



# Land Use Committee Agenda

## City of Newton In City Council

**Tuesday, May 30, 2017**

**7:00 PM**  
**Chamber**

**Request for a Consistency Ruling relative to Board Order #40-15 at 95 Elm Street (Paddy's).** Requesting a change to locate seats outside seasonally.

**Request for a Consistency Ruling relative to Board Order #19-15 at 131-181 Needham Street (Newton Nexus).** Requesting a review of changes to entryway signage and design.

**#95-17**

### **Change of Zone Petition for Washington Street**

MARK NEWTONVILLE, LLC petition for a change of zone to Mixed Use 4 for (i) all of the land located at 10-12 Washington Terrace, 6-8 Washington Terrace, 875 Washington Terrace, 867 Washington Street, 857-859 Washington Street, 845-855 Washington Street and 245-261 Walnut Street, also identified as Section 21, Block 29, Lots 11, 12, 17, 18, 19A, 20 and 21, Ward 2, currently zoned Business 1 and Business 2, and (ii) a portion of the land located at 16-18 Washington Terrace, 869 Washington Street, 861-865 Washington Street, 241 Walnut Street, 22 Bailey Place, 14-18 Bailey Place, and a private way known as Bailey Place, also identified as Section 21, Block 29, Lots 10, 13, 14, 16, 19, and 22, Ward 2, currently zoned Business 1, Business 2, and Public Use, further described as follows:

Beginning at a point on the northerly line of Washington Street, thence

Along the northerly line of Washington Street, south 89 degrees - 04 minutes - 40 seconds west, a distance of 434.02 feet to a point; thence

Along the easterly line of Washington Terrace, north 01 degrees - 52 minutes - 35 seconds west, a distance of 188.53 feet to a point; thence

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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](mailto: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.

North 89 degrees - 04 minutes - 40 seconds east, a distance of 294.98 feet to a point; thence

North 05 degrees - 11 minutes - 33 seconds west, a distance of 52.46 feet to a point; thence

North 85 degrees - 43 minutes - 30 seconds east, a distance of 150 feet to a point on the westerly line of Walnut Street; thence

Along the westerly line of Walnut Street, south 04 degrees - 12 minutes - 48 seconds east, a distance of 231.99 feet to a point of curvature; thence

Along a curve to the right having a radius of 17.00 feet, a central angle of 93 degrees - 17 minutes - 28 seconds, an arc length of 27.68 feet, a chord bearing of south 42 degrees - 25 minutes - 56 seconds west, a chord length of 24.72 feet to the point and place of beginning.

Containing 92,907 square feet, or 2.13 acres, more or less.

**#96-17**

**Special Permit Petition for Washington Street**

MARK NEWTONVILLE, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed use development in excess of 20,000 square feet consisting of three interconnected buildings with building heights not exceeding 60 feet and five stories, total gross floor area not exceeding 235,000 square feet incorporating not more than 160 residential units, not exceeding 46,000 square feet of commercial space, not exceeding 2,500 square feet of community space, not less than 350 onsite parking stalls outside at grade or within a below-grade garage, and related site improvements; to authorize uses including retail of more than 5,000 square feet, personal service of more than 5,000 square feet, restaurants over 50 seats, standalone ATMs, health club establishments at or above ground floor, animal services, and street level office; to allow FAR of not more than 2.50, lot area per dwelling unit of approximately 581 square feet, reduction of the overall non-residential parking requirement by 1/3, 1.25 parking stalls per residential unit, and free standing signs; to grant waivers of not more than 97 parking stalls and of the height setback and facade transparency and entrance requirements; to grant waivers of certain parking facility design standards including dimensional requirements for parking stalls, parking stall setback requirements, entrance and exit driveways, interior landscaping, interior planting area, tree plantings, bumper overhang, lighting of one foot candle, curbing and surfacing, wheel stops, guard rails, bollards, and maneuvering space for end stalls; and to grant waivers as to number, size, location, and height of signs and number and dimensions of required loading bays,

at 22 Washington Terrace, 16-18 Washington Terrace, 10-12 Washington Terrace, 6-8 Washington Terrace, 875 Washington Street, 869 Washington Street, 867 Washington Street, 861-865 Washington Street, 857-859 Washington Street, 845-855 Washington Street, 245-261 Walnut Street, 241 Walnut Street, 22 Bailey Place, 14-18 Bailey Place, an unnumbered lot on Bailey Place, and the private way known as Bailey Place, also identified as Section 21, Block 29, Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, 21, 22, and 23, containing approximately 2.84 acres of land part of which is in a proposed Mixed Use 4 District and the remainder of which is in the existing Business 2 and Public Use zones. Ref.: Sections 4.2.2.A.2; 4.2.2.B.1; 4.2.3; 4.2.5.A.2; 4.2.5.A.3; 4.2.5.A.4.c; 4.2.5.A.6.a; 4.2.5.A.6.b; 4.2.5.A.6.c; 4.4.1; 5.1.4.A; 5.1.4.C; 5.1.8.A.1; 5.1.8.A.2; 5.1.8.B.2; 5.1.8.B.6; 5.1.8.D.2; 5.1.9.B.1; 5.1.9.B.2; 5.1.9.B.3; 5.1.9.B.4; 5.1.10.A.1; 5.1.10.B.5; 5.1.12; 5.1.13; 5.2.13.A; 7.3; and 7.4 of Chapter 30 of the City of Newton Revised Zoning Ordinances, 2015.

**Respectfully submitted,**

**Marc C. Laredo, Chair**

O'HARA'S

Mr. John Lojek  
City of Newton Building Commissioner  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Special Permit #40-15(2)/95-97 Elm Street

Dear John,

O'Hara & Sons II would like to apply for an extension of premises with the City of Newton Licensing Board and The Alcoholic Beverage Control Commission. The purpose of the extension of premises is for outdoor seating. In order to do this we need a Consistency Ruling from you to move forward, based on our special permit that we received. The restaurant capacity will not increase; seats will be removed from the inside of the restaurant to allow seating outside.

Please let me know if you require additional information.

Sincerely,  
John O'Hara

617 828 3484

cc: Michael Gleba

O'HARA'S

# Inspectional Services Department

City of Newton  
Massachusetts

## Inter-Office Correspondence

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**TO:** Land Use Committee, Mark Lored, Chairman

**FROM:** John D. Lojek, Commissioner of Inspectional Services

**DATE:** May 25, 2017

**RE:** Consistency Ruling Recommendation

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I am in receipt of a request from the owners of Paddy's Restaurant at 95-97 Elm Street for a consistency ruling regarding the installation of exterior tables and chairs on the right side of the building. Paddy's was the subject of Special Permit #40-15(2) and the alleyway adjacent to the right side of the restaurant was not shown as being used for exterior seating. The owners have been informed that if this seating is approved, the seats must be taken from the total seat count within the restaurant and not in addition to, unless a further waiver of parking spaces is sought.

The owners ask if they may have the exterior seating, if it does not increase the seating capacity of the premise. I seek the advice of the Land Use Committee.

Middlesex South Registry of Deeds  
Electronically Recorded Document

This is the first page of the document - Do not remove

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Recording Information

Document Number	: 63007
Document Type	: DECIS
Recorded Date	: April 30, 2015
Recorded Time	: 03:21:45 PM
Recorded Book and Page	: 65300 / 24
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1806729
Recording Fee	: \$75.00

RECEIVED  
Newton City Clerk  
2015 MAY - 1 PM 12:46  
David A. Olson, OMO  
Newton, MA 02459

Middlesex South Registry of Deeds  
Maria C. Curtatone, Register  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.cambridgedeeds.com](http://www.cambridgedeeds.com)

4 PP

RECEIVED  
CITY OF NEWTON  
#40-15  
15 APR -9 PM 3:13

CITY OF NEWTON  
IN BOARD OF ALDERMEN

April 6, 2015

ORDERED:

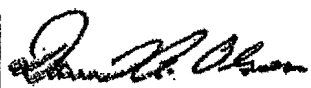
That the Board, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the 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 and EXTENSION OF A NONCONFORMING STRUCTURE to construct additions to the existing building for a total of 362 square feet, to increase the number of restaurant seats from 116 to 146, and to grant a waiver of 11 parking stalls, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Alderman Marc Laredo:

95-97 ELM STREET, NEWTON  
DEED REF. BOOK 35817, PAGE 204

1. The waiver of 11 parking stalls is appropriate, as literal compliance with the parking requirements is impracticable due to the size of the lot. (§30-19(d)(13), and (m))
2. The proposed addition to the north side of the existing building will extend an additional one foot and three inches into the side setback, and the sum of all of the proposed additions will increase the already nonconforming Floor Area Ratio from 1.15 to 1.31. The proposed additions will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood, and will improve handicap accessibility to the restaurant. (§30-21(b))
3. The expansion of the restaurant by 30 seats will not significantly increase the amount of traffic, parking, or noise generated by the use, and is not substantially more detrimental than the existing nonconforming use is to the neighborhood. (§30-21(b)).
4. The specific site, which is located in a mixed use area and is abutted by two commercial properties and one multi-family dwelling, is an appropriate location for the proposed addition and expansion of the existing restaurant. (§30-24(d)(1))
5. The expansion of the restaurant by 30 seats will not adversely affect the neighborhood, as the site is located in a mixed use area with commercial uses. (§30-24(d)(2))
6. The expansion of the restaurant by 30 seats will not create a nuisance or serious hazard to vehicles or pedestrians. (§30-24(d)(3))
7. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§30-24(d)(4))

PETITION NUMBER: #40-15

A True Copy  
Attest



City Clerk of Newton, Mass.

