



Land Use Committee Agenda

City of Newton In City Council

Tuesday, May 9, 2017

7:00 PM
Chamber

- #101-17** **Special Permit to extend nonconforming use at 46 Farwell Street**
BRIAN MCDONALD/CONTINUOUS IMPROVEMENT REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the existing detached truck storage structure into a residential unit and continue the office use in the front structure, constituting two uses on site at 46 FARWELL STREET, Ward 3, Newtonville, on land known as SBL 21001 0014, containing approximately 8,529 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 5.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
Postponed to June 6, 2017.
- #19-17** **Special Permit to rectify already constructed garage at 129 CABOT STREET**
MICHAEL MENDIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rectify the building permit issued in error due to a garage with an oversized dormer on the half-story above the first level at 129 Cabot Street, Ward 2, Newton, on land known as SBL 13008 0010, containing approximately 8,793 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3, 7.4, 1.5.4.G.2, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #80-17** **Special Permit to allow six-unit multi-family with accessory parking at 39 Herrick Road**
HERRICK ROAD REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct three-story, six unit, multi-family dwelling in excess of 24' with ground floor residential use, allow a reduction to 1.25 parking stalls per unit, allow parking in the side setback, allow a reduced minimum aisle width, allow reduced minimum entrance and exit drive width, allow off street parking on a separate lot, waive perimeter screening requirements, waive lighting and surfacing requirements at 39 Herrick Road, Ward 6, on land known as SBL 61035 0007, containing approximately 12,979 sq. ft. of land in a

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

district zoned BUSINESS USE 1. Ref: 7.3.3, 7.4, 4.4.1, 4.1.2.B.3, 5.1.4, 5.1.13, 5.1.8.A, 5.1.8.C.2, 5.1.8.D.1, 5.1.9.A, 5.1.10 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Please see the attached request to withdraw the petition without prejudice

- #2-15(3) Request for an Extension of Time for Special Permit at 300 Boylston Street**
ATRIUM WELLNESS CENTER request for an EXTENSION of TIME in which to EXERCISE special permit #2-15, granted on April 6, 2015 to repurpose an existing vacant building into a mixed-use commercial facility including general office, medical office, laboratory, retail uses, and restaurants at 300 BOYLSTON STREET, Ward 7, Newton Centre, said EXTENSION will run from April 6, 2017 to April 6, 2018. Ref: 30-24, 30-23, 30-21, 30-11(b)(3), 30-11(d)(9), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Request for a Consistency Ruling relative to 39 Hawthorne Avenue. Requesting a finding that the as built conditions are consistent with the Special Permit #178-16 site plan approved in 2016.

**7:30 PM
Or Later**

- #98-17 Special Permit to EXTEND nonconforming front setback at 37 Troy Lane**
DONALD FABRIZIO petition for **SPECIAL PERMIT/SITE PLAN APPROVAL** to construct a single family dwelling, extending the structure vertically within the nonconforming front setback at 37 TROY LANE, Ward 5, Waban, on land known as SBL 53004 0008, containing approximately 5,791 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #99-17 Special Permit to EXTEND nonconforming use and FAR at 49-51 Clinton Place**
RALPH KOHL petition for **SPECIAL PERMIT/SITE PLAN APPROVAL** to construct a two-story rear addition, increasing the nonconforming two-family use and nonconforming FAR at 49-51 CLINTON PLACE, Ward 2, Newton Centre, on land known as SBL 13024 0037, containing approximately 4,050 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #63-17 Special Permit to allow six-unit multi-family at 16-26 Dalby Street**
DALBY DEVELOPMENT, LLC. petition for **SPECIAL PERMIT/SITE PLAN APPROVAL** to construct six dwelling units with shared underground parking by combining three lots at 16-26 Dalby Street, Ward 1, Newton, on land known as SBL 11007 0046, 11007 0045, 11007 0044, containing approximately 23,400 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**8:00 PM
Or Later**

#97-17

Special Permit to EXTEND nonconforming use at 966 Watertown Street

BR STONE CORP./STEPHANIE OLIVEIRA DIAS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to use a portion of the legally nonconforming wholesale site to cut and fabricate stone countertops, further extending the nonconforming use to manufacturing at 966 WATERTOWN STREET, Ward 3, West Newton, on land known as SBL 31005 0003, containing approximately 13,408 sq. ft. of land in a district zoned BUSINESS 1. Ref. 7.3.3, 7.4, 4.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#100-17

