Plan (A101)
 - iv. Exterior Elevations (A201)
 - v. Exterior Elevations (A202)
 - p. A set of plans entitled "Woodland Golf Club Racquet Courts 1897 Washington Street, Auburndale, MSA 02446," prepared by CHA, dated April 26, 2024, stamped and signed by Tyler King, Registered Professional Engineer, April 26, 2024, comprised of the following sheets:
 - i. 1st Hole Improvements (C-101)

- ii. 4th Hole Improvements (CP-001)
 - iii. 4th Hole Improvements (A1)
 - iv. 4th Hole Improvements (A2)
 - v. 4th Hole Improvements (A3)
 - vi. Pavilion concept plan (CP-001)
 - vii. Pavilion & Site Improvements Plan (A1)
 - viii. Pavilion Exterior Elevations (A2)
2. Except as amended by this Council Order, all conditions set out in prior Board and/or Council Orders granted for the property shall remain unchanged and in effect.
 3. Use of the westerly access drive on Washington Street shall be used only for maintenance/service vehicles.
 4. Walsingham Street shall not be used to supply, service or provide patrons to the snack bar during its construction or subsequent operation.
 5. The hours of operation for the snack bar shall be limited to the hours from 7AM to 6PM.
 6. Subject to the approval of the Director of Planning and Development, a close-weaved, stockade type fence shall be substituted for the existing cyclone fence and evergreen trees shall be substituted for the proposed maple trees along the Grove Street frontage.
 7. The property owner shall maintain landscaping materials and the site in good condition and shall annually evaluate the new and existing landscaping covered by this Special Permit and replace all dead or diseased plantings with comparable materials.
 8. 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 Special Permit/Site Plan Approval at the Middlesex South Registry of Deeds and filed proof of such recording with the City Clerk and submitted a copy with the building permit application.
 - b. Obtained a written statement/sign off from the Planning Department that confirms the Building Permit plans are consistent with plans approved in Condition #1 including all dimensional requirements.
 9. No certificate of occupancy (temporary or final) shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with for the portion of the project for which occupancy is requested and the Petitioner has:
 - a. Filed with the Clerk of the Board, the Department of Inspectional Services and the Department of Planning and Development a statement by a registered architect or registered engineer certifying compliance with Condition #1;

- b. Obtained approval from the City Engineer certifying that all engineering details for the portion of the Project for which a certificate of occupancy is requested have been constructed to standards of the City of Newton Public Works Department.