PETITIONER: Curtis P. O'Hara, John O'Hara and Karl J. O'Hara, Trustees of the BB&G Realty Trust

LOCATION: 95-97 Elm Street, Ward 3, on land known as SBL 33, 13, 11 containing approx. 3,506 sq. ft. of land

OWNER: Curtis P. O'Hara, John O'Hara and Karl J. O'Hara, Trustees of the BB&G Realty Trust

ADDRESS OF OWNER: 1185 Walnut Street, Newton, MA 02465  
Newton, MA 02465

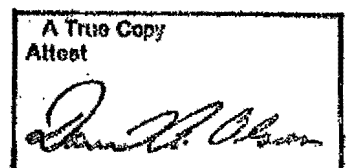
TO BE USED FOR: Restaurant

EXPLANATORY NOTES: §30-15 Table 3 and §30-21(b), to extend the nonconforming Floor Area Ratio from 1.15 to 1.31; §30-15 Table 3 and §30-21(b), to extend the nonconforming side setback on the north side from 6.3 to 5 feet; §30-19(d)(13) and §30-19(c)2(a), to waive 11 parking stalls; §30-11(d)(9) and §30-21(b), to extend a nonconforming restaurant with more than 50 seats from 116 to 146 seats.

ZONING: Business 1 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. Area Plan, prepared, signed and stamped by Verne T. Porter Jr, Professional Land Surveyor, dated February 6, 2015.
  - b. Existing Parking Plan, prepared, signed and stamped by Verne T. Porter Jr, Professional Land Surveyor, dated February 6, 2015.
  - c. Existing Conditions Plan, prepared, signed and stamped by Verne T. Porter Jr, Professional Land Surveyor, dated February 6, 2015.
  - d. Proposed Addition Plan, prepared, signed and stamped by Verne T. Porter Jr, Professional Land Surveyor, dated February 6, 2015.
  - e. Proposed Addition Plan Detail, prepared, signed and stamped by Verne T. Porter Jr, Professional Land Surveyor, dated February 6, 2015.
  - f. Floor Plans and Elevations, prepared by DLA Architecture, signed and stamped by Donald Lang, Registered Architect, dated February 6, 2015, consisting of the following fourteen (14) sheets.
    - i. Cover;
    - ii. Sheet EX1.0 – Existing Basement Floor Plan;





- iii. Sheet EX1.1 – Existing Ground Floor Plan;
  - iv. Sheet EX1.2 – Existing Second Floor Plan;
  - v. Sheet EX1.3 – Existing Roof Plan;
  - vi. Sheet EX2.0 – Existing East and North Elevations;
  - vii. Sheet EX2.1 – Existing West and South Elevations;
  - viii. Sheet A1.0 – Proposed Basement Floor Plan;
  - ix. Sheet A1.1 – Proposed Ground Floor Plan;
  - x. Sheet A1.2 – Proposed Second Floor Plan;
  - xi. Sheet A1.3 – Proposed Roof Plan;
  - xii. Sheet A2.0 – Proposed East and North Elevations;
  - xiii. Sheet A2.1 – Proposed West and South Elevations; and
  - xiv. Sheet A5.0 – Proposed Stairway Sections.
2. Prior to the issuance of any building permit, the petitioner shall submit a final parking management plan subject to review and approval by the Director of Planning and Development in consultation with the Director of the Transportation Division of Public Works. Such plan may include obtaining revocable parking licenses or other parking rights from nearby properties to the extent they may be available from time to time, encouraging and incentivizing employee and patron use of nearby MBTA owned lots, and incentivizing employee use of public transit.
  3. The petitioner shall screen the dumpster with a wooden fence, or similar material as approved by the Director of Planning and Development.
  4. The petitioner agrees to make a voluntary donation of \$2,500 to be used by the City for parking improvements and/or pedestrian accessibility or circulation improvements in the West Newton vicinity to help mitigate parking impacts on the neighborhood.
  5. 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 Approval 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. Submitted a parking management plan for review and approval by the Director of Planning and Development in consultation with the Director of the Transportation Division.
    - d. Obtained a written statement from the Planning Department that confirms the Building Permit plans are consistent with plans approved in Condition #1.
  6. No Final Inspection/Occupancy Permit for the use 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.


A True Copy  
Attest  


- 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.
- c. Made a voluntary contribution of \$2,500 to the City of Newton to be used by the City for parking improvements and/or pedestrian accessibility or circulation improvements proximate to the site to help mitigate parking impacts on the neighborhood due to the proposed use.

Under Suspension of Rules  
Readings Waived and Approved  
24 yeas 0 nays


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 April 9, 2015. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

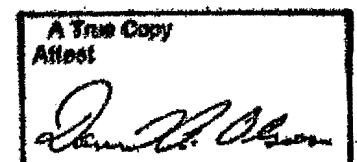
ATTEST:

  
(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 4/9 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



## Paddy's Pub

95 Elm Street  
 West Newton, MA 02465

Revision	Description
04/06/17	TOILET ROOMS

04/19/17 FOUNDATION, PREP ROOM, RELOCATE

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Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	04/28/17
Drawn By	PH
Checked By	DL



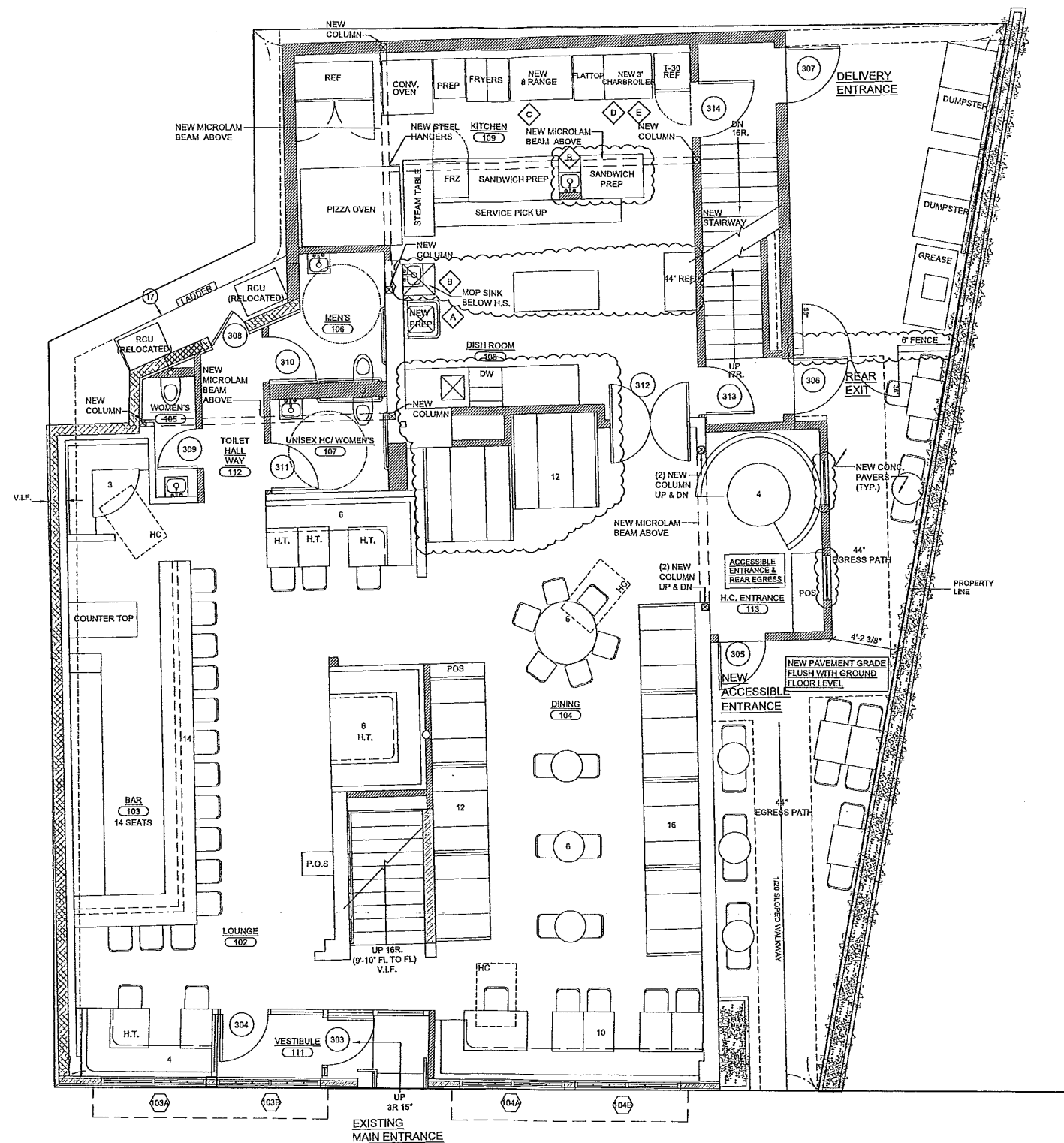
DRAWING TITLE  
**PROPOSED  
 GROUND  
 FLOOR PLAN**

SHEET NUMBER

**A1.1**

### PROPOSED PLAN LEGEND

	NEW WALL OR PARTITION
	EXISTING WALL OR PARTITION
	EXISTING FIELDSTONE
	EXISTING CONCRETE
	EXISTING CMU
	UNKNOWN EXISTING WALL OR PARTITION (SPECULATIVE WALL TYPE: CMU)
	UNKNOWN EXISTING WALL OR PARTITION (SPECULATION: WOOD FRAME)



**1** PROPOSED GROUND FLOOR PLAN (GROSS FLOOR AREA- 2662.34 SF) - 99 SEATS  
 SCALE: 1/4"=1'-0"  
 NOTE: REFER TO KE SCHEDULE ON SHEET A1.0  
 ALL DOORS NUMBERED ABOVE "300" ARE NEW

**VIA OVERNIGHT MAIL**

May 22, 2017

Mr. John Lojek  
Commissioner of Inspectional Services  
City of Newton  
Newton City Hall, Room 202  
1000 Commonwealth Ave.  
Newton Centre, MA 02459

**RE: Newton Technology Park, LLC (Newton Nexus)  
131-181 Needham Street - Special Permit (#19-15)**

**Request for Consistency Ruling – Arbor Design & Signage**

John:

As required in our Board Order, Condition #11 for above referenced Special Permit, please accept this request for “consistency ruling” for an adjustment being proposed to the arbor design and associated entrance signage.

