



Land Use Committee Agenda

City of Newton In City Council

Tuesday, November 28, 2017

7:00 PM
Chamber

Request for a Consistency Ruling relative to Special Permit #923-73(2) at 37 Hamlet Street (Houghton Village). Requesting to replace an existing maintenance shed and add ±159 sq. ft. of space to extend an existing community room.

- #147-15(3) Request for an Extension of Time to exercise Special Permit #147-15**
BSL NEWTON DEVELOPMENT LLC request for an EXTENSION of TIME in which to EXERCISE special permit #147-15, granted on December 8, 2015 to rehabilitate Farwell Hall, construct an addition and grant a parking waiver and associated relief from parking lot requirements at 157 Herrick Road, Ward 6, Newton Centre, said EXTENSION will run from December 8, 2017 to December 8, 2018. Ref: 7.4.5.D, of the City of Newton Rev Zoning Ord, 2015.
- #133-17 Request to Rezone five parcels at Northland Site**
NORTHLAND OAK STREET, LLC/NORTHLAND TOWER ROAD INVESTORS, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone five parcels at: 156 Oak Street (Parcel 1), 55 Tower Road (Parcel 2), 275-281 Needham Street (Parcel 3), 260 Needham Street (Parcel 4), 160 Charlemont Street (Parcel 5) to BU4 from MU1.
- #134-17 Special Permit to allow non-accessory parking at Northland Site**
NORTHLAND OAK STREET, LLC/NORTHLAND TOWER ROAD INVESTORS, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to develop off-site, non-accessory, single-level parking on the parcel at 55 Tower Road (Parcel 2) to serve the existing office building at 156 Oak Street (Parcel 1), requiring a waiver of 84 parking stalls, a waiver to allow non-accessory parking on a lot separate from the principal use, waivers to allow parking within setbacks, waivers to dimensional requirements for parking stalls, waivers to the maximum width for entrance and exit drives, waivers for perimeter screening requirements for parking facilities, a waiver to interior landscaping requirements for

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.

parking facilities, waivers to lighting requirements for parking facilities, and waivers to the requirement for curbing, wheel stops, guard rails, and bollards at 156 Oak Street and 55 Tower Road, Ward 5, on land known as Section 5 Block 51 Lot 0005 containing approximately 237,832 sq. ft. and Section 5 Block 28 and Lot 0005A containing approximately 483,583 sq. ft. of land in a district zoned MU1. Ref: 7.3.3, 7.4, 5.1.4, 5.1.13, 5.1.6.A, 5.1.6.B, 4.4.1, 5.1.8.A.1, 5.1.8.B, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A.1, 5.1.10.B.5 of the City of Newton Rev Zoning Ord, 2015.

Please see attached request to Withdraw Without Prejudice

- #228-17** **Special Permit to extend non-conforming use at 69-71 Cherry Street**
CAPPADONA CHERRY GROUP, LLC/ROSSANA CAMPOS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to legalize third unit and non-compliant lot area per unit in the existing non-conforming two-family at 69-71 CHERRY STREET, Ward 3, West Newton, on land known as Section 34, Block 42, Lot 15, containing approximately 23,511 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.3 of the City of Newton Rev Zoning Ord, 2015.
- #304-17** **Special Permit Petition to allow single-family dwelling in MR-1 at 336 Newtonville Ave**
DONALD AND LINDA STANTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to relocate an existing dwelling, add a unit to the rear of the dwelling and construct two additional single-family attached dwellings in an MR-1 district, requiring a special permit at 336 Newtonville Avenue, Ward 2, Newtonville, on land known as Section 22, Block 07, Lot 19, containing approximately 29,896 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1 of the City of Newton Rev Zoning Ord, 2015.
- #284-17** **Request to Rezone three parcels on Langley Road**
LANGLEY MONTROSE LLC AND LANGLEY FARLOW LLC petition for a change of zone to MR-3 for land located at 392-396 Langley Road(MR-2; Parcel 1), 400 Langley Road (MR-2; Parcel 2), and 402-404 Langley Road (BU-1; Parcel 3), also identified as Section 65, Block 010, Lots 001, 008, 030.
- #285-17** **Special Permit to allow multi-family on Langley Road**
LANGLEY MONTROSE LLC AND LANGLEY FARLOW LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to develop 20,000+ sq. ft. of gross square area by razing the existing two-family at 400 Langley and constructing a three-story, 20-unit multi-family apartment building, legitimize a nonconforming deck and setback at 402-404 Langley Road, a reduction of parking to 1.25 stalls per unit or 83 stalls, parking in the side setback, a waiver of dimensional requirements for parking, a waiver for requirements for end stalls, a waiver for the minimum aisle width, a waiver of perimeter screening and interior landscaping requirements, a waiver for lighting and surfacing requirements and a waiver to allow multi-family dwellings in the MR-3 zone, at 392-396, 400, 402-404 Langley Road, Ward 6, containing approximately 79,636 sq. ft. of land in a district zoned MR-2 and BU-1. Ref: 7.3.3, 7.4, 7.3, 5.1.13, 3.4.1, 4.1.2.B.1, 5.1.4, 5.1.8.A, 5.1.8.B.1,

5.1.8.B.2, 5.1.8.B.6, 5.1.8.C.2, 5.1.9.A, 5.1.9.B, 5.1.10, and 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.

Referred to Land Use, Programs & Services, and Finance Committees

#256-16

Request to extend notification area of notice for special permit petitions

COUNCILORS COTE, NORTON, HARNEY, BLAZER, BROUSAL-GLASER, AND LEARY

requesting an amendment to the City Council Rules, Article X; Section 6 – Additional Notification Requirements, to include that the area of notice for special permit petitions be expanded beyond the abutters to abutters within 300’ required by Massachusetts General Law Chapter 40A to also include property owners within 600’ of the subject property. This notification will apply to all classes of building except for residential 1 and 2-family units that will remain 1 or 2-family units after receiving a special permit. Only abutters to abutters within 300’ will be entitled to the rights conferred by Massachusetts General Law Chapter 40A. [07/01/16 @2:09 PM]

Referred to Land Use and Finance Committees

#122-17

Discussion on fees for Special Permits

COUNCILOR COTE requesting a discussion with the Planning & Development Department regarding the fees charged for Special Permits and what the actual costs are for issuing Special Permits. [04-18-17 @ 12:32 PM]

Referred to Zoning & Planning, Land Use and Finance Committees


#104-15

Qualification of affordable units developed at Comm Ave, Pearl St, and Eddy St

ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department re how many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify for inclusion on the State’s Subsidized Housing Inventory List; if a property is not on the list, what can be done to make it eligible. [04/09/15 @ 12:00 PM]

Respectfully submitted,

Marc C. Laredo, Chair

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

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

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

OF COUNSEL
ROBIN GORENBERG

November 17, 2017

Marc C. Laredo
Chairman, Land Use Committee
City Council
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: City Council (Board of Aldermen) Order #147-15 and #147-15 (2) - 157
Herrick Road Benchmark Senior Living at Andover Newton Theological School

Dear Chairman Laredo;

The special permit for the Benchmark Senior Living project at 157 Herrick Road was granted unanimously by the Board of Aldermen on December 8, 2015, and the time for exercise of the special permit was extended by Council Order #147-15 (2) until December 8, 2017. Pursuant to Zoning Ordinance Section 7.4.5 D the applicant BSL Newton Development LLC requests a further extension of time for exercise of the special permit until December 8, 2018.

The extension of time is requested because the applicant has recently completed closing on the ground lease of the property, and anticipates receiving the building permit by the end of November. Certain case law indicates it would be prudent to receive an extension of time, although the construction will have commenced by December 8.

In accordance with Zoning Ordinance Section 7.4.5 D a waiver of public hearing is requested.

Very truly yours,


Alan J. Schlesinger

AJS:sjk

cc: Nadia Khan
Michael Gleba

SCHLESINGER AND BUCHBINDER, LLP

John Lojek, Commissioner

November 17, 2017

Houghton Village was originally built in 1976 under the special permit attached as Exhibit A with the community building at 37 Hamlet Street configured as a standard 4 BR unit. In 1989 a consistency ruling by Walter Adams attached with plans as Exhibit B allowed construction of a maintenance space of 9 x 12 off the rear of the community building. In 2003 a building permit was issued for installation of an exterior elevator to serve the community room, and the elevator shaft was located on the first floor within the area of the maintenance shed giving access to the second floor community room.

NCDF proposes an expansion of +/- 159 s.f. on the second floor of the building as an addition to the community room to be used for community space and dedicated to a computer space for residents of the property. The program is an evolution and expansion of services for residents who might not otherwise have access to computers.

The actual construction has already removed the shed. The current slab of 9 x 12 is being re-used as shown on the plans attached as Exhibit C. The effect is that the footprint of the previously approved maintenance shed is being reused and the addition above will extend the community room.

We request your ruling that the proposed project remains consistent with the prior approvals.

Very truly yours,


Alan J. Schlesinger

AJS: sjk

cc: Jeanne Strickland

CITY OF NEWTON
IN BOARD OF ALDERMEN

February 4, 1974

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action 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, the following permissive use is hereby granted in accordance with the recommendation of the Land Use Committee and the reason given by the Committee therefor through its Chairman, Alderman Joseph M. McDonnell.

Petition number 923-73(2)

Petitioner: Newton Community Development Foundation

Location: Carlisle Street, Hamlet Street, and Beecher Place,
Ward 7, Section 65, Block 8, Lot 5, containing
approximately 358,428 square feet.

To be used for: Fifty (50) attached dwellings and community
building.

Construction: Wood frame with fire walls as required by BOCA
Basic Building Code.

Explanatory notes: The petitioner is requesting, under Sections 25-13(b)
and 25-26 of the Zoning Ordinance, permission to
include rear lot lines within the calculation of
lot width.

Land referred to is in the Private Residence District.

Approved subject to the following conditions:

1. That the proposed attached dwelling buildings, community building, driveways, maneuvering aisles, and parking areas shall be located and constructed in accordance with a plan entitled "NCDF Housing, Newton, Hamlet St., Beecher Place, Carlisle St., dated December 14, 1973, revised January 3, 1974" by PARD TEAM, as submitted by the petitioner and filed herewith, except that the paved walks, designated on said plan as being fourteen (14) feet in width shall be fifteen (15) feet in width.