Special Permit for three-family at 62 Walnut Park

THOMAS JOSEPH HYNES III petition for SPECIAL PERMIT/SITE PLAN APPROVAL to alter the use of the existing nonconforming detached barn by converting it into a residential unit, creating a three-family in two structures at 62 WALNUT PARK, Ward 1, Newton, on land known as SBL 12005 0024, containing approximately 30,209 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.2.13, 3.4.3.A.1, 7.8.2.C.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Respectfully submitted,

Marc C. Laredo, Chair

ROSENBERG, FREEDMAN & LEE LLP

ATTORNEYS AT LAW

246 Walnut Street
Newton, Massachusetts 02460-1639

617-964-7000
Fax: 617-964-4025
Sender's e-mail: llee@rfl-law.com

Jason Allen Rosenberg
Donald N. Freedman
Laurance S.L. Lee
Paula J. Morgan
Susan H. Levin
Ellen M. McVay
Hope C. Vassos
Andrea Hickey **
Peter C. Beebe
Jacqueline L. Croteau
Ashley Y. Aubuchon

Of Counsel:
Martin I. Estner, Senior Counsel
Karen M. Buckley*
Elizabeth Baum, P.C.
*admitted in MA and NY
**admitted in MA, NH and NY

May 5, 2017

Marc Laredo, Chair
Land Use Committee
City Council
c/o Nadia Kahn, Clerk
City of Newton
1000 Commonwealth Avenue
Newton, Massachusetts 02459

Re: 46 Farwell Street, Newton (Petition No. 101-17)

Dear Councilor Laredo:

Please accept this letter as a formal request for a continuance of the public hearing, without prejudice, for the above-referenced Petition to the next available public hearing of the Land Use Committee.

Thank you.

Sincerely,



Laurance S.L. Lee

Terrence P. Morris, Esq.
Law Offices of Terrence P. Morris LLC
57 Elm Road
Newton, MA 02460
617 202-9132

April 20, 2017

DAVID A. OLSON, CMC
 NEWTON, MA 02459

2017 APR 20 AM 9:50

RECEIVED
 NEWTON CITY CLERK

By electronic transmission: nkhan@newtonma.gov

Nadia Khan, Committee Clerk
 Newton City Council
 1000 Commonwealth Avenue
 Newton, MA 02459

Re: 39 Herrick Road
 Special Permit Petition #80-17

Dear Nadia:

On behalf of my client Herrick Road Realty Trust, I am writing to request withdrawal of the above-referenced petition, which has been scheduled for public hearing on May 9, 2017. The reason for the withdrawal is that my client has been chosen as the Designated Developer to enter into negotiations with the City for the redevelopment of the former municipal branch library in Newton Centre. The proposed mixed-use project for the former library includes the property at 39 Herrick Road, adjacent thereto, which is the locus of the petition to be withdrawn.

It is my client's intent to fully engage the city in the negotiations culminating in an agreement to develop both parcels in a way that would have a broader beneficial impact on the city's land use objectives for the village.

Thank you for your time and attention to this matter.

Sincerely,

Terrence P. Morris

Terrence P. Morris

Cc: *via email*

Councilor Richard Blasar
 Councilor Victoria Danberg
 Councilor Gregory Schwartz
 Stuart Rothman, Herrick Realty Trust
 Neil Cronin, Senior Planner

**SCHLESINGER AND
BUCHBINDER, LLP**
ATTORNEYS AT LAW
1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267

2-15(3)

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR, JR.
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
PAUL N. BELL
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
RACHAEL C. CARVER

TELEPHONE (617) 965-3500
FACSIMILE (617) 965-6824

OF COUNSEL
ROBIN GORENBERG

E-Mail: aschlesinger@sab-law.com

April 6, 2017

Mr. David Olson
City Clerk
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Board Order #2-15/Atrium Wellness Center, LLC/ 300 Boylston Street

RECEIVED
Newton City Clerk
2017 APR -7 PM 3:32
David A. Olson, OMC
Newton, MA 02459

Dear David,

On April 6, 2015 the Board of Aldermen unanimously approved a special permit for the redevelopment of 300 Boylston Street. This Special Permit was extended by the City Council on April 6, 2016 for one year. Since that time, the petitioner has pulled building permits in reliance upon the special permit, has signed leases with several tenants, and has undertaken substantial construction. Reserving its rights as to the current exercise of the permit, the petitioner respectfully requests an extension of the time period within which to exercise the special permit for the laboratory use for one additional year, pursuant to Section 7.3.2.E of the Zoning Ordinances.