During the initial meeting with the Design Review Team (DRT), it was suggested that we buffer the courtyard parking from Needham Street. This was accomplished by incorporating a low seat wall and two (2) fifty (50’) foot arbors on either side of the main entry (see Sheet A8, Site Signage by Allevato Architects, Inc. dated January 9, 2015). We have maintained both features with the current design, however, adjustments have had to be made to allow for pedestrian access off of Needham Street via a combination of stairs and handicap accessible ramps. In addition, Crosspoint Associates has worked to carry the “Industrial Chic” style of Newton Nexus throughout the development as well as the street front arbors. The entry signage that was approved as part of the Comprehensive Signage Package moves away from the traditional pylon and integrates metal panels that will be seen more as individual pieces of art (see sample photo of metal panel sign for “stepone creative”).

The proposed adjustments have allowed us to create three (3) individual arbors of twenty (20’) feet lengths totaling sixty (60’) feet on their side of the main entry (see both the Site Signage Plan by HFA (formerly Allevato) dated April 27, 2017 as well as the detailed design and layout on Sheet L406 Arbor Details by Shadley Associates dated March 3, 2017). The signs were raised from just above the seat wall to a band of cedar slats just below the top of the arbor, this allows for people to walk into the property off of Needham Street and people to walk or sit freely within this public gathering area.

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**Crosspoint Associates, Inc.**

300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451  
Tel: (508) 655 0505 ■ Fax (781) 890-6600 ■ Email: info@crosspointassociates.com

## 19-15 Consistency Ruling

We have met with the Urban Design Commission on April 19, 2017 and again on May 17, 2017 to discuss the design and how it works with the signage. It is important to note that the Comprehensive Signage Package that was approved with the Special Permit, provided for ten (10) Tenant Sign Bands of 8.95 square feet (total of 89.5 SF) which has been incorporated in Leases we have signed with a number of the Tenants. The current proposal requests a change to twelve (12) Tenant Sign Bands which we can reduce to 7.46 square feet so we maintain the same total Tenant Sign Band area.

We feel that the proposed change is consistent with the permitted redevelopment of Newton Technology Park, an Office property to Newton Nexus, a mixed-use Retail & Office environment as follows:

- a) The arbor is well outside the 200' river setback.
- b) No building area is being modified or added with this adjustment to the arbor.
- c) Does not require any new zoning relief.
- d) Does not reduce the useable open space.
- e) The design of the arbor continues to work in concert with the building facades.

Per Condition #13, it is important to “promote an enlivened streetscape along Needham Street” and we feel that this adjustment only strengthens this program. Continuing to provide Tenant Sign Bands allows us to pursue and obtain a quality mix of retail Tenants in a very challenging retail environment.

If you have any questions, please do not hesitate to contact me directly,

Email: [kmccormack@crosspointassociates.com](mailto:kmccormack@crosspointassociates.com)  
Phone: 781.916.8680

Very truly yours,  
**NEWTON TECHNOLOGY PARK, LLC**  
By its authorized agent,  
**CROSSPOINT ASSOCIATES, INC.**



Kerry McCormack, Director of Development

cc: Michael Gleba, Senior Planner, City of Newton  
Shubee Sikka, Urban Designer, City of Newton

**Crosspoint Associates, Inc.**

300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451  
Tel: (508) 655 0505 ■ Fax (781) 890-6600 ■ Email: [info@crosspointassociates.com](mailto:info@crosspointassociates.com)

## 19-15 Consistency Ruling

att: Special Permit/Site Plan Approval (#19-15) dated April 21, 2015  
Sheet No. A6 – Site Signage by Allevato Architects Inc dated 01/09/15  
Photo of sample metal Tenant Sign Band for “stepone creative”  
Photo of sample metal arbor and cedar trellis  
Rendering image of Newton Nexus along Needham Street  
Site Signage Plan by HFA (formerly Allevato) dated April 27, 2017  
Sheet L406 Arbor Details by Shadley Associates dated March 3, 2017

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**Crosspoint Associates, Inc.**

300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451  
Tel: (508) 655 0505 ■ Fax (781) 890-6600 ■ Email: [info@crosspointassociates.com](mailto:info@crosspointassociates.com)



2015 00118802

Bk: 65769 Pg: 569 Doc: DECIS

Page: 1 of 9 07/22/2015 10:35 AM

#19-15

59

CITY OF NEWTON

IN BOARD OF ALDERMEN

April 21, 2015

RECEIVED  
NEWTON CITY CLERK  
2015 APR 27 PM 5:05  
DAVID A. OLSON, CLERK  
NEWTON, MA 02451

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 partially demolish two buildings and to construct additions to the front of each building, which will bring them closer to the street, to reconfigure the existing parking areas and reduce the parking requirement to 441 parking stalls in order to redevelop the site for a mix of office, restaurant, retail, and service uses, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Alderman Marc Laredo:

131-181 Needham Street, Newton, MA

1. The existing site is nonconforming with regards to both the building setbacks and the parking stalls located in the front and side setback and within five feet of the building. The proposed alterations to the existing buildings and the parking layout will not be substantially more detrimental than the existing nonconforming layout is to the neighborhood because there will be a reduction in size of the buildings and improvements to the parking lot. (§30-21(b))
2. The specific site is an appropriate location for a mixed use development with office, service, retail, and restaurant uses, as it is located in an active commercial corridor with similar uses. The proposed site plan and elevations will enliven and improve the pedestrian environment along Needham Street. (§30-24(d)(1))
3. The proposed use, as developed and operated, will not adversely affect the neighborhood. The site is located in a mixed-use area with active commercial uses, and has adequate on-site parking to meet the projected parking demand for the proposed uses. The proposed site plan includes a new publicly accessible pathway along South Meadow Brook that will allow for a future connection to the Newton Upper Falls Greenway. (§30-24(d)(2))
4. The proposed parking layout and directional signage within the site will allow for safe and efficient vehicle circulation and the curbed and/or painted walkways and traffic calming measures will create a safe environment for pedestrians. For these reasons the project will not result in serious hazards to pedestrians or vehicles. (§30-24(d)(3))
5. Access to the site is appropriate for the types and numbers of vehicles involved, as the site is located on a major commercial corridor with access to highways and public transportation, including the MBTA Green Line and Bus, and the proposed project will not significantly affect the levels of service at surrounding intersections. (§30-24(d)(4))

13229-645

Return:  
Crosspoint Associates, Inc.  
300 Third Ave., Suite 2  
Waltham, MA 02451

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Attest  
  
Clerk of Newton, Mass.

- 6. The proposed construction will meet or exceed the building code as it relates to energy efficiency, will utilize efficient lighting, and will utilize recycled building materials to the extent practical. The proposed site plan will improve stormwater quality and groundwater recharge as required by the Department of Environmental Protection and the Department of Public Works and will be in conformance with the City's Stormwater policy. The removal of invasive species and planting of native vegetation will improve the riverfront area. For these reasons, the proposed project will contribute significantly to the efficient use and conservation of resources and energy. (§30-24(d)(5))
- 7. The reduction in the number of proposed parking stalls below the amount required by the Newton Zoning Ordinance is appropriate, as the peak operating hours for the proposed mix of uses will complement each other and the site has access to public transportation, such that the use of a shared parking model better reflects the project's parking demand. Limiting the number of parking stalls to meet the actual parking demand is in the public interest, as it preserves a greater amount of open space. (§30-19(m))
- 8. The Board finds that the petitioner's voluntary contribution of funding for improvements within the Newton Upper Falls Greenway rail trail are a public benefit to the City of Newton that will enhance the safety of pedestrian and vehicular movements for residents of the project and the surrounding neighborhood.

PETITION NUMBER: #19-15

PETITIONER: Newton Technology Park, LLC


LOCATION: 131-181 Needham Street, on land known as SBL 51, 28, 9A-15, containing approximately 11.06 acres of land  
*Deed Reference: Book 13229, Page 645*

OWNER: Newton Technology Park, LLC

ADDRESS OF OWNER: 300 3<sup>rd</sup> Avenue  
Waltham, MA 02451

TO BE USED FOR: Redevelopment of site for a mixed-use center including office, retail, service and restaurant uses.

EXPLANATORY NOTES: §30-13(b)(1), to allow retail use in the Mixed Use 1 District; §30-13(b)(4), to allow service use in the Mixed Use 1 District; §30-13(b)(5), to allow restaurant use in the Mixed Use 1 District; §30-13(b)(12), to allow bank, excluding drive-in use in the Mixed Use 1 District; §30-13(b)(16), to allow uses similar or accessory to those authorized by §30-13(b) in the Mixed Use 1 District; §30-19(d)(18) and §30-19(m), to allow for a one-third reduction in the required number of parking stalls; §30-19(h)(1), §30-19(m) and §30-21(b), to allow parking within required front and side setbacks

Attest  
  
 Dawn M. Olson  
 City Clerk of Newton, Mass.

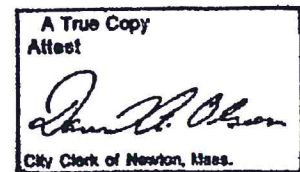


and to allow parking within 5 feet of a building; §30-19(h)(3)(a), §30-19(m) and §30-21(b), to allow reduced aisle widths to be maintained; §30-19(h)(4)(b), §30-19(m) and §30-21(b), to allow a nonconforming driveway width exceeding allowed maximum; §30-19(i), §30-19(m) and §30-21(b), to allow nonconforming perimeter landscape screening; §30-19(j)(l), (m), to waive requirements for lighting; §30-20(1) comprehensive signage package exception; §30-23 site plan approval; §30-24 special permit.