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2. That the proposed grading and provision of storm drainage, sanitary sewer and water utilities shall be in accordance with a plan entitled "Hamlet Street Site - Site Grading and Utility Plan, dated January 28, 1974," by Barnes Engineering Co., Inc., except:
 - a. That said grading shall be modified to eliminate incompatibility between that of the petitioner's development and that of the Trustees of Chestnut Hill Towers Trust as approved under Board Order #744-73(3).
 - b. That said grading shall be modified to the extent necessary to conform to any condition or requirement imposed pursuant to General Laws, Chapter 131, Section 40.
 - c. That the new water main on the petitioned parcel shall be an 8" main from its connection to the existing 6" water main on Hamlet Street to its connection to the existing 6" water main on Beecher Place and that, should the Water Department install a new 8" water main in Hamlet Street to replace the existing 6" main, the costs of such work shall be reimbursed to the City by the petitioner.
3. That all catch basins installed on the site shall conform to the specifications set forth on Sheets 21A Special Catch Basin and 27A Drain Manhole of the General Construction Details of the City of Newton except that the minimum depth of the catch basin shall be nine feet, the invert of the submerged outlet to be six feet above the bottom of said catch basin, and the submerged bell to be two feet above the bottom of said catch basin. All the said catch basins, the holding area and the culvert on the northerly portion of the property shall be cleaned upon initial occupancy of the attached dwellings and subsequently at intervals of no more than six months.
4. That telephone and electrical service shall be underground.
5. That the proposed trash receptacles, to be located in accordance with the site plan identified in Condition 1. above, shall be side loading with spring loaded doors and of a capacity satisfactory to the Director of Public Works.
6. That, notwithstanding any of the provisions of this Board Order, there shall be no use of the land which increases or changes the drainage of surface and storm water from the site into the Webster Vale, so-called, and Thompsonville Brook, or in a manner which would introduce into the Webster Vale and Thompsonville Brook chemicals such as but not limited to salt, lime, fertilizer, herbicides and pesticides, and oil and gasoline, and other substances of the type and in the quantity which would destroy the ecosystem of the Webster Vale or degrade the quality of the waters of the Thompsonville Brook system. Should it be determined,

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by the Newton Conservation Commission through a program of data collection and inspection, that the use of the site is not in compliance with this paragraph, the Commission may require of the petitioner, the petitioner's successors in title, legal representatives or assigns such corrective measures as are necessary to obtain compliance therewith.

The area known as the Webster Vale is described as Lots B and C in the plan entitled "Plan No. 1 of the City of Newton - Board of Aldermen - Board Order No. 964-73(2) and 964-73(3), dated December 18, 1973" and filed with the Southern Middlesex Registry of Deeds on January 15, 1974.

7. That there shall be no more than fifty (50) attached dwellings and a community building located and constructed on the petitioned parcel.
8. That activity rooms contained within the community building shall be for the use solely of the residents, and their guests, of the attached dwellings on the petitioned parcel.
9. That there shall be no more than three unrelated persons residing within a single attached dwelling unit and that there shall be no more than two motor vehicles associated with any single attached dwelling unit.
10. That no building permit shall be issued in pursuance of this permissive use until:
 - a. A detailed landscape plan shall have been submitted to and approved by the City Planning Director. Said landscape plan shall complement and be compatible with the drainage plan for the site.
 - b. The petitioner shall have filed with the City Clerk, City Solicitor, and the Public Buildings Department documentation as to the approval of the proposed development by the Massachusetts Housing Finance Agency.
11. No site preparation or construction on the site shall begin until a public hearing shall have been held by the Conservation Commission under the provisions of Chapter 131, Section 40, Mass. G. L.
12. That no attached dwelling shall be occupied until:
 - a. Hamlet Street shall be improved, at petitioner's expense, from Langley Road to the petitioned site to provide a paved way of at least twenty-four feet in width.
 - b. The petitioner shall have reserved twenty (20) attached dwelling units for low-income families and/or elderly on the petitioned site for the subsidized lease program.

Said reserved units are to be identical in every respect to other attached dwellings on the petitioned site. The reserved apartments shall be offered for five years with two five-year options for renewal. If the reserved apartments are accepted by the Newton Housing Authority, an executed agreement between the petitioner and the Newton Housing Authority shall be filed with the Newton City Clerk and the Registry of Deeds in Middlesex County prior to occupancy of any attached dwelling. If the Newton Housing Authority rejects said offer, the petitioner shall file a statement showing that up to twenty (20) units for low-income and/or elderly families shall be provided under an alternative plan.

- c. The petitioner shall have filed with the City Clerk and the Public Buildings Department a statement by a registered architect or registered engineer certifying that Conditions 1. through 3. have been complied with.
 - d. There shall be filed with the City Clerk and the Public Buildings Department, a statement by the Planning Director approving the final location, number and type of plant materials and landscape features.
 - e. There shall be filed with the City Clerk and the Public Buildings Department, a statement by the City Engineer certifying that the finished grades and final construction, details of driveways, walks, parking areas and drainage systems have been constructed to the standards of the City of Newton Engineering Department.
13. No building permit shall be issued in pursuance of this permissive use until:
- a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County, a statutory notice of the granting of this permissive use with appropriate reference to the book and page of the recording of the petitioner's title deed or notice of lease endorsed thereon.
 - b. A certified copy of such recorded notice shall have been filed with the City Clerk and Public Buildings Department.

Under Suspension of Rules
 Readings Waived & Adopted
 21 Yeas 1 Nay (Ald. Magni)
 1 Excused (Ald. Sacks)
 1 Absent (Ald. McDonnell)

EXECUTIVE DEPARTMENT

Approved Feb. 6, 1974

(Sgd) JOSEPH H. KARLIN City Clerk

(Sgd) THEODORE D. MANN Mayor

A True Copy
 Attest:
Wm. H. Kerwin

EXHIBIT B

C. OF NEWTON:I. BOARD OF ALDERMEN

September 3, 1974

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action 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, the following PERMISSIVE USE is hereby granted, in accordance with the recommendation of the Land Use Committee and the reason given by the Committee therefor through its Chairman, Alderman Joseph M. McDonnell.

Petition Number: 621-74

Petitioner: Newton Community Development Foundation

Location: Carlisle Street, Hamlet Street and Beecher Place, Ward 7, Section 65, Block 8, Lot 5 containing approximately 358,428 square feet.

To be used for: 50 attached dwellings and community building

Construction: Wood frame with fire walls as required by BOCA Basic Building Code

Explanatory Note: The petitioner seeks to amend the site and grading plan previously approved under Board Order #923-73(2)

Land referred to is in the Private Residence District

Approved subject to the following conditions:

1. That, except as amended hereunder, all conditions of Board Order #923-73(2) shall remain in full force and effect.
2. That Condition 1 of Board Order #923-73(2) be amended to read:

That the proposed attached dwelling buildings, driveways, maneuvering aisles, and parking areas shall be located and constructed in accordance with a plan entitled "NCDF Housing Newton, Hamlet Street, Beecher Place, Carlisle Street, dated 27 March 1974, revised 2 July 1974 and 15 July 1974" by PARD TEAM, as submitted by the petitioner and filed herewith.

3. That Condition 2 of Board Order #923-73(2) be amended to read:

That the proposed grading and provision of storm drainage, sanitary sewer and water utilities shall be in accordance with a plan entitled "NCDF Housing Newton, Hamlet Street, Beecher Place, Carlisle Street, Site Grading and Utility Plan, dated July 18, 1974 (revision to plan dated 1/28/74)" by PARD TEAM, Consultants, Barnes Engineering Company, Inc., signed July 18, 1974 by Joseph A. Bodio as submitted by the petitioner and filed herewith, subject to those exceptions innumarated as Conditions 2a, 2b, and 2c of Board Order #923-73(2).

4. That the Newton Community Development Foundation shall not exercise any power of eminent domain which might be available under the provisions of Chapter 121A, Massachusetts General Laws.
5. That this permissive use shall not be exercised, nor shall any building permit be issued in pursuance thereof, until:
- a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County, a statutory notice of the granting of this PERMISSIVE USE with appropriate reference to the book and page of the recording of the petitioner's title deed or notice of lease endorsed thereon.
 - b. A certified copy of such recorded notice shall have been filed with the City Clerk and Public Buildings Department.

Under Suspension of Rules
Readings Waived & Adopted
19 Yeas 2 Nays 2 Absent
1 Excused

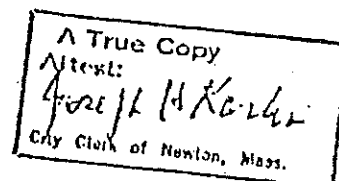
(Nay: Ald. Antonellis & Bauckman)
(Absent: Ald. Dietz & Magni)
(Excused: Ald. Sacks)

EXECUTIVE DEPARTMENT

Approved September 5, 1974

(Sgd) JOSEPH H. KARLIN City Clerk

(Sgd) THEODORE D. MANN Mayor



CITY OF NEWTON

#68-75
(621-74)IN BOARD OF ALDERMEN

February 18, 1975

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action 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, the following extension of time for PERMISSIVE USE is hereby granted in accordance with the recommendation of this Land Use Committee and for the reasons given by the Committee therefor in its report through its Chairman, Alderman Joseph McDonnell.

Petition Number: #68-75 (#621-74)

Petitioner: Newton Community Development Foundation

Location: Carlisle Street, Hamlet Street and Beecher Place, Ward 7, Section 65, Block 8, Lot 5, containing approx. 358,428 square feet.

To be used for: 50 attached dwellings and community building.

Construction: Wood frame with fire walls as required by BOCA Basic Building Code.

Explanatory Note: Petitioner seeks five years' extension of time for exercising PERMISSIVE USE granted by Board Order #621-74, adopted September 3, 1974, and Board Order #923-73(2).

Land referred to is in the Private Residence District.

Approved subject to the following:

All terms and conditions attached to previous Board Orders #923-73(2) and #621-74 which are applicable shall remain in full force and effect.

Under Suspension of Rules
Readings Waived & Adopted
19 Yeas 5 Absent
(Ald. Antonellis, Egelson, Magni,
Sacks and Small)

EXECUTIVE DEPARTMENT

Approved February 20, 1975

(Sgd) JOSEPH H. KARLIN City Clerk

(Sgd) THEODORE D. MANN Mayor

A True Copy
Attest:
Joseph H. Karlin
City Clerk of Newton, Mass.