A waiver of the public hearing is requested.

Please let me know if you require additional information.

Sincerely,



Alan J. Schlesinger

SJB/fjs

cc: Mr. Robert Schlager
Councilor Marc Laredo

Dear Commissioner John Lojeck,

My name is John B. Arone and I am writing to you to respectfully request a consistency finding in regards to a historic home renovation project that I have just completed at 39 Hawthorne Avenue in Auburndale.

At this time, I have received all the necessary sign offs and approvals except from the Planning and Development Department. This final approval is necessary in order for me to receive my Certificate of Occupancy.

Due to an oversight on my behalf in regards to policy and procedure under "special permit" requirements, I am unable to receive my certificate of occupancy at this time. Upon being made aware of this misstep, I am doing my due diligence to rectify same by following the necessary protocol in hopes of receiving approval by your department and by the board that oversees the "special permit" process for my respectful request.

I have made conversation with Senior Planner, Michael Gleba on April 20, 2017. Mr. Gleba recommended that I request a consistency finding in regards to 39 Hawthorne Avenue for the minor changes in my final "as built" that do not appear on the "as built" that was provided during the time my special permit was granted.

Below, I have attached the "as built" that was approved. The second attachment is my final recorded "as built" in regards to 39 Hawthorne Avenue.

My respectful request is that I may receive approval for the small retaining wall to the left and rear of the garage, as well as the slight change in landscape grade, that is also located to the left and rear of the garage.

My reasons for changing from what was on the original "as built" compared to the final "as built" are as follows:

I constructed the retaining wall to create more cosmetic appeal behind the garage as well as it to serve as a functional purpose. Prior to the wall construction, water run off was an issue.

When it would rain, it would run downhill into the back of the garage and run off onto the lower region of the yard.

During this past year, I have spent a significant amount of time at my job site. I have experienced all the changes of the seasons and how the weather of each effects the living quarters on this parcel of land.

So what once looked great on paper, did not fare so well when the elements such as melting snow or heavy rains made their presence known.

A perfect example of this is 29 Hawthorne Avenue, the adjoining lot. Every rainstorm, their side yard fills with water that does not drain efficiently. They have steep rear elevations which leads puddling on their lower yard area. The residents even have a catch basin installed to alleviate some of the water issue.

After witnessing this, I knew that I had to make a change in landscape grade and reduce the steep pitch behind the garage. I knew we would have the same issues if not addressed properly because the two parcels of land share very similar pitch elevations on the rear landscape region.

Therefore, I decided to alleviate some of the steep slope to the rear of the garage. I then installed high quality plantings for privacy and to absorb the rain water. A 36-inch-high colonial rounders stone retaining wall was constructed.

The wall prevents soil and water run off as well as maintains landscape integrity and adds stunning cosmetic appeal. The lower level behind the garage was graded and made level to eliminate the steep pitch which allowed mud, snow and rain water to flow downhill and to splash and gather against the rear of the garage. Over time, this would lead to rot and other weather related issues causing the homeowner to replace the garage exterior much sooner than its manufactures' intended. The end result is a cosmetically appealing, usable space with zero water issues.

I have to convey to those reading this request of the following:

It was not my intention in any way to avoid doing what is right. I do not shy away from hard work, nor do I bend or sway when things veer of path. I never look for an easy out. I build with integrity and pride. My reputation, and my relationships and positive interactions with co-workers and those that I encounter on a day to day basis mean everything to me.

I did not conduct the work I did because I was trying to save money, or time. I am simply learning on a daily basis and made a mistake.

The truth is, I spent double the money intended for this project, however I truly enjoyed every moment interacting with the city officials in their respective departments. Every day is a learning experience that I embrace, respect and appreciate.

I spent a lot of time, money and effort to create "the perfect home" over this past year and I hope that I will be afforded the opportunity to finish on a strong note.

I kindly ask the powers that be, to take in consideration the minor changes I have made, in hopes that they will be permitted to become a ***permanent*** fixture at 39 Hawthorne Avenue. My goal was to create a home and living space for all to admire, appreciate and respect. I hope that I will be afforded the opportunity to complete my vision for this home and finish on a strong note.

Thank you for your time over the past year.