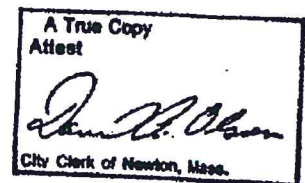
ZONING: Mixed Use 1 district

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. Civil Engineering Plans, prepared by Kelly Engineering, stamped and signed by Steven M. Horsfall or David Kelly, Professional Engineer; dated January 9, 2015 , consisting of the following ten (10) sheets.
    - i. Sheet 1 - Title Sheet, revised April 16, 2015;
    - ii. Sheet 2 – Vicinity Plans, revised March 30, 2015;
    - iii. Sheet 3 – Existing Conditions Plan, revised March 30, 2015;
    - iv. Sheet 4 – Layout and Zoning Plan, revised April 16, 2014;
    - v. Sheet 5 – Grading Plan, revised April 16, 2015;
    - vi. Sheet 6 – Sewage and Drainage Plan, revised April 16, 2015;
    - vii. Sheet 7 – Utility and Abandonment Plan, revised April 16, 2015;
    - viii. Sheet 8 - Detail Sheet, revised March 30, 2015;
    - ix. Sheet9 – Detail Sheet, revised March 30, 2015;
    - x. Sheet 10 – Detail Sheet, revised April 16, 2015.
  - b. Floor Plans and Elevations, prepared, stamped and signed by Louis Allevato, Registered Architect, Allevato Architects, Inc., dated January 9, 2015, consisting of the following nine (9) sheets:
    - i. Sheet A1 – Floor Plans;
    - ii. Sheet A2 – Building N3 Exterior Elevations;
    - iii. Sheet A3 - Building N3 Exterior Elevations (signs);
    - iv. Sheet A4 - Building N2 Exterior Elevations;
    - v. Sheet A5 - Building N2 Exterior Elevations (signs);
    - vi. Sheet A6 - Building N1 Exterior Elevations;




- vii. Sheet A7 - Building N1 Exterior Elevations (signs);
  - viii. Sheet A8 – Site Signage; and
  - ix. Sheet A9 – Model Perspective Views.
- c. Comprehensive Signage Package, prepared by Allevato Architects, Inc., dated February 4, 2015 and revised on February 18, 2015 and February 24, 2015.
  - d. Lighting Plan, prepared by Boston Light Source, dated January 12, 2015
  - e. Snow Storage Plan, prepared by Kelly Engineering Group, Inc., dated March 30, 2015
  - f. Crosswalk Plan, plotted January 21, 2015, consisting of two sheets, preparer not identified on plan.
  - g. Landscape Plan, prepared by Shadley Associates, signed and stamped by James P. Shadley, dated January 9, 2015, consisting of three (3) sheets:
    - i. Sheet L1 – Site
    - ii. Sheet L2 – Courtyard
    - iii. Sheet L3 – Landscape details
  - h. Electrical Site Plan prepared by AVID Engineers, E-001, dated April 08, 2015.
2. Prior to the issuance of any building permit the petitioner shall submit a Construction Management Plan for review and approval by the Commissioner of Inspectional Services, the Director of Planning and Development, and the City Engineer. The Construction Management Plan shall be consistent and not in conflict with relevant conditions of this Board Order and shall include, but not be limited to, the following provisions:
- a. 24-hour contact information for the general contractor of the project.
  - b. Hours of construction: construction shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays except in emergencies, and only with prior approval from the Commissioner of Inspectional Services.
  - c. The proposed schedule of the project, including the general phasing of the construction activities.
  - d. Site plan(s) showing the proposed location of contractor and subcontractor parking, on-site material storage area(s), on-site staging areas(s) for delivery vehicles, and location of any security fencing.
  - e. Proposed truck route(s) that minimize travel on local streets.
  - f. Proposed methods for dust control including, but not limited to: covering trucks for transportation of excavated material; minimizing storage of debris on-site by using dumpsters and regularly emptying them; using tarps to cover piles of bulk building materials and soil; locating a truck washing station to clean muddy wheels on all truck and construction vehicles before exiting the site.
  - g. Proposed methods of noise control, in accordance with the City of Newton's Ordinances. Staging activities should be conducted in a manner that will minimize off-site impacts of noise. Noise producing staging activities should be located as far as practical from noise sensitive locations.



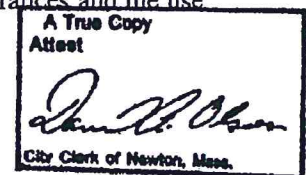
- h. Tree preservation plan to define the proposed method for protection of any existing trees to remain on the site.
  - i. A plan for rodent control during construction.
3. The petitioner shall maintain all landscaping associated with this Special Permit/Site Plan Approval in good condition. Any plant material that becomes diseased or dies shall be replaced on an annual basis with similar material.
4. The petitioner may operate a retail use consisting of a grocery store on the site, but such grocery store shall not exceed 25,000 square feet in size unless allowed through an amendment to this Special Permit/Site Plan Approval.
5. The Comprehensive Signage Package submitted by the petitioner is hereby approved. The petitioner or its tenants shall submit sign permit applications to the Director of Planning and Development for a determination of consistency with the approved Comprehensive Sign Package. For modifications determined to be inconsistent with the Comprehensive Sign Package, petitioner shall seek an amendment to this Special Permit/Site Plan Approval.
6. The petitioner shall apply for and use good faith efforts to obtain necessary federal, state and local permits and/or approvals, including but not limited to MassDOT's Access Permit, to construct the two crosswalks across Needham Street and the alterations to the site's access points, as shown in the site plans approved in Condition #1, prior to the issuance of a Certificate of Occupancy for the renovated buildings covered by this Special Permit/Site Plan Approval. The petitioner shall bear the sole cost of such improvements. The Petitioner shall use good faith efforts to consult with the Planning Department prior to any request for modification to the site plan as it relates to these improvements
7. When new off-site sidewalks are provided at the two crosswalks across Needham Street with pedestrian features as approved by MassDOT, said pedestrian safety improvements related to the sidewalk connection to these crosswalks shall be constructed at the petitioner's sole expense to include pedestrian push buttons, wheelchair accessible ramps, and associated sign and pavement markings and subject to receipt of all necessary approvals.
8. At its sole expense, the petitioner shall complete a post occupancy traffic study to document the actual traffic characteristics of the Project and to assess traffic volumes and operating conditions at the three access points to the site and at the intersection of Needham Street and Jaconnet Street. The traffic study, with a scope of work to be defined by the Planning and Development Department, shall be conducted by a qualified professional firm selected by the petitioner and approved by the Director of Planning and Development. The petitioner shall coordinate with the Planning and Development Department within three months after the site has reached full occupancy to determine the exact dates for conducting the traffic study. The results of the traffic study shall be provided to the Director of Planning and Development, the Director of the Transportation Division of Public Works and the MassDOT for review.

If the traffic study indicates that the project has created an unsafe environment or hazardous conditions for vehicles or pedestrians within the segment of Needham Street

Attest  
  
City Clerk of Newton, Mass.


adjacent to the project site, as determined by the City or the MassDOT, and including but not limited to the intersection of Jaconnet Street at Needham Street, the petitioner shall participate in discussions with the City and MassDOT to assess how the petitioner shall modify their site plan or mitigate such conditions within the segment of Needham Street adjacent to the project site, through modifications such as lane striping, the addition of medians, restrictions on turning movements through signage, or such other measures as the petitioner may agree to which can be made within the street layout. The petitioner shall bear sole responsibility for the cost of such mitigation.

9. At its sole expense, the petitioner shall conduct a Parking Utilization "After Study" during the first fall/winter peak shopping season after the site has reached full occupancy. The exact dates for the "After Study" shall be subject to approval by the Director of Planning and Development. The Parking Utilization "After Study" shall be conducted by a qualified professional firm selected by the petitioner and approved by the Director of Planning and Development. If the results of any Parking Utilization "After Study" indicate that the peak parking occupancy is less than 75%, the petitioner agrees to participate in discussions with the Director of Planning and Development to assess if the petitioner should modify its site plan with regards to the parking.
10. The petitioner shall store snow at the site only within the locations identified in the snow storage plan, except to the extent snow removal is deemed by the petitioner to be operationally necessary during the peak parking periods.
11. No changes to the Project shall be permitted, except as otherwise set forth in this Special Permit/Site Plan Approval, unless they are consistent with the approved plans listed in Condition #1. Consistency determinations shall be subject to review and approval by the Commissioner of Inspectional Services. When making a request for a consistency determination, the Petitioner shall submit a memorandum to the Commissioner of Inspectional Services demonstrating that such change(s) do not: (a) require further review by the Conservation Commission; (b) constitute a reallocation or reconfiguration of square footage among uses in the Project or otherwise allowed in the Mixed Use 1 District such that no increase in the parking waiver special permit approved hereunder is required; (c) require a new type of zoning relief (other than the categories of relief granted and/or modified pursuant to this Special Permit/Site Plan Approval); (d) reduce the useable open space as shown in the Special Permit Plan Set; and (e) modify any façade on the buildings covered by this Special Permit/Site Plan Approval in a way that deviates from the vibrancy of the mixed use development as specified in condition 15 below. If the Commissioner of Inspectional Services grants any consistency ruling pursuant to this Condition, he shall provide a copy to the Land Use Committee of the Board of Aldermen.
12. The trash enclosures shall be maintained in a sanitary condition with the gate remaining closed at all times when not in use. The collection/emptying of such receptacles shall only occur on weekdays between 8:00 a.m. and 5:00 p.m.
13. The petitioner shall use reasonable efforts to promote an enlivened streetscape along Needham Street, including but not limited to the installation of store entrances and the use



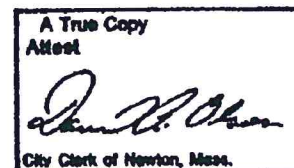
of glazing, and to use glazing and attractive materials on all facades of the buildings covered by this Special Permit/Site Plan Approval to the extent practicable, and in harmony with the approved elevations and plans listed in Condition #1.