City of Newton, Massachusetts

923-7312
1106
DUF-1
APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING	AT (LOCATION) <u>37 Hamlet St.</u> (NO.) (STREET)	ZONING DISTRICT
	BETWEEN <u>Langley Road</u> (CROSS STREET) AND <u>Webster Conservation Land</u> (CROSS STREET)	
	SUBDIVISION <u>Section 65</u> LOT <u>5</u> BLOCK <u>8</u> LOT SIZE <u>358,428 sq. ft.</u>	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13) 3 <input type="checkbox"/> Alteration (See 2 above) 4 <input type="checkbox"/> Repair, replacement 5 <input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13) 6 <input type="checkbox"/> Moving (relocation) 7 <input type="checkbox"/> Foundation only		D. PROPOSED USE - For "Wrecking" most recent use <table border="0"> <tr> <td>Residential</td> <td>Nonresidential</td> </tr> <tr> <td>12 <input type="checkbox"/> One family</td> <td>18 <input type="checkbox"/> Amusement, recreational</td> </tr> <tr> <td>13 <input type="checkbox"/> Two or more family - Enter number of units -----></td> <td>19 <input type="checkbox"/> Church, other religious</td> </tr> <tr> <td>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units -----></td> <td>20 <input type="checkbox"/> Industrial</td> </tr> <tr> <td>15 <input type="checkbox"/> Garage</td> <td>21 <input type="checkbox"/> Parking garage</td> </tr> <tr> <td>16 <input type="checkbox"/> Carport</td> <td>22 <input type="checkbox"/> Service station, repair garage</td> </tr> <tr> <td>17 <input checked="" type="checkbox"/> Other - Specify <u>Tool shed 9x12</u></td> <td>23 <input type="checkbox"/> Hospital, institutional</td> </tr> <tr> <td></td> <td>24 <input type="checkbox"/> Office, bank, professional</td> </tr> <tr> <td></td> <td>25 <input type="checkbox"/> Public utility</td> </tr> <tr> <td></td> <td>26 <input type="checkbox"/> School, library, other educational</td> </tr> <tr> <td></td> <td>27 <input type="checkbox"/> Stores, mercantile</td> </tr> <tr> <td></td> <td>28 <input type="checkbox"/> Tanks, towers</td> </tr> <tr> <td></td> <td>29 <input type="checkbox"/> Other - Specify</td> </tr> </table>		Residential	Nonresidential	12 <input type="checkbox"/> One family	18 <input type="checkbox"/> Amusement, recreational	13 <input type="checkbox"/> Two or more family - Enter number of units ----->	19 <input type="checkbox"/> Church, other religious	14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units ----->	20 <input type="checkbox"/> Industrial	15 <input type="checkbox"/> Garage	21 <input type="checkbox"/> Parking garage	16 <input type="checkbox"/> Carport	22 <input type="checkbox"/> Service station, repair garage	17 <input checked="" type="checkbox"/> Other - Specify <u>Tool shed 9x12</u>	23 <input type="checkbox"/> Hospital, institutional		24 <input type="checkbox"/> Office, bank, professional		25 <input type="checkbox"/> Public utility		26 <input type="checkbox"/> School, library, other educational		27 <input type="checkbox"/> Stores, mercantile		28 <input type="checkbox"/> Tanks, towers		29 <input type="checkbox"/> Other - Specify
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B. OWNERSHIP 8 <input type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.) 9 <input type="checkbox"/> Public (Federal, State, or local government)																													

C. COST 10. Cost of improvement..... \$ <u>1,300</u> <i>To be installed but not included in the above cost.</i> a. Electrical..... - b. Plumbing..... - c. Heating, air conditioning..... - d. Other (elevator, etc.)..... - 11. TOTAL COST OF IMPROVEMENT \$ <u>1300</u>		(Omit cents) Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.	
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III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME 30 <input type="checkbox"/> Masonry (wall bearing) 31 <input checked="" type="checkbox"/> Wood frame 32 <input type="checkbox"/> Structural steel 33 <input type="checkbox"/> Reinforced concrete 34 <input type="checkbox"/> Other - Specify		G. TYPE OF SEWAGE DISPOSAL 40 <input type="checkbox"/> Public or private company 41 <input type="checkbox"/> Private (septic tank, etc.)		J. DIMENSIONS 48. Number of stories..... <u>1</u> 49. Total square feet of floor area, all floors, based on exterior dimensions..... <u>108</u> 50. Total land area, sq. ft.	
F. PRINCIPAL TYPE OF HEATING FUEL 35 <input type="checkbox"/> Gas 36 <input type="checkbox"/> Oil 37 <input type="checkbox"/> Electricity 38 <input type="checkbox"/> Coal 39 <input checked="" type="checkbox"/> Other - Specify <u>None</u>		H. TYPE OF WATER SUPPLY 42 <input type="checkbox"/> Public or private company 43 <input type="checkbox"/> Private (well, cistern)		K. NUMBER OF OFF-STREET PARKING SPACES 51. Enclosed..... 52. Outdoors.....	
I. TYPE OF MECHANICAL Will there be central air conditioning? 44 <input type="checkbox"/> Yes 45 <input checked="" type="checkbox"/> No Will there be an elevator? 46 <input type="checkbox"/> Yes 47 <input checked="" type="checkbox"/> No		L. RESIDENTIAL BUILDINGS ONLY 53. Number of bedrooms..... 54. Number of bathrooms } Full..... } Partial.....			

NO. STREET

IV. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner Hamlet Associates	37 Hamlet St. Newton Centre, Mass	02159	244-4035
2. Contractor owner			
3. Architect Barnes Engineering	411 Lexington St, Auburndale	02164	332-8210

The owner of this building and the undersigned agree to conform to all applicable laws of this jurisdiction.

Signature of applicant <i>Susan M Johnson, Executive Director</i>	Address 37 Hamlet St. Newton Centre, Mass 02159	Application date 9/25/89
--	---	-----------------------------

Newton Community Development Foundation General Partner of Hamlet Associates

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$					
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER _____		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER CITY DEPT. APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER _____					OTHER _____				

VII. VALIDATION

Building Permit number 57106 of 5615

Building Permit issued 10/8 1989

Building Permit Fee \$ 24 100

Approved by: _____

TITLE _____

NOTES and Data - (For department use)

CITY OF NEWTON
1000 COMMONWEALTH AVE.
552-7105

CERTIFICATE ISSUED
DATE _____

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

37 Hamlet St. District 1 Patriacca

APPLICANT Hamlet Associates DATE October 6 19 89 PERMIT NO. 3615 Ser. 1106
ADDRESS Same (NO.) (STREET) (EXIST. USE)
PERMIT TO Addition (TYPE OF IMPROVEMENT) () STORY NO. (PROPOSED USE) NUMBER OF DWELLING UNITS _____

AT (LOCATION) 37 Hamlet St. Newton Ctr. 02159 ZONING DISTRICT _____
(NO.) (STREET)
BETWEEN Langley St AND Webster Conservation Land
(CROSS STREET) (CROSS STREET)

SECTION 65-5-8 BLOCK _____ LOT _____ LOT SIZE _____
BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION
TO TYPE _____ USE GROUP _____ BASEMENT WALLS OR FOUNDATION _____ (TYPE)
REMARKS: Permit to construct tool shed 9 x 12

AREA OR VOLUME _____ (CUBIC/SQUARE FEET)



CITY OF NEWTON
1000 COMMONWEALTH AVE.
552-7105

BUILDING PERMIT

FIELD COPY

[Handwritten signature]

37 Hamlet Street District 1 Patriacca

APPLICANT Hamlet Associates DATE July 7 19 89 PERMIT NO. 4112 Ser. 710
ADDRESS Same (NO.) (STREET) (EXIST. USE)
PERMIT TO Alteration (TYPE OF IMPROVEMENT) () STORY Parking Spaces (PROPOSED USE) NUMBER OF DWELLING UNITS _____

AT (LOCATION) 37 Hamlet Street ZONING DISTRICT NR-1
(NO.) (STREET)
BETWEEN Langley Road AND Webster Conservation Land
(CROSS STREET) (CROSS STREET)

SECTION 65-8-5 BLOCK _____ LOT _____ LOT SIZE _____
BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION
TO TYPE _____ USE GROUP _____ BASEMENT WALLS OR FOUNDATION _____ (TYPE)
REMARKS: Permit to add eleven new parking spaces.

AREA OR VOLUME _____ (CUBIC/SQUARE FEET) ESTIMATED COST \$ 4,730.00 PERMIT FEE \$ 87.98

OWNER Hamlet Associates BUILDING DEPT. BY Ken Morin
ADDRESS 37 Hamlet Street Newton, Ma. 02159

VIII. ZONING PLAN EXAMINERS NOTES

923-73(2)

DISTRICT

USE

FRONT YARD

SIDE YARD

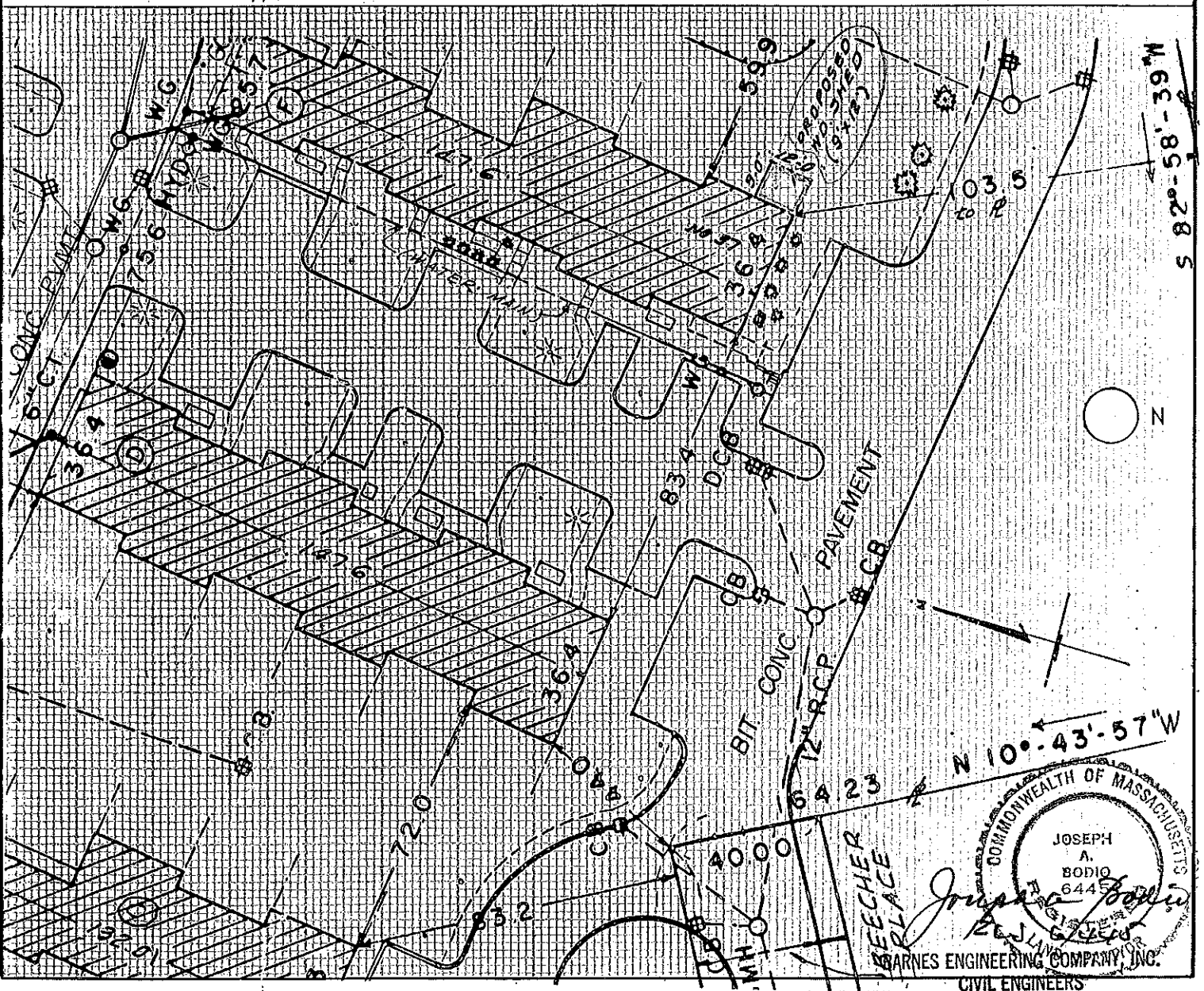
SIDE YARD

REAR YARD

NOTES

Harold Bennett

IX. SITE PLAN - For Applicant Use



COMMONWEALTH OF MASSACHUSETTS
 JOSEPH A. BODIO
 6445
Joseph A. Bodio
 BARNES ENGINEERING COMPANY, INC.

