

CITY OF NEWTON
IN BOARD OF ALDERMEN
LAND USE COMMITTEE REPORT
TUESDAY, SEPTEMBER 23, 2014

Present: Present: Ald. Laredo (Chairman), Ald. Albright, Cote, Crossley, Harney Lipof, and Lennon; absent: Ald. Schwartz;

Staff: Dan Sexton (Chief Planner), Ouida Young (Associate City Solicitor), Linda Finucane (Assistant Clerk of the Board)

Public Hearing opened on September 16 and continued to September 23:

#275-14 BRIGHT HORIZONS CHILDRENS CENTERS/320 NEEDHAM DE, LLC.
petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 20 23 parking stalls, to locate parking stalls within a setback, to waive landscape, lighting, and surfacing requirements for the parking lot and to waive the requirement for bicycle parking facilities in order to locate a child care center at 230 NEEDHAM STREET, Ward 8, in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-23, 39-19(d)(13), (h), (i), (j), (k), 30-5(a)(3)d, 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

ACTION: APPROVED 7-0

NOTE: The petitioner was asked to look at alternative locations for the dumpsters. After visiting the site and reviewing several options, the petitioner proposes to relocate the dumpsters to the southerly border of the site, set back from the lot line and separated from the playground by a planting strip. The reconfigured parking area at the south of the site and the removal of the end space near the play area will provide clear access to the dumpsters without conflicting with access to the play area. The transformers, which are also enclosed, will be accessed through a gate. The proposed modifications to the site plan will result in the loss of two parking stalls at the south side. In addition, the last stall adjacent to the building nearest the play area has also been removed in response to concerns voiced by the committee. The Conservation Commission approved the plan including the snow storage area on September 18.

Alderman Lipof moved approval of the petition finding that the waiver of up to 23 parking stalls is appropriate as there is adequate parking on the site for the existing and proposed uses; the site is appropriate for a day care use because it is located within a commercial corridor; there will be no nuisance or serious hazards to pedestrians or vehicles, and access to the site is appropriate for the types and number of vehicles involved.

The meeting was adjourned at approximately 9:55 PM.

Respectfully submitted,
Marc C. Laredo, Chairman