14. The petitioner shall construct and maintain an eight foot wide pathway along the South Meadow Brook over the former railroad bed, as shown on the approved plans listed in Condition #1, and as approved by the Conservation Commission. The pathway shall be constructed prior to the issuance of a Certificate of Occupancy for any of the buildings on the Project's site covered by this special permit.
15. The petitioner shall enter into a license agreement with the City for the public use of the proposed pathway along the South Meadow Brook. Such license agreement shall be in a form acceptable to the City's Law Department.
16. At the written request of the Director of Planning and Development, the petitioner shall submit funds in the amount of \$87,545.00 to be paid towards undergrounding of utilities along Needham Street at such time as either the City of Newton or the Commonwealth commences a project of undergrounding the utility lines with sufficient funding in place or committed from governmental or private sources to undertake the project for at least a distance of a quarter mile, inclusive of the section of Needham Street fronting the subject property at 131-181 Needham Street. This obligation shall run with the land for a period of 25 years from the date of this special permit. These funds shall be used by the City or the Commonwealth for the purpose of undergrounding utilities on Needham Street within the 25 year time period identified above. Any funds collected under this condition and not spent in accordance with this condition at the end of this time period shall be returned to the petitioner or its successors or assigns.
17. The Petitioner shall underground utilities on the site in accordance with the approved plans listed in Condition #1 and shall use good faith efforts to underground any remaining above-ground utilities.
18. The petitioner shall maintain public access for vehicles through the driveway entrance located along the side property line to the north.
19. In furtherance of the City's proposed Newton Upper Falls Greenway (NUFG) rail trail behind the Property and as a public benefit to the City, the Petitioner agrees: (a) to participate in conjunction with the City of Newton, abutters and other stakeholders in reasonable efforts to promote development of the NUGF, which may include planning and design initiatives and (b) to provide a voluntary contribution of funding to the City in the amount of \$10,000.00 to be used by the City for the development of the NUGF, and (c) to remove invasive species along the boundary of its site with the NUGF, pursuant to a plan to be reviewed with the Engineering Department. These undertakings shall run with the land for a period of 25 years from the date of this special permit. Any funds collected under this condition and not spent in accordance with this condition at the end of this time period shall be returned to the petitioner or its successors and assigns.
20. The petitioner shall, at its expense, install wayfinding signage at the beginning (southeast corner of the site) and end (southwest corner of the site) of the foot path indicated on the approved "Layout & Zoning Plan" listed in Condition #1. The petitioner shall work with

Attest  
  
 City Clerk of Newton, Mass.

the City's Planning & Development Department, Public Works Department, and Parks and Recreation Department to review and approve the proposed wayfinding signage.


21. 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 Approval 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. Filed final site plans for review and approval by the City Engineer. A copy of such written approval shall be filed with the Clerk of the Board, Director of the Department of Planning and Development, and the Commissioner of Inspectional Services.
  - d. Filed an approval from the Tree Warden
  - e. File a copy of the perimeter plan filed with the City Engineer with the Clerk of the Board and the Director of Planning and Development.
  - f. Obtained a written statement from the Department of Planning and Development that confirms plans submitted with any building permit are consistent with plans approved in Condition #1.
  - g. Filed a copy of the Construction Management Plan required by Condition #2 with the Commissioner of Inspectional Services and the Director of Planning and Development.
22. No Certificate of Occupancy for the buildings and uses 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 surveyor certifying substantial 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 digital format by a licensed surveyor.
  - c. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development, a statement from the Engineering Division certifying that the final site construction details have been constructed to the standards of the City of Newton Engineering Division.
  - d. Incorporated the approved Operations and Maintenance Plan for Stormwater Management on file with the City Clerk's Office into the Master Deed, which shall be recorded with the Registry of Deeds for the Southern District of Middlesex County in conjunction with the completion of the construction of such special permit, proof of which shall be submitted to the Engineering Division.
  - e. Filed with the Department of Planning and Development, a statement from the City's Conservation Agent stating that the petitioner has complied with all requirements of the Order of Conditions from the Conservation Commission.
  - f. Filed with the Department of Planning and Development, a statement from the City's Tree Warden stating that the petitioner has complied with all requirements of the City's Tree Preservation Ordinance.




- g. 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, signage and parking areas.
  - h. Filed a copy of the license agreement allowing public use of the proposed pathway with the Clerk of the Board and the Director of Planning and Development.
  - i. Constructed a pathway in accordance with Condition #14.
23. Notwithstanding the provisions of Condition #22g above, the Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for all or portions of the site prior to installation of final landscaping, fencing, signage and parking areas provided that the Petitioner shall first have filed with the Director of Planning and Development a bond, letter of credit, cash or other security in the form satisfactory to the Director of Planning and Development in an amount not less than 135% of the value of the aforementioned remaining site work to secure installation of such landscaping, fencing, signage and parking areas.

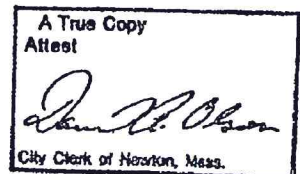
Under Suspension of Rules  
 Readings Waived and Approved  
 20 yeas 0 nays 4 absent (Aldermen Baker, Gentile, Hess-Mahan, and Laredo)

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 April 27, 2015. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE 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 4/27 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



# Inspectional Services Department

City of Newton  
Massachusetts

Inter-Office Correspondence

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**TO:** Land Use Committee, Mark Lored, Chairman

**FROM:** John D. Lojek, Commissioner of Inspectional Services

**DATE:** May 25, 2017

**RE:** Consistency Ruling Recommendation

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I am in receipt of a request from the owners of the project at 131-181 Needham Street, also known as Newton Nexus, for a consistency ruling regarding exterior arbors and signage facing onto Needham Street. The property is the subject of Special Permit # 19-15 which approved a comprehensive sign package and which plans showed a design of the front facing façade of the subject development. The plans attached show a somewhat different façade concept and a new signage package than was approved with the Special Permit. I seek the advice of the Land Use Committee.





**Setti D. Warren**  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

**Barney Heath**  
Director

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**DATE:** May 18, 2017  
**TO:** Land Use Committee of the City Council  
John Lojek, Commissioner of Inspectional Services  
Michael Gleba, Senior Planner  
**FROM:** Urban Design Commission  
**RE:** Newton Nexus Signage  
**CC:** Petitioner

At the request of the Department of Planning and Development, the Urban Design Commission has reviewed and provides the following comments to the Department of Planning and Development and the Land Use Committee of the City Council regarding the Comprehensive Sign Package at 131-181 Needham Street. The following information is intended to give advice on specific matters affecting Arbor Signage.

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**131-181 NEEDHAM STREET, NEWTON NEXUS**

The Urban Design Commission (UDC) held meetings on April 19 and May 17, 2017 to review the proposed Arbor Signage at 131-181 Needham Street, Newton Nexus. Based on the signage submitted and the presentations by the applicant, the Urban Design Commission offers the following commentary.

The UDC commented about the Comprehensive Sign Package from April 2015 that the building and awning signage looked good but they thought that the arbors had a lot of signage even in the approved Comprehensive Sign Package. The UDC commented that they like the new proposed design for the arbors, especially that each arbor is divided into 3 separate arbors in the new proposed design. The UDC also commented that the tenant signage has moved from bottom of the arbor to the top of the arbor in the proposed signage.

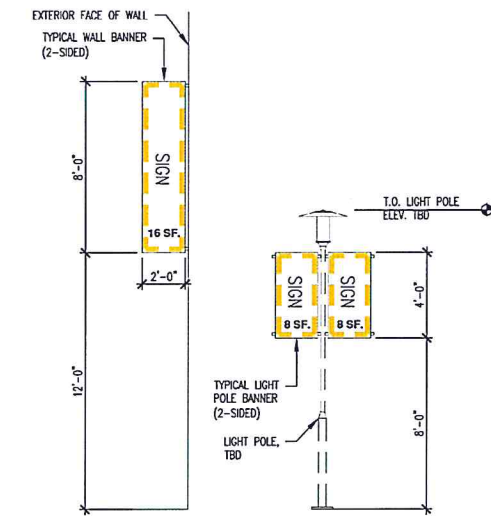
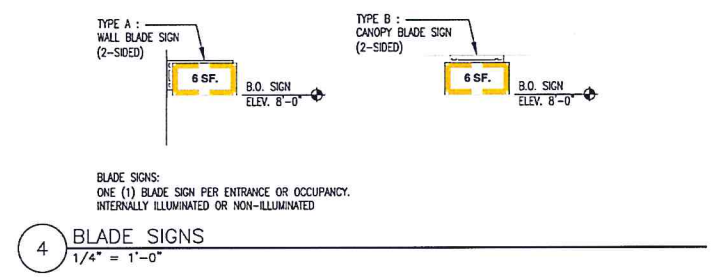
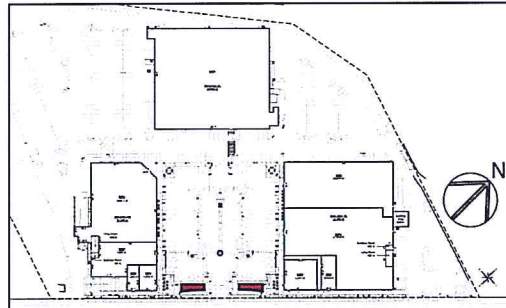
In April, the UDC recommended the following:

- Promote Newton Nexus as a destination. The UDC would like to see one more Newton Nexus sign that would frame the main entrance with "Newton Nexus" signs on both sides.
- Reduce the number of signs on the Arbor. The UDC said that they like the Arbors but thought the property had a lot of signage clutter and should reduce the number of signs on the arbors.
- Limit arbor signs to businesses without Needham Street frontage. The UDC suggested reducing the number of signs from 18 to 4 signs on the Arbor - just the signs for tenants that don't have any street frontage, which would be Ski + Tennis, Boston Ballet, Sierra Trading Post, and B. Fresh at present. The other 14 businesses already have signs on Needham Street.