CIVIL ENGINEERS
 411 LEXINGTON STREET
 AUBURNDALE, MASS. 02166

SEP 21 1989

WACB88-2

CITY OF NEWTON
INSPECTIONAL SERVICES DEPARTMENT
CONSTRUCTION LICENSE EXEMPTION FOR HOME OWNER(S)

Please print.

DATE: _____

JOB LOCATION: 37 Hamlet St. 7
Number Street Address Ward

"HOMEOWNER": Hamlet Associates 244-4035
Name Home phone Work phone

PRESENT MAILING ADDRESS: 37 Hamlet St.
City/Town Newton Centre State Mass Zip code 02159

The exemption for "homeowners" includes owner-occupied dwellings of six units or less and allows such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 109.1.1).

DEFINITION OF HOMEOWNER:

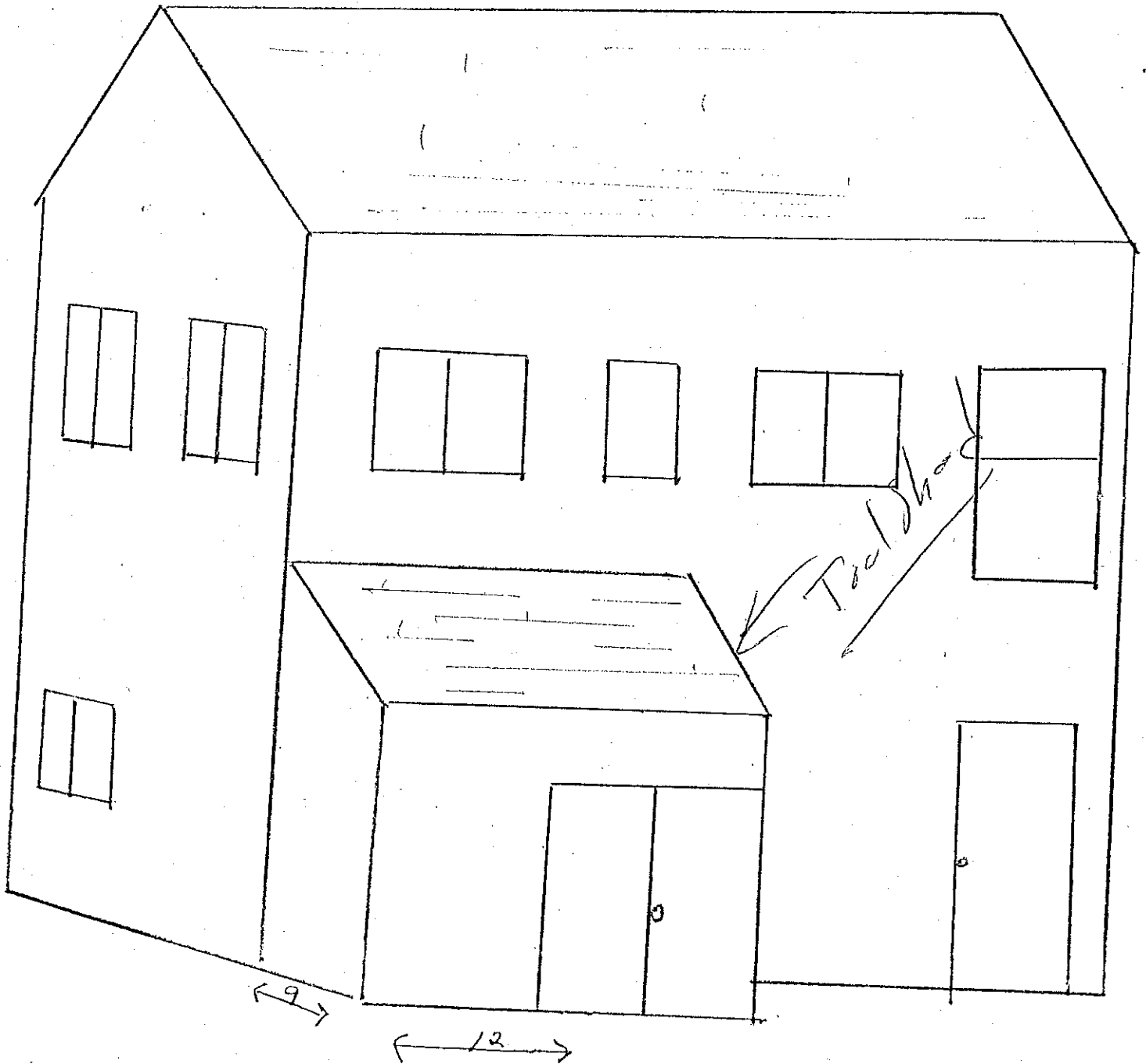
Person(s) who owns a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to six family dwelling, attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner" shall submit to the Inspectional Services Department on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 109.1.1)

THE UNDERSIGNED "HOMEOWNER" ASSUMES FULL RESPONSIBILITY FOR COMPLIANCE WITH THE STATE BUILDING CODE, OTHER APPLICABLE CODES, ORDINANCES, REGULATIONS, AND THE CITY OF NEWTON INSPECTIONAL SERVICES DEPARTMENT MINIMUM INSPECTION PROCEDURES AND REQUIREMENTS, AND THAT HE/SHE WILL COMPLY WITH SAID PROCEDURES AND REQUIREMENTS, AS NOTED ON THE BUILDING CARD.

HOMEOWNER'S SIGNATURE Susan M. Johnson, Executive Director

APPROVAL OF BUILDING OFFICIAL

Note: All structures 35,000 cubic feet, or larger containing three or more dwelling units will be required to comply with State Building Code Section 127.0. Construction Control.



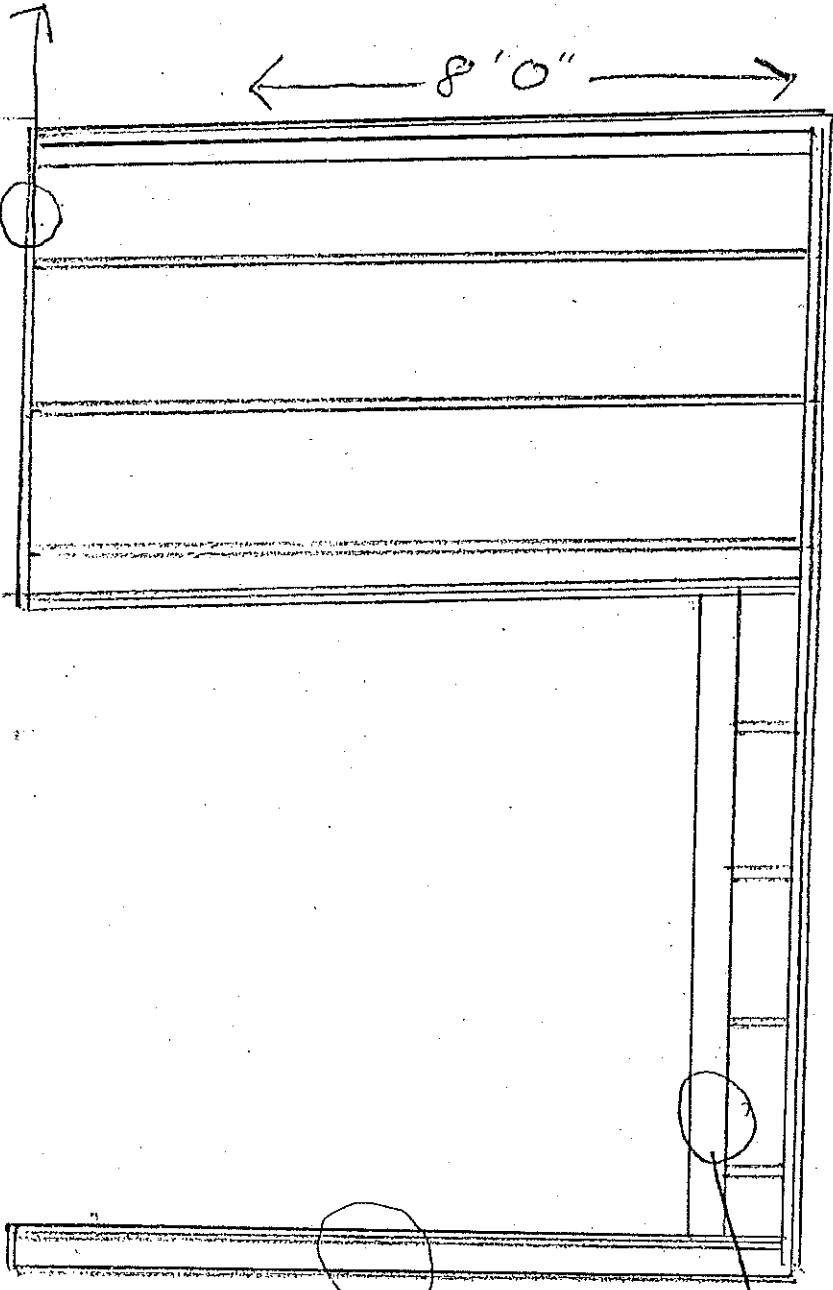
Scale = 1/8" = 1'

RECEIVED
OCT 6 1989
6886.9 100

FRONT WALL

12'0"

8'0"