Respectfully Submitted,

John B. Arone

781-704-1099

Nadia Khan

From: John Daghlian
Sent: Wednesday, May 03, 2017 4:52 PM
To: Nadia Khan; Michael Gleba
Cc: Louis M. Taverna; Rick Benes (woozewhack@aol.com)
Subject: RE: 39 Hawthorne Ave

Nadia & Michael,
The engineers letter is acceptable we have no issues with drainage or grade change associated with the retaining wall.
Thanks
John

John Daghlian
Associate City Engineer
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459
617.796.1023 direct
617.796.1051 fax
www.newtonma.gov

From: Nadia Khan
Sent: Thursday, April 27, 2017 12:29 PM
To: John Daghlian
Subject: FW: 39 Hawthorne Ave

Nadia Khan
Committee Clerk - Office of the City Council
nkhan@newtonma.gov – 617.796-1218

From: John Arone [<mailto:jbarone119@gmail.com>]
Sent: Thursday, April 27, 2017 11:52 AM
To: Nadia Khan
Subject: 39 Hawthorne Ave

Nadia,
Good morning! Here is the summary from my drainage engineer and land surveyor. Have a great weekend. Talk soon!
Best,
John

April 27, 2017

City of Newton

Re: 39 Hawthorne Avenue, Newton
Grading behind detached garage

To Whom It May Concern:

This letter has been prepared to address the difference in the site grading and drainage characteristics to the rear of the detached garage for the above referenced property.

The approved Site Plan showed a grade of 121.5 at the high point at the rear of the property with a transitional slope of approximately 26% to the rear of the garage (the grade is approximately 114 at the rear of the garage). The approved plan showed this grading to remain consistent with the existing site condition.

The As-built condition shows a landscaped retaining wall constructed between the rear of the detached garage and the rear lot line. The retaining wall is less than 4 feet in height and provides a level area to the rear of the garage of approximately 13 feet. The original high point of 121.5 at the rear of the property has been reduced to 120.4' and the slope to the retaining wall from this high point is 16%.

The peak rate of stormwater runoff and volume of stormwater runoff is equal (no increase) in comparing the approved Site Plan to the As-built condition. The Time of Concentration (the rate at which stormwater flows overland) is DECREASED in the as-built condition, which is directly attributed to the DECREASE in the site slope. By decreasing the original 26% site grade, the chance for site erosion has been decreased onsite and has decreased the chances of silt runoff onto abutting properties.

Typically, stormwater calculations are taken over a larger watershed area to ascertain difference in stormwater runoff and volume rates. In this case, over a small area there is no increase in stormwater runoff or volume to abutting properties in the As-built condition and the rate of stormwater flow overland has been decreased.

If you have any questions or comments please feel free to contact me.

Very Truly Yours,


Jack Sullivan, PE



4.27.17

ALBERT COSTA ARCHITECTS

681 MAIN STREET WALTHAM, MA 02451 TEL/FAX 781/647-5831

April 24, 2017

Mr. John B. Arone
35 Fair Oaks Avenue
Newton, Mass. 02460

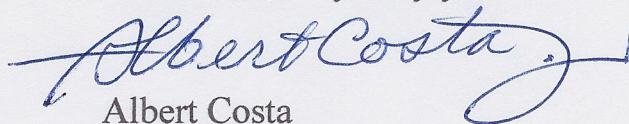
Re: 39 Hawthorne Avenue
Rear Stone Retaining Wall

Dear Mr. Arone:

This letter is written in reference to the heavy large field stone retaining wall that is approximately 36" high and goes deeply below grade to below the frost line.

As far as we can determine, this wall is solidly constructed and pending any earth catastrophe is built to last.

Thank you
We remain, very truly yours


Albert Costa

From: Gail Oliveira <gmaureroliveira@yahoo.com>
Date: April 26, 2017 at 5:18:14 PM EDT
To: "jbarone119@gmail.com" <jbarone119@gmail.com>

Dear John,

You're nearing the end of construction of the new house on Unity and have completed the restoration of the Historic house on Hawthorne. As an immediate abutting neighbor, I want to let you know that it's been both a pleasure and exciting to watch you transfer this neighborhood into the oasis it has become in the last year. You have worked hard to work with all the neighbors making sure you were always sensitive to any of our concerns. Both homes have blended seamlessly with the surrounding homes. Your attention to details is over and above, between the materials chosen, the architecture/design, stone work, landscape...I could go on and on but all one needs to do is swing by the site and know what has transpired over the last year. Nothing was overlooked. Your crew are polite, quiet, respectful, and obviously enjoy working for you. For all the construction that was going on not once did I see either site in disarray. Neat and clean, always.