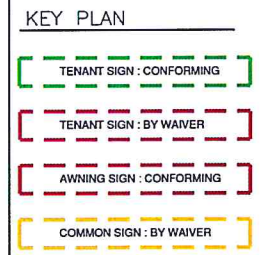
- Move the signage to the back cedar planks of the Arbor, instead of front planks as shown on the drawings.
- Consider the entry sequence in regards to Vehicular Directory Signage. The UDC suggested having a separate sign for two different directions that vehicular traffic could go and maybe, also make individual tenant signs a little bigger so they are easier to read.

In May, the UDC met with the applicant again to discuss the revised proposed arbor signage. The applicant explained that they have reduced the number of signs from 18 to 12 at 8.95 sq. ft. for a total of 107.4 sq. ft. The applicant is willing to reduce the size of the panels to 7.46 sq. ft. so the total area for 12 panels will be 89.5 sq. ft., to keep it consistent with the Comprehensive Sign Package in regards to the size.

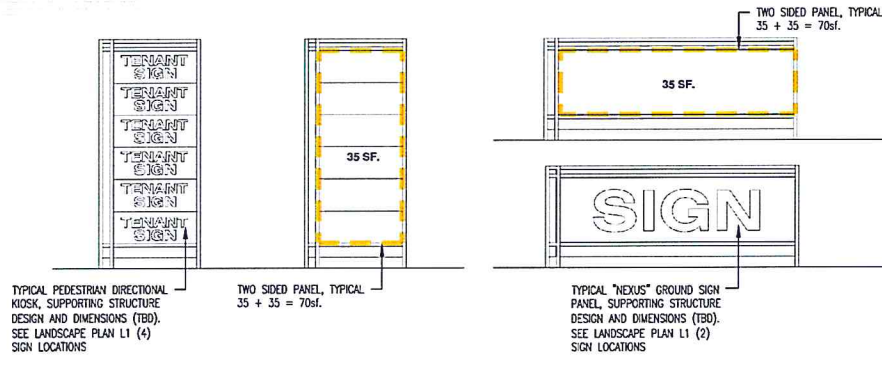
The UDC was divided on the revised proposed arbor signage. There were two members for the discussion about Newton Nexus Arbor Signage. One member recommended that the tenant signs on the arbor should not be high up on the arbor and that the arbor signs should be consistent with the Comprehensive Sign Package. The other member recommended that it is important to have "Newton Nexus" sign as the dominant sign at the top of the two arbors framing the main vehicular entrance, and the applicant can have 6-8 tenant signs on the other four arbors for the businesses that do not have any frontage on the street.



EXISTING ENTRANCE SIGN



KEY PLAN

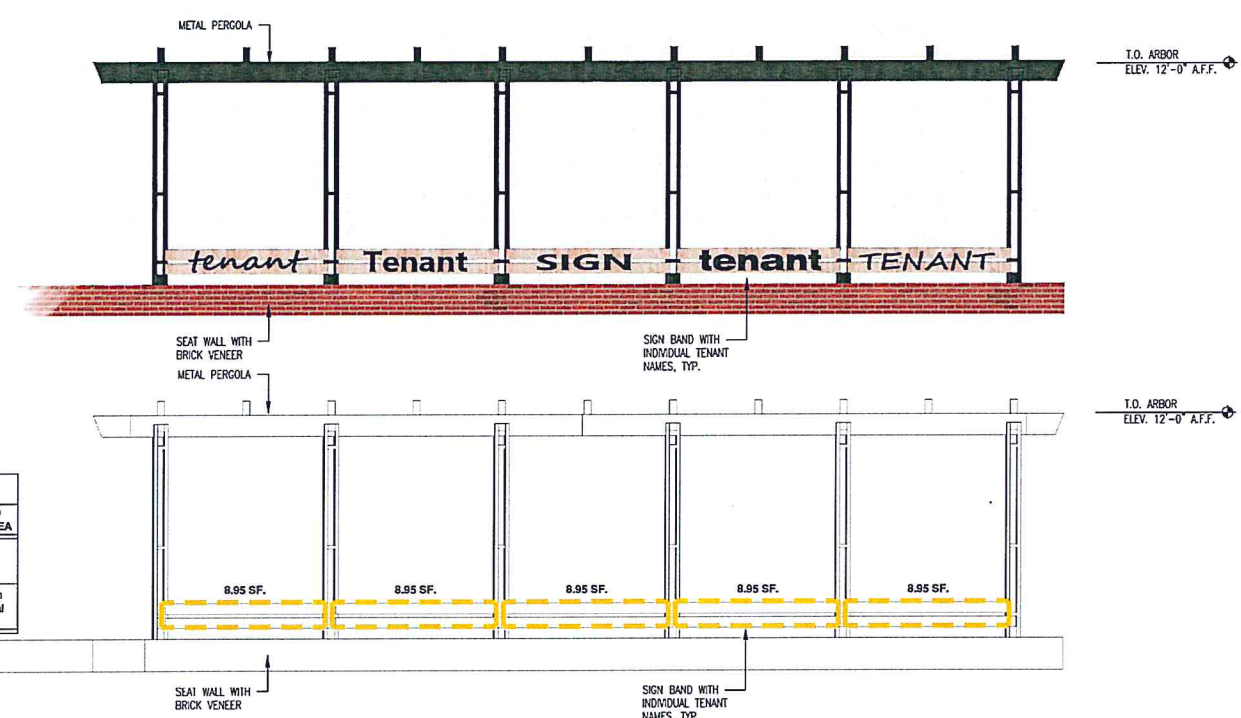


3 SITE SIGNAGE  
1/4" = 1'-0"

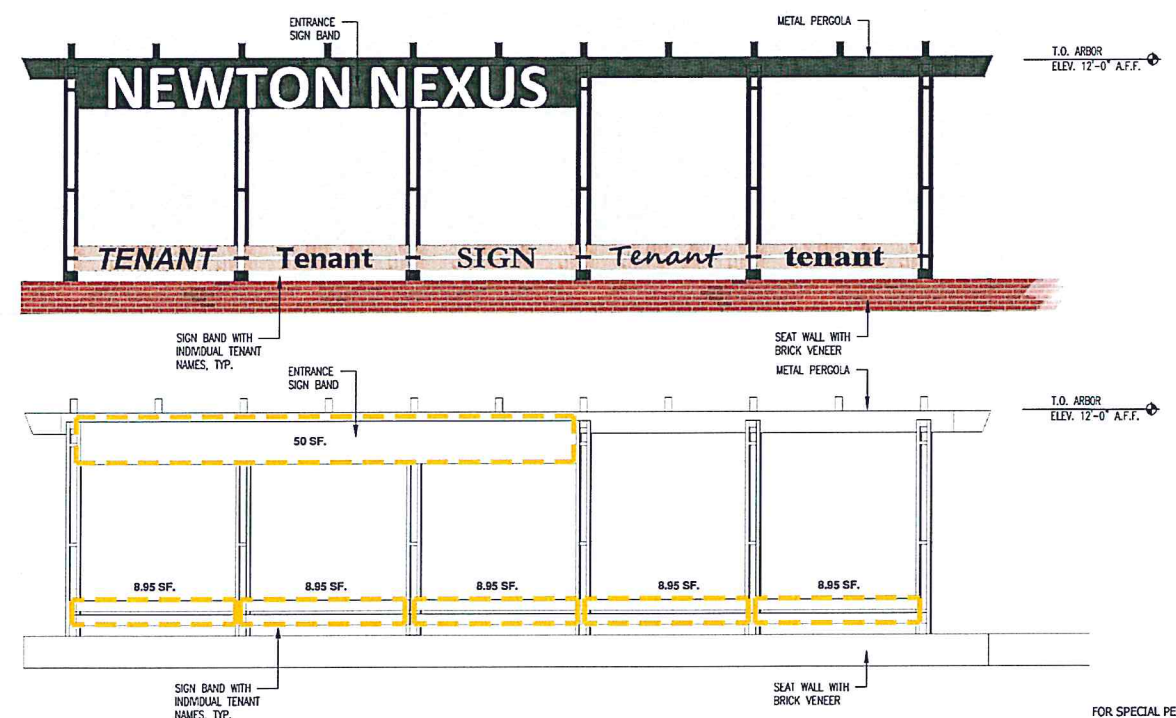
2 BANNER SIGNS  
1/4" = 1'-0"



ENTRANCE SIGNAGE - PERSPECTIVE VIEW



1 SITE SIGNAGE - ENTRANCE PERGOLA  
1/4" = 1'-0"



ENTRANCE PERGOLA SIGNS		
	ALLOWABLE SIGNAGE AREA	PROPOSED SIGNAGE AREA
ENTRANCE SIGN BAND	-	50 sf
TENANT SIGN BAND	-	8.95 sf. each 44.75 sf. total

DISCLAIMER: This is a preliminary design and layout. Tenant demising locations and entrances are conceptual and subject to modification.