2x4 Pressure Treated

2x8 Header

2x4

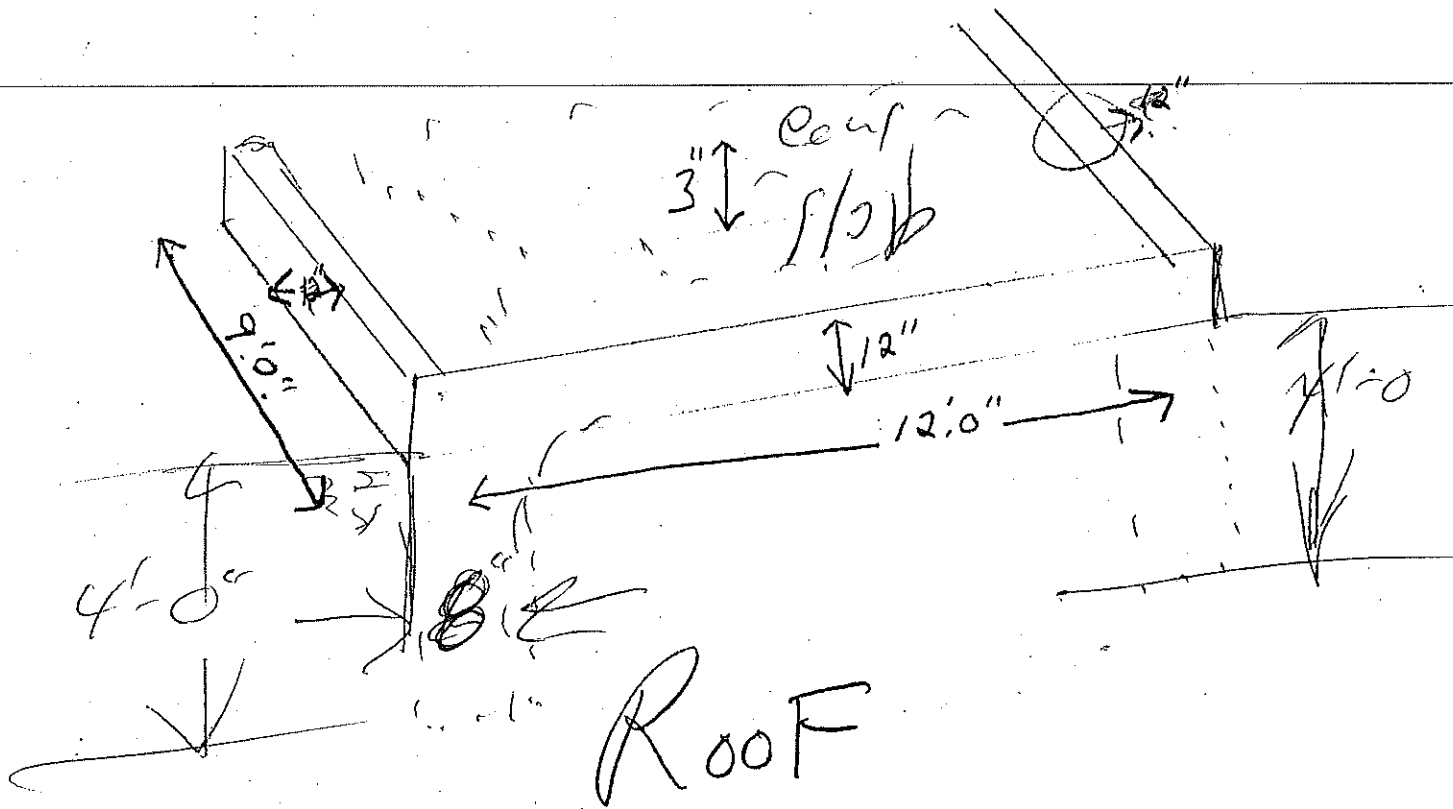
3" spec

2-2x8



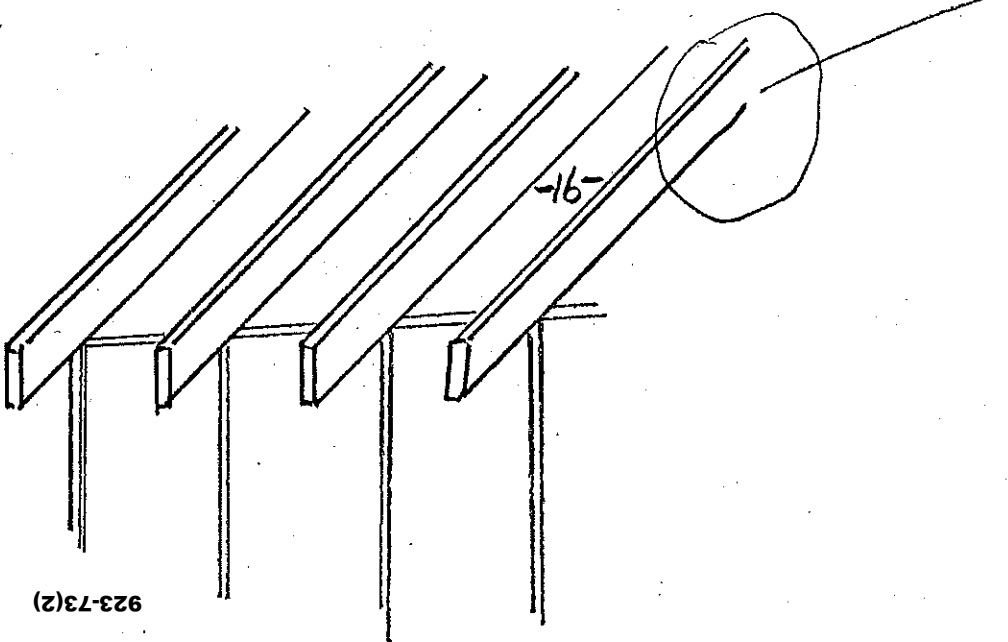
2x4

CONCRETE FOUNDATION



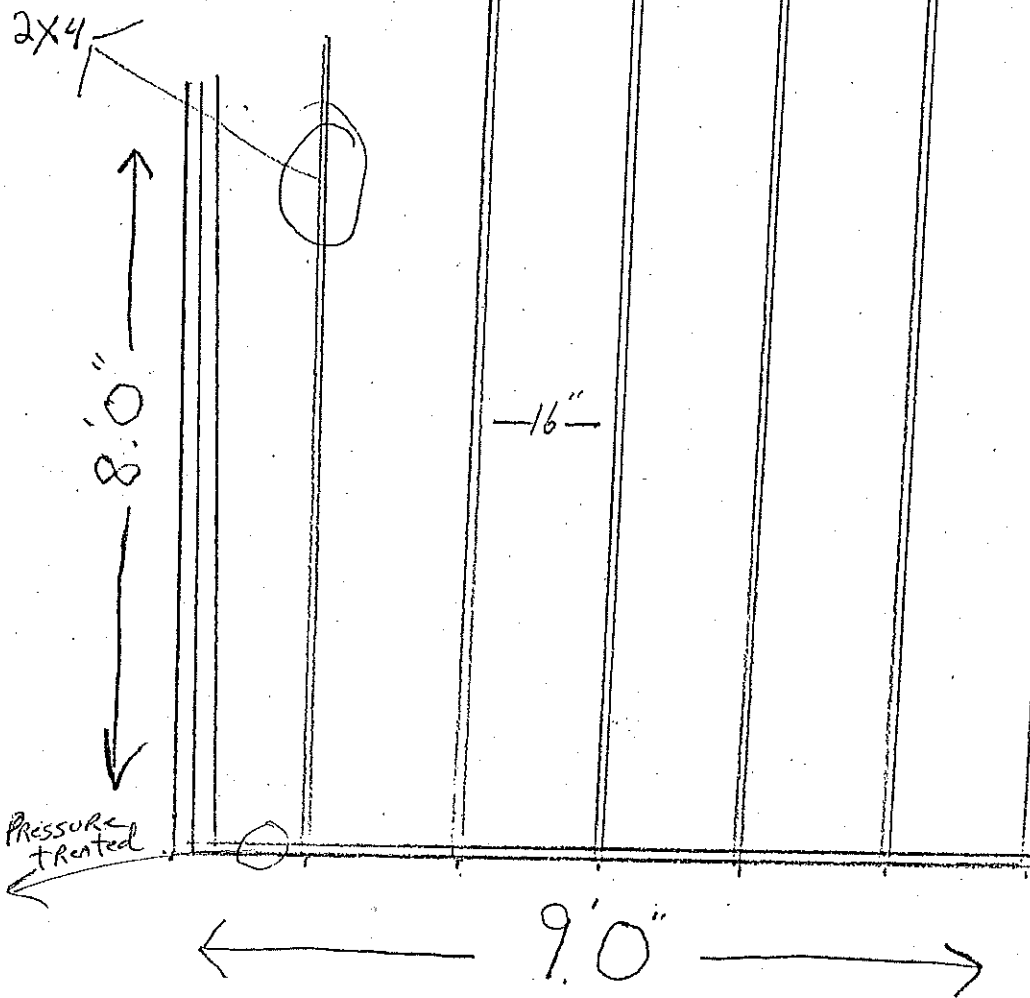
6/12 Pitch

2x6

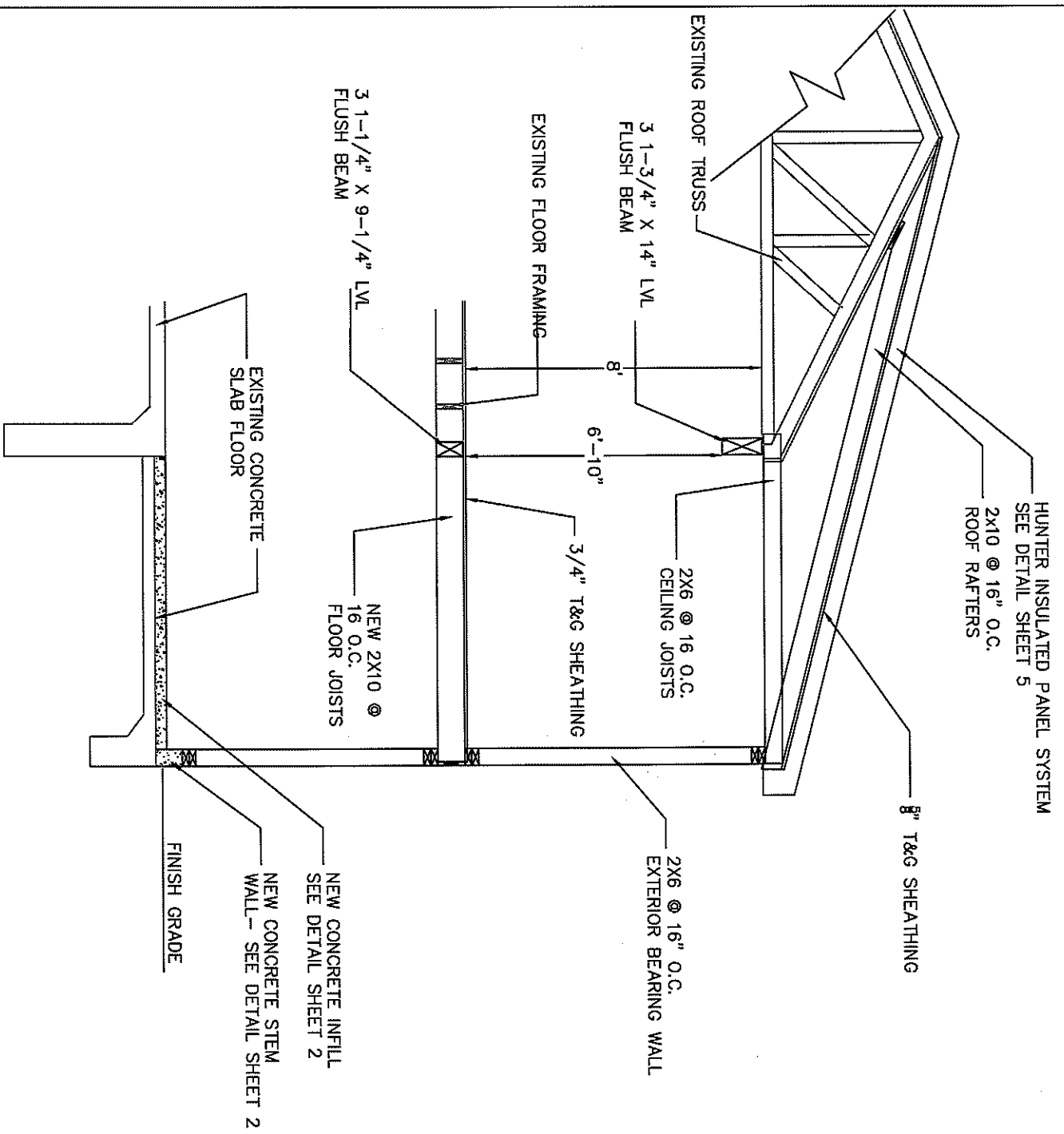


Side Walls

Scale $\frac{1}{2}''-1'$



