

CITY OF NEWTON
IN BOARD OF ALDERMEN
LAND USE COMMITTEE AGENDA
TUESDAY, JUNE 7, 2011

7:45 PM – PLEASE NOTE TIME

Request for Consistency Determination: Re special permit #138-10, granted on August 11, 2010, to Marty Siegal/661-669 Washington Street Realty Trust to add two additions to the side and front of a commercial building at 675 Washington Street, Ward 2. Please see attached memorandum dated May 6, 2011 from Mark Armstrong to John Lojek.

#7-11 CHARLES RIVER COUNTRY CLUB, INC. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and to EXTEND A NON CONFORMING USE to create a short game practice area for its members and guests in a currently unimproved portion of an existing golf course (no buildings or structures are involved) at 483 DEDHAM STREET, Ward 8, on land known as SBL 83, 36, 4, containing ≈6,446,022 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(a)(2)a) of the City of Newton Rev Ord, 2007, and special permit board order #261-96.

Note: The Committee will take up a request from the Planning Department that an outside consultant be engaged for peer review of the traffic study submitted as part of pending special permit petition nos. 161-11(2) and 161-11(3) (and related petitions for zone changes), W/S Development and Chesthill Shopping Center, for 33 Boylston Street and on the Frontage Road/Carriage Way on a portion of Boylston Street along the frontage of the Chestnut Hill Shopping Center, Ward 7, Chestnut Hill. (Please see attached letter dated June 1, 2011 from McMahon Transportation Engineers & Planners)
(Ref: G.L. c. 44 §53G, §6 of Article X of the Rules & Orders of the Board of Aldermen; Sec 22-4 of the Rev Ord, 2007)

Respectfully submitted,

Ted Hess-Mahan, Chairman

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Kathleen Cahill, 617-796-1125, via email at KCahill@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

The Office of
MARK ARMSTRONG

61 Vaughn Avenue
Newton, Massachusetts 02461
T 617.840.7174
E mark@oma-architect.com

ARCHITECT

Memorandum

To: John Lojek, Commissioner
City of Newton Department of Inspectional Services
1000 Commonwealth Avenue
Newton MA 02459

Re: Marty's Fine Wines and Gourmet Foods
675 Washington Street
Special Permit for Renovations and Addition

Date: 5/6/2011

11 MAY - 6 A 3 45
CITY CLERK
NEWTON, MA 02159

Mr Lojek,

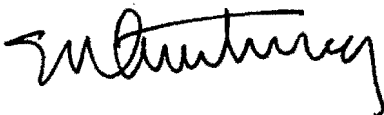
Last summer, the proposed work to renovate and add to Marty's was granted a special permit. In the intervening months, continued development of the interior and program has necessitated minor changes to the plan and site plan. I would like to request a determination by your office to ensure that the changes are consistent with the prior approval.

The changes are threefold:

1. Remove waste cardboard compactor from front yard relocate to basement garage.
 - Reduce number of pickups to average 1 per week during midday
 - Enhanced planting to screen parking from Court Street and better appearance from Washington Street
 - Allows the addition of sorely needed parking spaces and more landscaping
2. Move bottle and can returns to opposite end of building in part of new storefront
 - Added Elevator allows returned bottles and cans to be stored in basement, freeing up previously programmed storage in addition
 - Consolidates returned bottle and can material loading with inventory loading
 - Requires relocating recycle machine access door to other end of storefront
3. Use freed up storage in addition for some new retail floor area, about 350 s.f.

I am available to meet with you or the Land Use Committee to make sure the changes are clearly completely described. Thank you for your consideration.

Sincerely,



Mark Armstrong AIA



McMAHON ASSOCIATES, INC.
45 Bromfield Street | 6th Floor | Boston, MA 02108
p 617-556-0020 | f 617-556-0025
www.mcmtrans.com



PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
John F. Yacapsin, P.E.

June 1, 2011

David Koses
City of Newton
Transportation Planning Coordinator
1000 Commonwealth Avenue
Newton, MA 02459

RE: Transportation Peer Review for Local Approvals
Chestnut Hill Shopping Center Redevelopment
Newton, MA

Dear Mr. Koses:

McMahon Associates is pleased to present this proposal to provide transportation peer review services for the City of Newton in regards to the proposed Chestnut Hill Shopping Center Project in Newton, MA. Based on our conversations, McMahon would perform a qualitative review of the traffic letter submitted by Ron Müller & Associates dated May 19, 2011 and the Shared Parking Study performed by VPNE Parking Solutions LLC dated May 20, 2011.

McMahon will review the above referenced documents and produce a technical memorandum to assist the City of Newton staff in their review of this project. The review is limited to the information contained within the provided documents. Any iterative review that may be required or any major errors in the provided documents that may need to be corrected are not covered by this proposal. Additional work can be completed by McMahon as necessary and an addendum to this contract would be prepared as needed. It should also be noted that this proposal does not cover McMahon attendance at any meetings to discuss or present the material contained within the review. McMahon is available to attend any meetings, as necessary, but the number of meetings and scope of the meetings is unknown at this time. Therefore, meetings were not included in the scope of this proposal and will be completed as necessary and authorized on a time and materials basis in accordance with our attached Standard Provisions

We propose to perform the review of the two documents for a fixed price of \$3,800.

Schedule

We are prepared to begin work on this project immediately upon receipt of the authorization to proceed. We understand that the project review needs to be completed by June 10, 2011 but

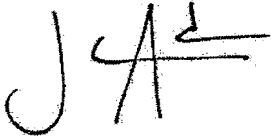
that authorization may not take place until the week of June 6, 2011. McMahon will work with the City to complete our review within the necessary time frame.

Conditions

The conditions of our agreement call for the execution of this contract in the space provided below with the understanding that invoices will be provided monthly and are payable within 30 days. The fee quoted above is valid for a period of 90 days from the date of this contract. Any changes in the specific work program described above will result in an adjustment in the conditions and fees.

Thank you for considering McMahon for this proposal. We look forward to continuing our work with you and your staff on this and other projects. If you should have any further questions or require further information, please feel free to contact me.

Very truly yours,



Jason T. Adams, P.E.
Project Manager

Attachment

Accepted for City of Newton

By: _____
(Signature of Authorized Representative)

(Printed Name of Authorized Representative)

Title: _____

Date: _____