FOR SPECIAL PERMIT APPLICATION NOT FOR CONSTRUCTION

SCALE	1" = 48'	01/15/15	REV. SIGN 1 - BLADE SIGNS
DATE	01/08/15		SPECIAL PERMIT APPLICATION
SHEET NO.	4 OF 4	REV. DATE	REVISION
PLAN NO.			BY
DISK REF. NO.		CROSSPOINT ASSOCIATES, INC. 131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST. NEWTON, MASSACHUSETTS	
DRAWN BY	ARCHITECT	SITE SIGNAGE	
CHECK BY		ALLEVATO	
APPD BY		Allevato Architects Inc 31 Hayward Street, Franklin MA 02038 tel 508 528 0770 fax 508 528 9454	

SHEET NO. A8

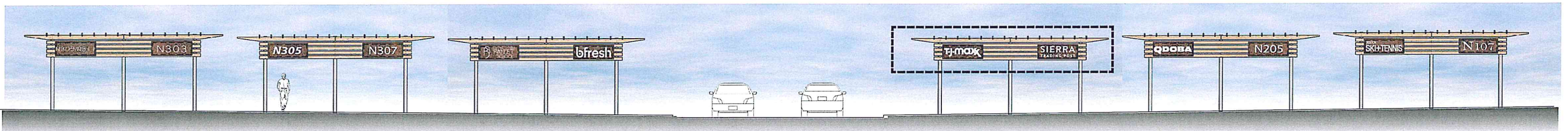
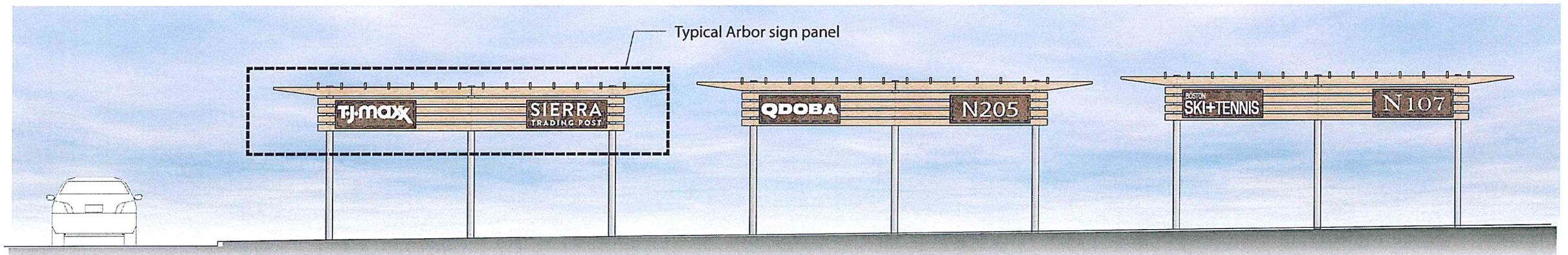
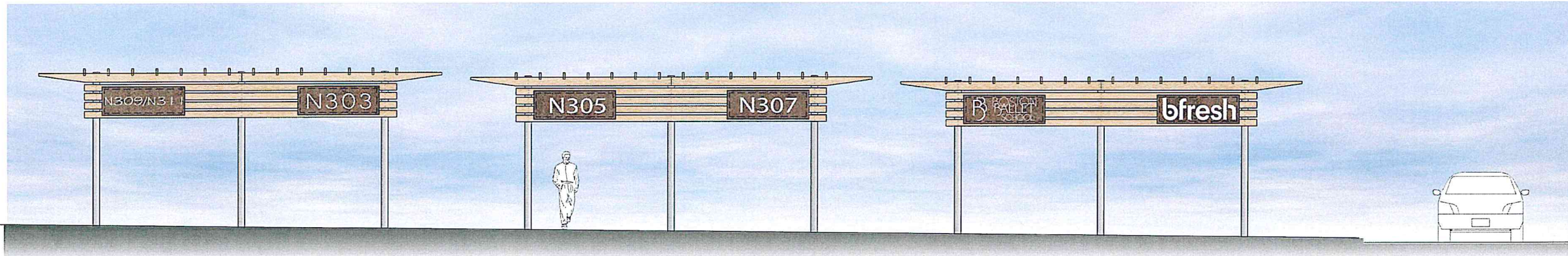
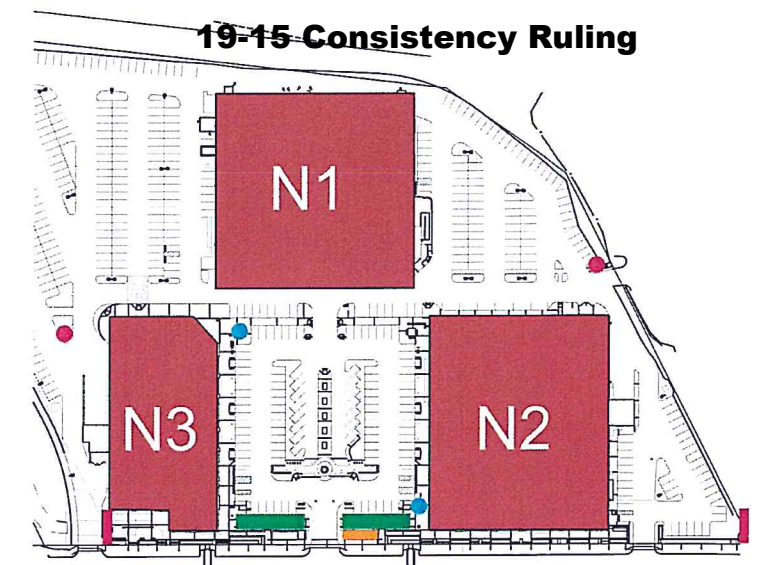
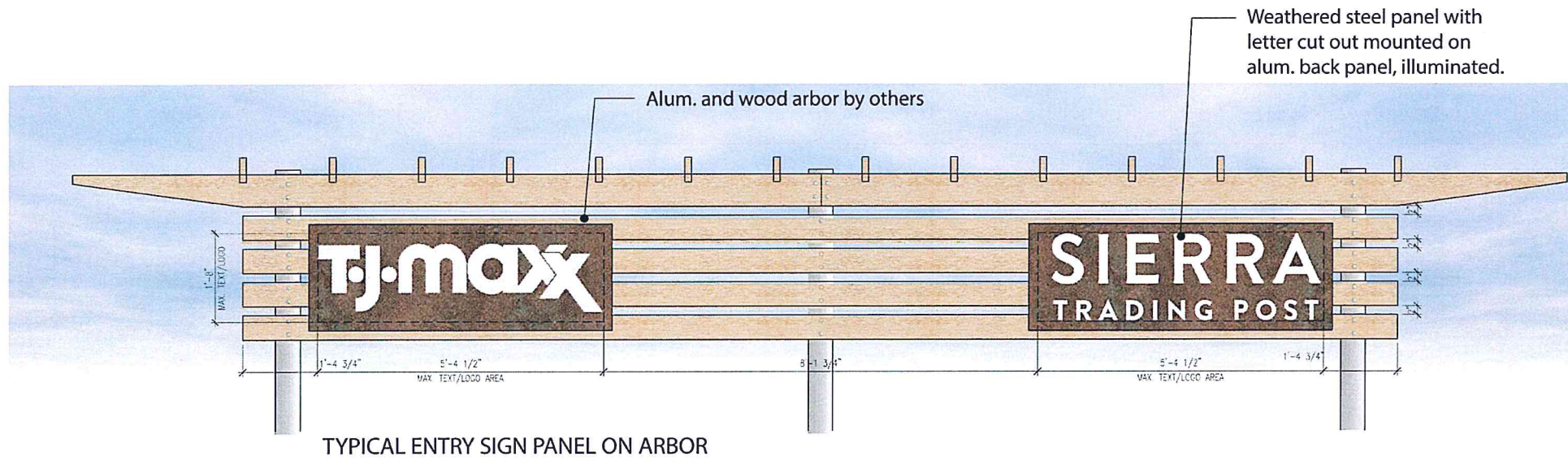
StepOne

CREATIVE

SUITE 101









141 Needham St.  
Newton, MA 02461



300 Third Ave, Suite 2  
Walham, MA  
tel 508 655 0505

Architect



213 Highland Street  
Framingham, MA 01709  
1-508-881-1772  
1-508-881-1454  
www.hfa.com

Seal

ISSUED FOR REVIEW

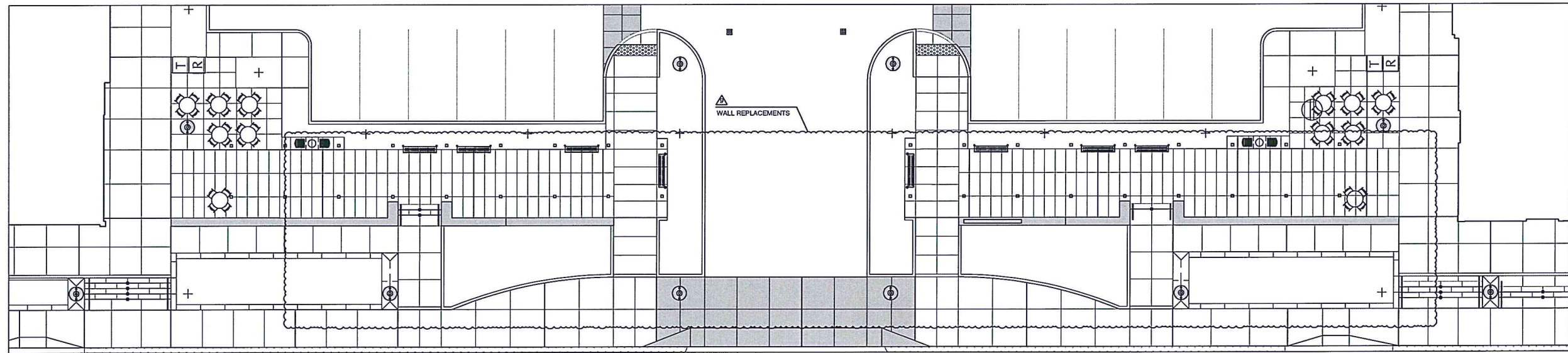
Consultant



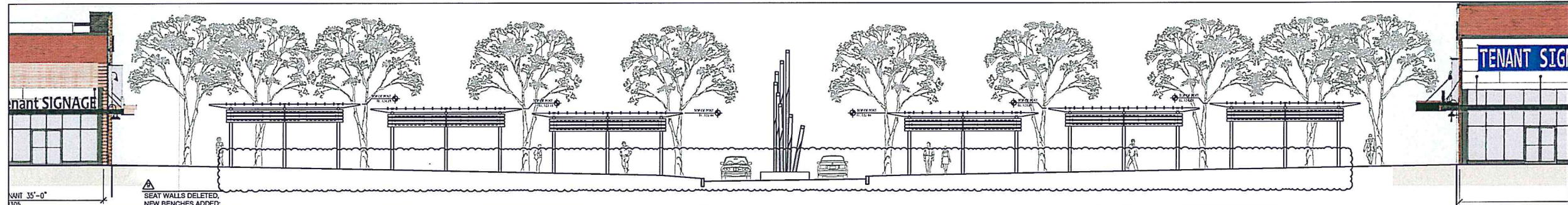
1770 Massachusetts Ave. • F 781.632.88  
Lexington, MA 02420 • F 781.862.24  
www.shadley.com