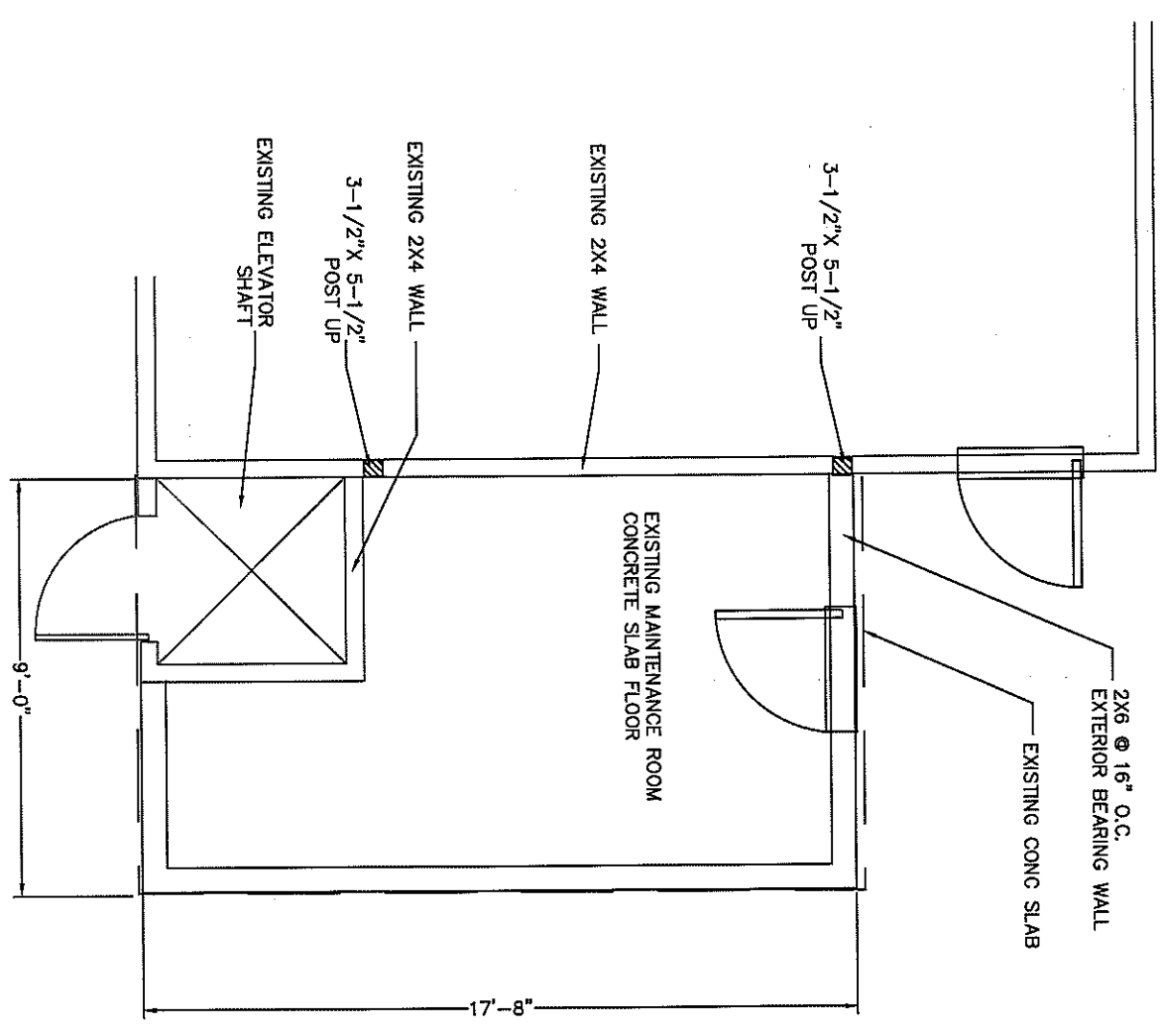
Existing Bldg



WALL SECTION

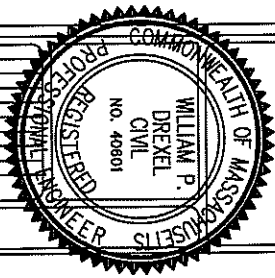
TYPICAL SECTIONS

N. T. S.



FIRST FLOOR FRAMING PLAN

SUGRUE & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 72 HARTFORD PIKE
 NORTH SCITUATE, R.I. 02857
 (401) 647-3890 FAX (401) 647-7067