In the end, you got every thing right and then some. Looking forward to driving by your next endeavor.

Best,

Gail and Steve Oliveira
10 Myrtle Ave.
Newton, Ma
Sent from my iPad

To John Arone from Peter Wallstrom 4-24-17

John, the following are some comments and some feelings on your project(s) on Hawthorne Ave. in Auburndale.

As you know, my family lives up the hill from the project. I also was brought up in the family home. So I have watched

As the property you bought slowly went down-hill over the years.

As an aside, I spent thirty plus in various areas of the building industry. Included was over fifteen in the NATIONAL

Homebuilders Assoc.

From the time that you purchased the property, I was to hear at least a daily run down of your activity.

So it was a real pleasure, recently, to have the chance to meet with you and have a complete tour of the finished

Front house, and to go through the second house.

What really stood out was skill of your team and the exemplary quality of design and finish work thru-out. Wow,

Not a corner was missed.

To continue we went outside to view the Landscaping design and lay-out. Great wall work. Especially how you

Corrected a water problem with a small retainer and added a nice level area behind the garage. Very attractive. The

Rest of the landscaping shows the continued attention to good design and the use of established plants.

Since we have returned home you have sent us several files of pictures as the project continues. Very good


Thank you.

As a point of interest, change in an old neighborhood is always difficult. But any comments I have heard are very

Positive overall.

Hope to get back down soon to see the total finished project. You work well with all.

PETER WALLSTROM


{ 51 HAWTHORNE AVE }
{ ABUTTING HOME }

April 27, 2017

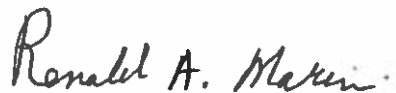
To Whom It May Concern:

I want to state the following of Mr. John Arone and Mr. Daniel Arone regarding the construction of the two homes located on Unity Street and Hawthorne Avenue in Newton, MA. Arone Development has transformed what were eyesores into gracious, architecturally fulfilling and overall beautiful pieces of properties.

I have lived in this neighbor for 22 years. This site needed this type of thoughtful construction. The details in these homes along with the site work, landscaping, and new roadway are worthy of an award. The quality of the workmanship can only be described as one of a kind.

I congratulate all those involved in the construction and ultimately the acquisition of these homes. As we all know this neighbor is a wonderful place to live.

Sincerely,

A handwritten signature in cursive script that reads "Ronald A. Marini".

Ronald A. Marini

To John Arone,

Hi John, I'm your neighbor at 81 Vista Ave.

As a builder and owner of commercial real estate and a critic of construction, I have been in many new homes. The two homes you built are at the top of the construction industry in my opinion. I was especially amazed at how you stripped the old house down to the studs and rebuilt it completely.

Also, I was very glad that you spent the money to pave the roadway, it was always an eyesore.

You and your crew have been polite to me all the times. It is builders like you who are financially vested in their projects and pay attention to detail who make our neighborhood a better place to live.

Sincerely,

Jerry Capasso

Fwd: Arone brothers development

John Arone

Sat 4/29/2017 9:31 PM

To: mldasilva@msn.com <mldasilva@msn.com>;

Begin forwarded message:

From: Andrea Mahoney <andrealincoln@mac.com>

Date: April 29, 2017 at 9:22:57 PM EDT

To: jbarone119@gmail.com

Subject: Arone brothers development

Hi John,

Mark and I were discussing Unity and he mentioned that you were looking for some feedback on the house and how it fits into the neighborhood.

First of all, you know that I have picky taste when it comes to new construction. My preference is older houses that have original details and a lot of charm. This became more evident the more we looked at other towns and I did not see much out there that was my taste (all too spec-y). I've already shared with you how much I loved everything you did with Hawthorne and Unity is no different. To put it simply, I really love the house. Whoever purchases it is very lucky because they are really getting the perfect blend of a house with lots of character but without the headaches that sometimes come with older houses that have "charm." One thing that is really successful is how you placed it on the site. The house itself has so much space but from the outside it doesn't look like a monstrosity. The rooflines, dormers, and shape of the house and how it is situated on the lot scale it down. The style blends with the neighborhood because but is really unlike any other house on the street. I've been able to see the craftsmanship that has gone into every detail, every material you chose (how they all work so well together) of the house and landscaping. You really have a unique property with the neighborhood, you know how much I love it and we've decided there's nothing out there that would make us want to move (proximity to highways, peacefulness and just the right amount of nature, neighbors themselves, Lasell students for babysitting, proximity to Williams...I mean I could go on and on) and the style of the house. Unity is a great lot, a beautiful house that has been so well thought out and built with gorgeous materials and is really one of a kind.