Revisions

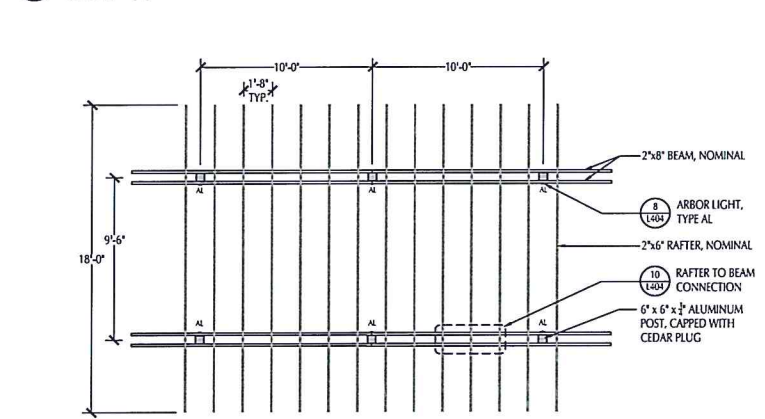
No.	Date	Issued For
7/15/13		50% PROGRESS
8/1/13		75% PROGRESS
9/18/13		90% PROGRESS
10/15/13		PERMIT SET
1. 08/19/14		BULLETIN #1 - CONSTRUCTION
9. 03/03/17		BULLETIN #9



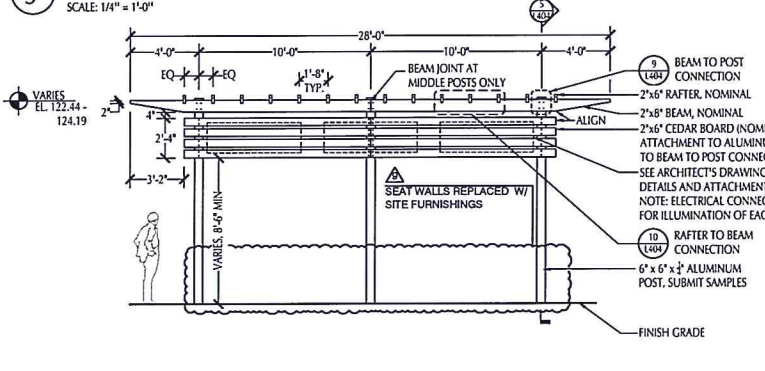
1 ARBOR LAYOUT PLAN  
SCALE: 1/8" = 1'-0"



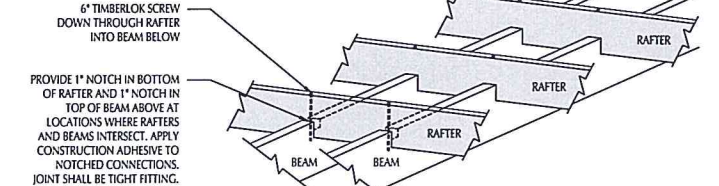
2 ARBOR ELEVATION  
SCALE: 1/8" = 1'-0"



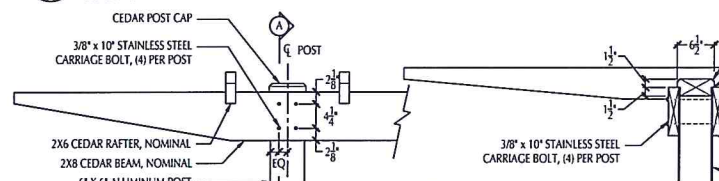
3 ARBOR PLAN  
SCALE: 1/4" = 1'-0"



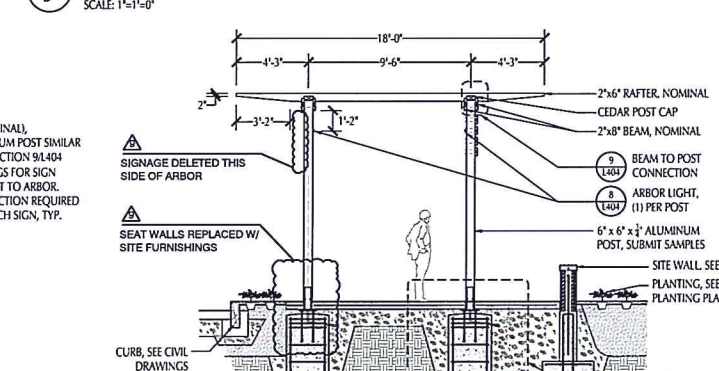
4 ARBOR ELEVATION  
SCALE: 1/4" = 1'-0"



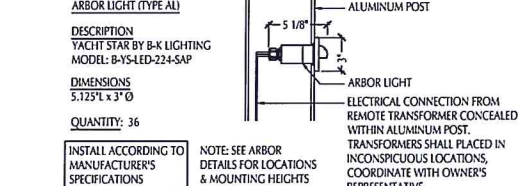
10 RAFTER TO BEAM CONNECTION - AXON  
SCALE: NTS



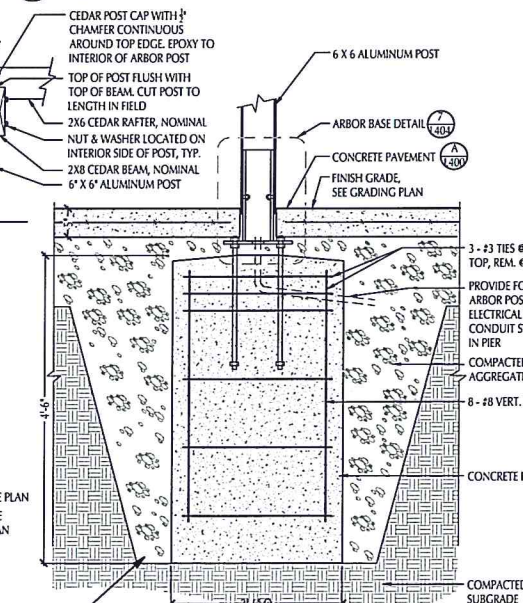
9 BEAM TO POST CONNECTION  
SCALE: 1" = 1'-0"



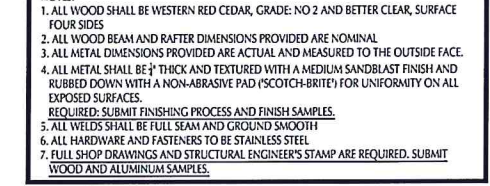
5 ARBOR SECTION  
SCALE: 1/4" = 1'-0"



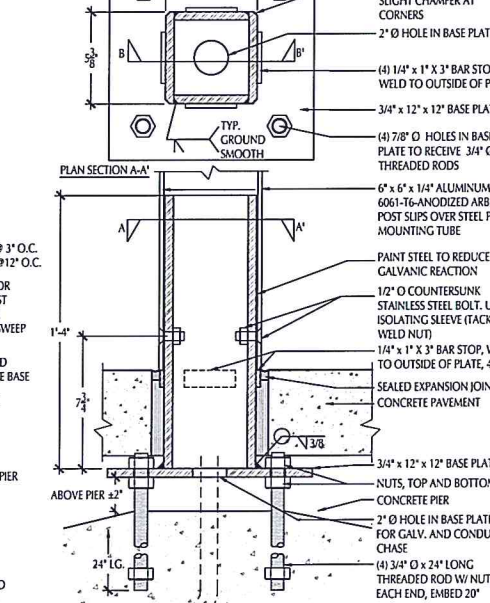
8 ARBOR LIGHT (TYPE AL)  
SCALE: NTS



6 ARBOR POST FOOTING  
SCALE: 1" = 1'-0"



7 ARBOR BASE DETAIL, SECTION B-B'  
SCALE: 3" = 1'-0"



ARBOR POST FOOTING (continued)  
SCALE: 1" = 1'-0"

NOTES:  
1. ALL WOOD SHALL BE WESTERN RED CEDAR, GRADE: NO 2 AND BETTER CLEAR, SURFACE FOUR SIDES  
2. ALL WOOD BEAM AND RAFTER DIMENSIONS PROVIDED ARE NOMINAL  
3. ALL METAL DIMENSIONS PROVIDED ARE ACTUAL AND MEASURED TO THE OUTSIDE FACE  
4. ALL METAL SHALL BE 1/2" THICK AND TEXTURED WITH A MEDIUM SANDBLAST FINISH AND RUBBED DOWN WITH A NON-ABRASIVE PAD ('SCOTCH-BRITE') FOR UNIFORMITY ON ALL EXPOSED SURFACES.  
REQUIRED: SUBMIT FINISHING PROCESS AND FINISH SAMPLES.  
5. ALL WELDS SHALL BE FULL SEAM AND GROUND SMOOTH  
6. ALL HARDWARE AND FASTENERS TO BE STAINLESS STEEL  
7. FULL SHOP DRAWINGS AND STRUCTURAL ENGINEER'S STAMP ARE REQUIRED. SUBMIT WOOD AND ALUMINUM SAMPLES.

Title  
Landscape  
Architectural  
ARBOR  
DETAILS

Date: 08/19/16 100% CDs

Project No. L406