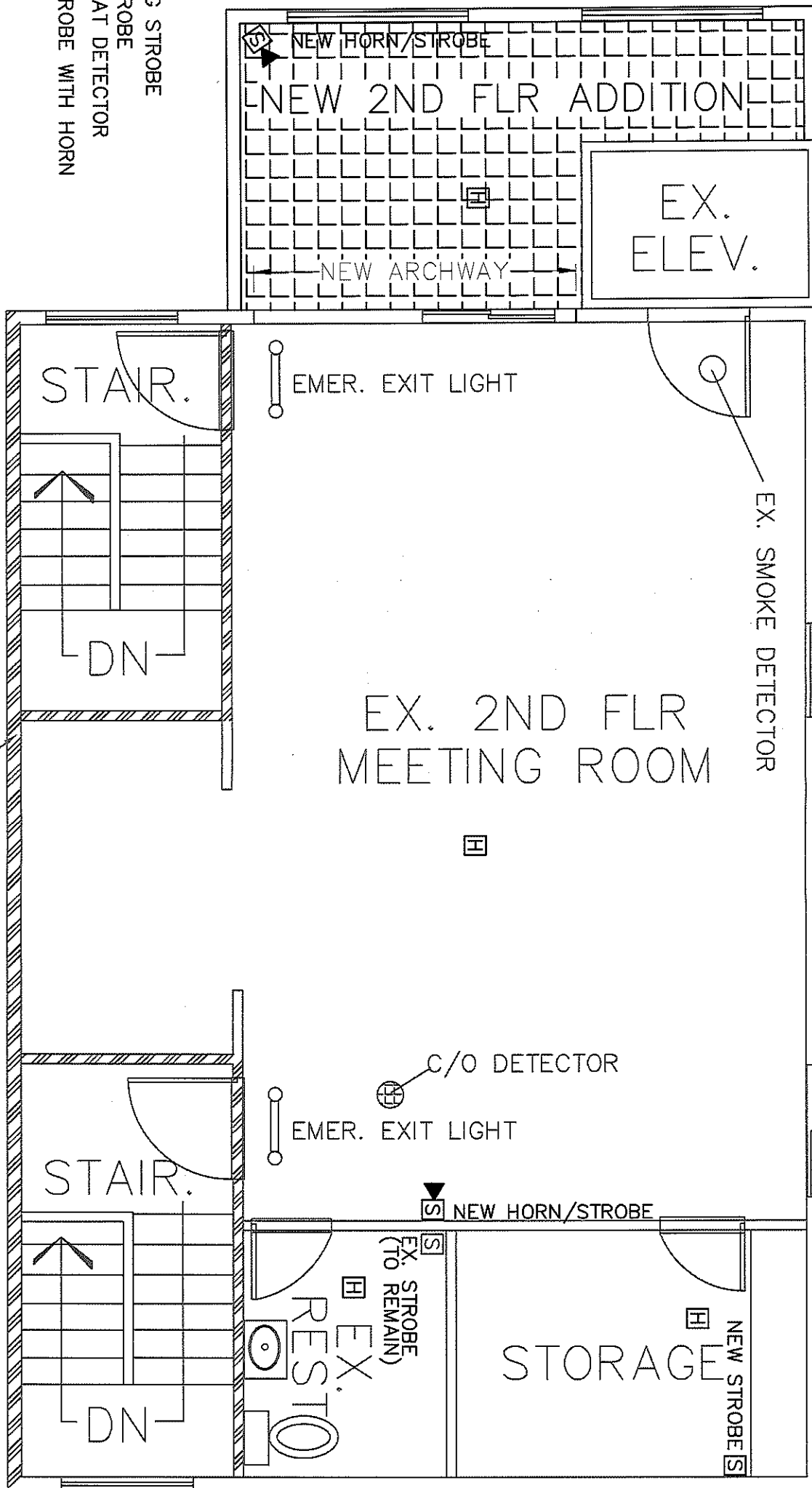
REV. NO.	DATE	REVISION	WPD	MPD	PPD
1		ADD DOORS TO FIRST FLOOR PLAN			

SCALE: AS SHOWN

PROPOSED ADDITION FOUNDATION
 DETAIL SHEET I
 UNIT 37 HAMLET STREET
 NEWTON, MA
 DATE: OCTOBER 24, 2017

JOB #
 DWG # 3 OF 5

- ◻ EXISTING STROBE
- ◻ NEW STROBE
- ◻ NEW HEAT DETECTOR
- ◻ NEW STROBE WITH HORN



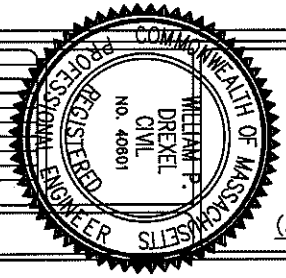
EX. 2 HR RATED WALL

JOB # 149 5
DWG # 1 of 5

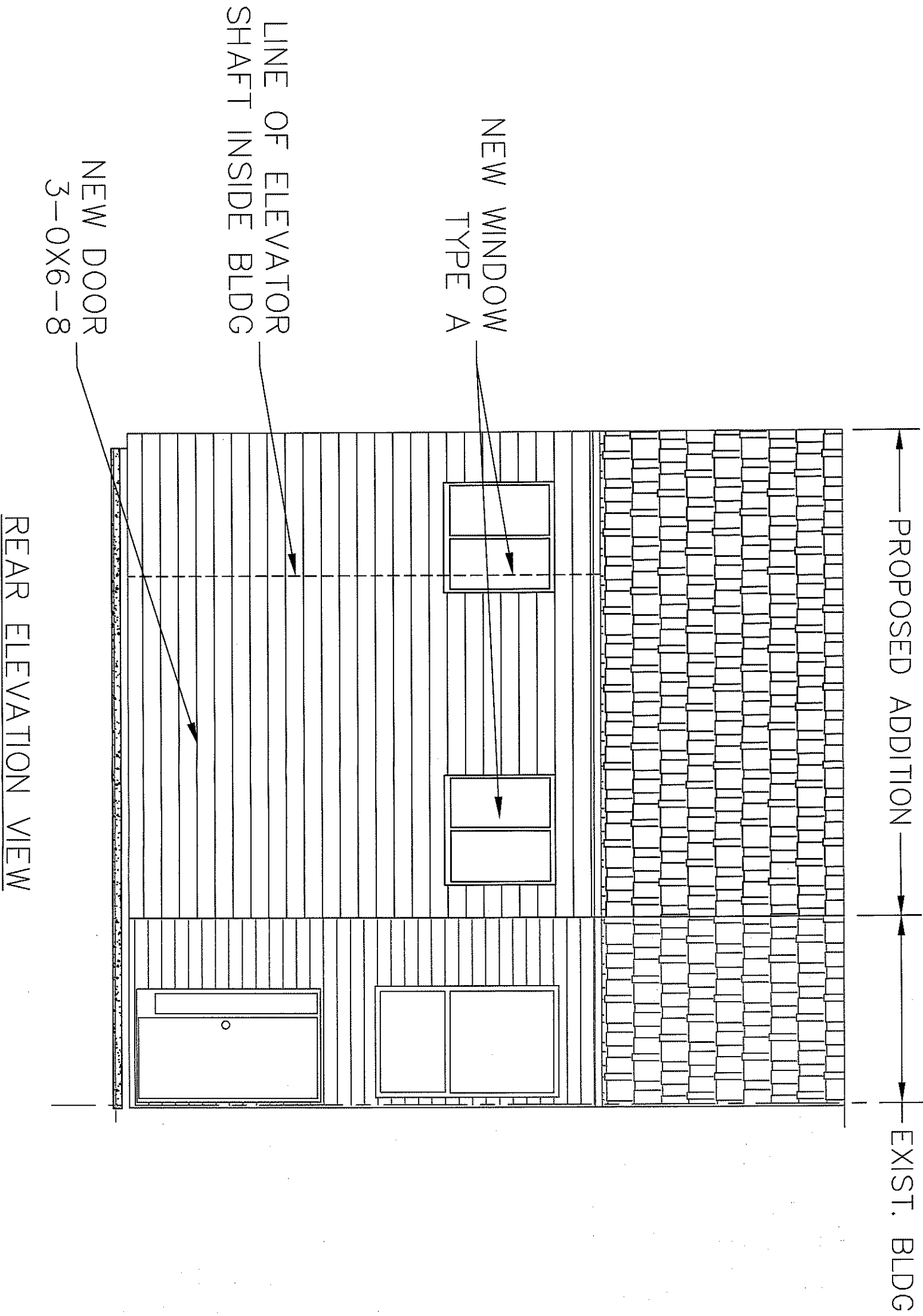
PROPOSED ADDITION
LAYOUT PLAN
UNIT 37 HAMLET STREET
 NEWTON, MA
 DATE: OCTOBER 24, 2017

REV. NO.	DATE	REVISION	DRAWN BY	CHECKED BY	APP'D. BY

SCALE: 1/4" = 1 FT



SUGRUE & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 72 HARTFORD PIKE
 NORTH SCITUATE, R.I. 02857
 (401) 647-3890 FAX (401) 647-7067



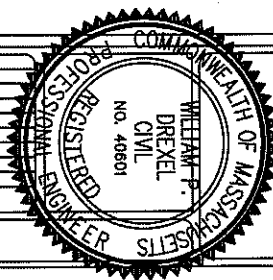
JOB #
DWG # 1 OF 5

CONSISTENCY PLAN
PROPOSED ADDITION
UNIT 37 HAMLET STREET
NEWTON, MA

DATE: NOVEMBER 9, 2017

REV. NO.	DATE	REVISION	DRAWN BY	CHKD BY	APPD. BY

SCALE: 1/4" = 1 FT



SUGRUE & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
72 HARTFORD PIKE
NORTH SCITUATE, R.I. 02857
(401) 647-3890 FAX (401) 647-7067

UNIT BEYOND

PROPOSED ADDITION

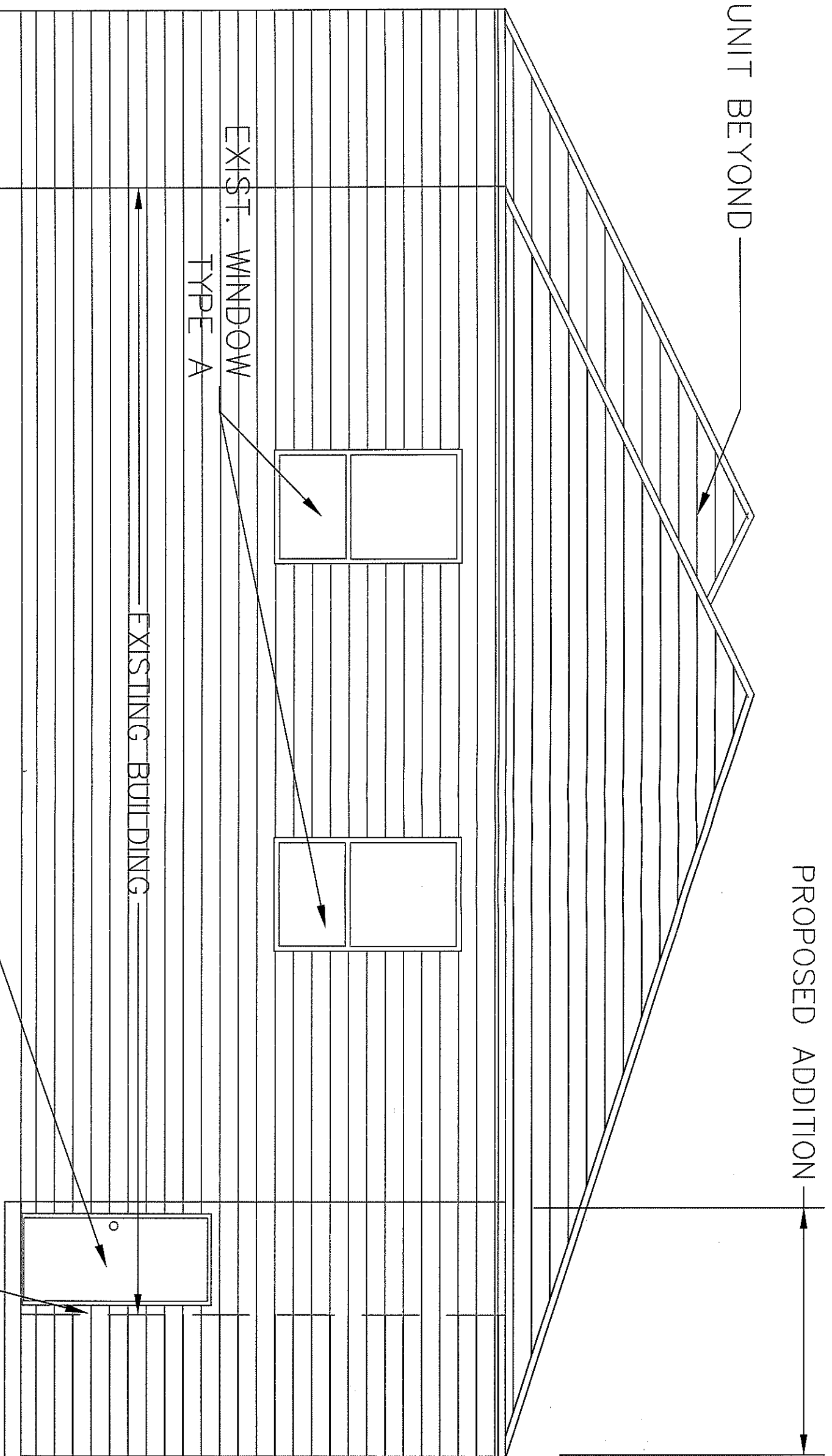
EXIST. WINDOW
TYPE A

EXISTING BUILDING

EXIST. ELEVATOR
DOOR

LINE OF ELEVATOR
SHAFT INSIDE BLDG

WEST END ELEVATION VIEW



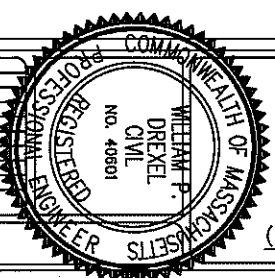
JOB #
DWG # 1 OF 5

CONSISTENCY PLAN
PROPOSED ADDITION
UNIT 37 HAMLET STREET
NEWTON, MA

DATE: NOVEMBER 9, 2017

REV. NO.	DATE	REVISION	DRAWN BY	CHKD BY	APPD. BY

SCALE: 1/4" = 1 FT



SUGRUE & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
72 HARTFORD PIKE
NORTH SCITUATE, R.I. 02857
(401) 647-3890 FAX (401) 647-7067

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
ADAM M. SCHECTER

TELEPHONE (617) 965-3500
FACSIMILE (617) 965-6824
OF COUNSEL
ROBIN GORENBERG

November 20, 2017

Marc C. Laredo
Chairman, Land Use Committee
City Council
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

Re: Northland Oak Street Investors et als. Petitions # 133-17 and #134-17

Dear Chairman Laredo;

The applicants in Petition #133-17 (re-zoning) hereby withdraw their petition to rezone 5 parcels of land on Needham Street, Tower Road and Oak Street. We request that the City Council determine that no action is necessary on this petition.