Hope this feedback helps and see you around soon!

Talk soon,

Andrea Mahoney

amahoney3.myrandf.com

617-851-6468

Nadia Khan

From: john arone <jbarone119@hotmail.com>
Sent: Wednesday, May 03, 2017 9:16 PM
To: Nadia Khan
Subject: 39 Hawthorne Ave

Hi Nadia,
One more letter to add! Thank you!
Best,
John Arone

Begin forwarded message:

From: Mary Ann Ziegler <maryannziegler@hotmail.com>
Date: May 3, 2017 at 3:54:05 PM EDT
To: john arone <jbarone119@hotmail.com>
Subject: **Re: John Arone**

Dear Mr. Arone,

I have been a resident of Lasell Village for four years. In addition, my husband grew up on Aspen Avenue so for the past 50 years I have been familiar with this neighborhood. I have watched with sadness the decline of 39 Hawthorne Avenue into dereliction and near collapse, so I was delighted to hear that it was going to be restored.

Almost every day I walk my dog past the work you have been doing on that beautiful old house, and on the new house you have built on Unity St. The new house is, of course, lovely. But new. It is the Hawthorne Road house that has delighted me every step (and there have been many!) along the way. The work inside and out has been excellent. I am especially pleased with the stone walls, the setting of the garage, and the driveway. The granite posts with their iron hitching rings are perfect. You have given new life to a fading old lady and she is beaming with pride. Would you could do the same for me!

Needless to say, for all the neighborhood walkers we rejoice over the paving of Unity. No more will we have to wade around the corner to get to pavement. What a blessing that is!

We couldn't be more delighted and look forward to welcoming new neighbors, at the same time as we will be sad to see you move on the a new project. If anyone wants to know about the kind of work you do send them to me!

Sincerely,
Mary Ann Ziegler





**SCHLESINGER AND
BUCHBINDER, LLP**

ATTORNEYS AT LAW

1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR, JR.
JUDITH L. MELIDEO-PREBLE
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OF COUNSEL
ROBIN GORENBERG

E-Mail: sjbuchbinder@sab-law.com

BY HAND

May 4, 2017

Ms. Nadia Khan
Clerk, Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition #100-17/62 Walnut Park

Dear Nadia,

I am enclosing herewith a petition in support of the above referenced matter which has been signed by the other unit owner at 62 Walnut Park as well as several abutters.

Please feel free to contact me if you have any questions respecting the same. Best wishes.

Sincerely,



Stephen J. Buchbinder

SJB/mer
enclosure

cc: (By Hand, w/enclosure)
Councilor Marc C. Laredo
Councilor Gregory R. Schwartz
Councilor Scott F. Lennon
Councilor Jacob D. Auchincloss
Councilor James R. Cote
Councilor John W. Harney
Councilor Deborah L. Crossley
Councilor Richard A. Lipof
Councilor Allan L. Ciccone, Jr.
Councilor Alison M. Leary
(By First Class Mail, w/enclosure)
Mr. and Mrs. Thomas Joseph Hynes III

PETITION

To: **Newton City Council**
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459-1449

We understand that our neighbors, Tod and Beth Hynes, are proposing to convert the third condominium unit at the site from storage to residential use. We further understand that the footprint of the detached garage will not change and that there will be only minor alterations to the exterior. We have reviewed the plans with Mr. and Mrs. Hynes and are in support of the proposed project.

NAME	ADDRESS
Jean Santarosa	135 JEWETT ST.
Antoinette Domeniconi	129 Jewett St.
Nick Shah	115 Jewett St, #2
Brendan Cohen	115 Jewett St, #3
Pete Weber	68 Waban Pk Newton MA
Edward Chan & Silvia Lee	70 Waban Pk Newton MA
BOONIE LESOUR	62 B Walnut Park, Newton, MA
André M. Attard	105 Waban St, Newton, MA
Al Attard	105 Waban St, Newton MA
Deborah M	62 B Walnut Park, Newton, MA 02458