The applicants in Petition #134-17 (special permit for non-accessory parking) request approval of the City Council pursuant to G.L. c. 40A §16 to withdraw this petition without prejudice.

The applicants further request the opportunity to appear before the Land Use Committee on November 28 to review the current status and future plans for the Northland Needham Street project.

Very truly yours,


Alan J. Schlesinger

cc: Nadia Khan
Barney Heath
Kent Gonzales

Docket Item Text

Councilors Cote, Norton, Harney, Blazer, Brousal-Glaser and Leary requesting an amendment to the Council Rules, Article X; Section 6 - Additional Notification Requirements, to include that the area of notice for Special Permit petitions be expanded beyond the abutters to abutters within 300 feet required by MGL Chapter 40A to also include property owners within 600 feet of the subject property. This notification will apply to all classes of building except for residential 1 and 2 family units that will remain 1 or 2 family units after the Special Permit request. Only abutters to abutters within 300 ft. will be entitled to the rights conferred by Chapter 40A.

What this means for the office.

We have reviewed the Special Permit applications that have been filed over the last six months. Of the 34 requests that have been filed, 9 would have been required by the docket text above to have notification extended to 600 feet. This represents approximately 26% of the yearly requests.

The number of letters that we would need to mail for each of these projects increases by an average of 147%. The actual increase will depend on where the property is located. The postage and supply costs will go up by the same percentage.

Special Permits filed January – June 2016

Docket	Address	Request	300'	Postage	600'	Postage
99-16	360 WARD ST	GARAGE ADD				
98-16	99 OXFORD ROAD	LIVING SPACE ADD				
97-16	27 WAVERLEY AVE	ASSOCIATION OF PERSONS				
96-16	1573 BEACON STREET	GARAGE ADD				
94-16	2171 COMMONWEALTH AVENUE	GARAGE/LIVING SPACE ADD				
93-16	413 HAMMOND STREET	DECK/GARAGE ADDS				
49-16	103 COURT STREET	LOT SUBDIVISION	49	22.78	118	54.87
48-16	255-257 NEWTONVILLE AVE	STORAGE FACILITY ZONED MFG	44	20.46	116	53.94
215-16	344 ELLIOT STREET	ONSITE PARKING @ DUNN GAHERINS	102	47.43	217	100.95
214-16	65 OAKMONT ROAD	KITCHEN, LIVING SPACE ADD				
195-16	41 CHESLEY ROAD	2 FAMILY RESTORATION				
194-16	110 UPLAND AVE	BEDROOM ADD				
180-16	ORR BLOCK	REZONING	59	27.43	128	59.52
179-16	WASHINGTON/WALNUT	MIXED USE DEV	59	27.43	128	59.52
178-16	39 HAWTHORNE AVE	INTERIOR/EXTERIOR RENOVATION				
177-16	1375-1379 WASHINGTON STREET	SEAT ADDITION @ BLUE RIBBON	25	11.625	72	33.48
16-16	30 CAROLINE PARK	DECK ENCLOSURE				
15-16	126 CORNELL STREET	ACCESSORY APARTMENT				
145-16	226-228 CALIFORNIA STREET	BATHROOM ADDITION				
132-16	45 PERKINS STREET	GARAGE, KITCHEN, BED ADD				
131-16	37 WESTBOURNE ROAD	GARAGE MODIFICATIONS				
130-16	260, 270, 280 ELLIOTT STREET	PARKING MODIFICATION	34	15.81	180	83.7

129-16	23 HOWE ROAD	CONSTRUCT SFR EXCEEDING FAR				
128-16	9-11 BRIDGE STREET	ACCESSORY APARTMENT				
127-16	288 WALNUT STREET	DAYCARE/PARKING WAIVER	34	15.81	121	56.26
230-15 (2)	239 CYPRESS STREET	BASEMENT/FIRST FLOOR ADD				
348-15	27-29 TALBOT STREET	SHED DORMER ADD				
349-15	28 BEECHER PLACE	HALF STORY ADDITION				
350-15	17 EAST BLVD ROAD	GARAGE/BED/LIVING SPACE ADD				
351-15	1110 CHESTNUT STREET	4 UNITS IN 2 FAMILY DWELLING	118	54.87	216	100.44
31-16	147 NEWTONVILLE AVENUE	LIVING SPACE ADD				
32-16	150 NEWTONVILLE AVENUE	PARKING W/IN 5' OF STREET				
126-16	17 MALVERN TERRACE	RAZE & REBUILD 2 FAMILY IN SR3				
176-16	47 LEWIS STREET	ADD DORMERS, MODIFYING SP				
		Totals	524	\$243.65	1,296	\$602.38

The increase in postage for this past 6 months would have been \$359. Estimating for a full year it would be approximately \$718.

Currently the Software that we use to calculate the properties involved and to generate the mailing labels can generate a 300' area as well as a 600' area. What it can't do is to distinguish the two areas for different mailings. We would need to send a legal notice to the individuals within 300 feet, and an informational notice to those between 301 and 600 feet, and we have no easy way of doing that at the moment. The best that the software could do for us at the moment is to print two sets of mailing labels, one for 300 feet and one for 600 feet and then compare the lists of labels to pull the labels that appear on the 300 ft. set from the 600 ft. set. The IT department is looking at whether the software can be modified, but did not have a ready solution.

Some additional past big projects and the impact.

Address/Business Name	300'	Postage	600'	Postage	Percent Increase
283 Melrose Street (Turtle Lane)	36	\$16.74	122	\$56.73	239%
28 Austin Street (Austin Street Lot)	92	\$42.78	392	\$182.28	326%
255-257 Newtonville Avenue (Storage)	44	\$20.46	116	\$53.94	164%
1239 Centre Street (Panera Bread)	31	\$14.42	91	\$42.32	194%
200 Boylston Street (Chestnut Hill Square)	256	\$119.04	875	\$406.88	242%
300 Needham Street (Restaurant/Storage)	130	\$60.45	143	\$66.50	10%
17 Herrick Road (Multi-unit Housing)	33	\$15.35	105	\$48.83	218%

MEMO Concerning Petition #256-16 - Request to extend notification area of notice for special permit petitions

The work involved in extending a petition area is significant, particularly if we want to make a distinction between areas that are 300 feet from a subject property and areas between 300 and 600 feet. Software for creating these kind of buffers is designed for a simple single radius use case (ie. all properties within 600 feet.) Making a “donut hole” (image below) requires more advanced software with additional programming.



This additional programming will also require software installations and training for every user that needs to do these notifications. Whereas the software for a single radius is very simple and intuitive, the software packages needed to do a donut shape as shown above are complicated and not user friendly. Any new staff would need to spend a couple of hours training on how to use this in conjunction with the existing tools to create the notification. This would be a greatly increased burden on IT staff as well as staff in the Clerk’s office.

Shawna Sullivan

From: Nathan Robinson
Sent: Monday, March 20, 2017 11:11 AM
To: Karyn Dean
Cc: Shawna Sullivan; Barney Heath
Subject: Pearl, Eddy and Comm Ave. SHI Agenda
Attachments: Pearl St. Eddy St.pdf

Hi Karyn,

I'm following up with you on your email to Barney regarding the status of the CAN-DO projects on Pearl St., Eddy St., and Comm. Ave for eligibility for the Subsidized Housing Inventory.

Attached is a memo that was prepared by Planning Dept. staff in February 2016 regarding the status of those projects. It appears that P&D staff submitted the units to DHCD for inclusion on the SHI but the request was denied because the units did not have an affirmative marketing plan when they were leased.

Regards,
Nathan

Nathan Robinson
Housing Planner
Planning and Development Department
City of Newton
617-796-1146



Setti D. Warren
Mayor

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

#104-15

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

James Freas
Acting Director

MEMORANDUM

To: Finance Committee

From: Stephen Pantalone, Housing Planner, Planning and Development Department
James Freas, Acting Director, Planning and Development Department

Cc: Alice Ingerson

Date: February 28, 2016

Re: Requested Items

Responses to the following items were requested by the City's Finance Committee.

Subsidized Housing Inventory

The Planning Department completed an application to place the affordable housing units at 54 Eddy Street, 61 Pearl Street, and 2148-2150 Commonwealth Ave on the Subsidized Housing Inventory. DHCD indicated to the Planning Department that the units were not currently eligible to be placed on the SHI, as rental units in general cannot be placed on the SHI retroactively (i.e. after being filled). In addition, the marketing process that was used when the units were initially rented did not follow DHCD guidelines, which requires a lottery process.

At this time these units cannot be added to the SHI. CAN-DO should utilize a DHCD approved marketing plan, which includes a lottery process, when/if the existing tenants are replaced with new tenants. CAN DO is currently working with DHCD on the Taft Avenue project to create a marketing plan that would qualify units for the SHI. CAN DO can utilize a similar approach when these units turnover.

Taft Ave Conditions

The conditions in the Taft Ave CDBG/HOME agreement regarding CAN DO, and the status of each condition are provided below.

- 1) CAN DO provides a report to the Planning and Development Board at a six-month interval
 - a. Real estate Owned Schedule - *Provided to P&D Board December 2015*

- b. Operating and replacement reserves *No reserves drawn based on schedules provided to P&D Board December 2015*
 - c. Projected versus actual organizational budget *Provided to P&D Board December 2015*
- 2) Organizational strategic plan that includes the following elements which CAN-DO promised to provide to the City in 2009 as part of the loan forgiveness agreement - *Has not yet been provided to the City*
 - 3) Federal Funds will not be released until a building permit for the project is granted – *Federal funds were released for the acquisition of the property. No federal funds have been released for soft costs or construction costs. This is consistent with the allocation schedule for the project. Some funds will mostly likely need to be disbursed for soft costs in order to create the building permit set of plans. Federal funds will not be released for construction costs until a building permit is obtained.*
 - 4) Project cost savings are returned to the respective grant programs upon completion – *Not applicable at this time*
 - 5) Notify Planning Department if/when operating reserves are disbursed for the project. *Not applicable at this time*
 - 6) When or if the funds become available, proof of CAN-DO's submitted application for Massachusetts Rental Voucher Program funding to pay for the projects supportive services. *Not applicable at this time*
 - 7) Provide narrative of the supporting services program design, identifying proposed benchmarks for success and the sustainability of those services. *Has not yet been provided to the City*