

Request for amendment

To: CPC Committee

From: The Newton Housing Authority
The Newton Conservators
Conservation Commission

Date: June 30, 2004

With reference to 76 Webster Park – Forte Estate acquisition

Our original proposal, subsequently recommended for funding by the CPC...was unanimously approved by the Board of Alderman in a 22-0 vote and was funded (\$1.1MM) via CPA. The property was then acquired from the Forte Estate by the City, and title conveyed to the Newton Conservators. The original proposal had called for a 3 unit condominium, including the Forte home on this property. The duplex was to have been “attached” to the Forte home.

After many meetings with the Planning Dept., Conservation Commission, Chief Zoning Officer, and the Conservators, it had been decided that the best option for this 3 unit affordable housing site plan... was for a “rear lot subdivision” for the Habitat duplex...rather than be attached to the Forte home.

The end result will achieve the same goals. The Forte home will be renovated and utilized as an affordable rental dwelling for an income eligible family. A new duplex will be built by Habitat on this site and directly behind the Forte home...but separated.

The NHA and Habitat have applied for a Special Permit for “rear lot subdivision” with a July hearing date.

At our recent ANR planning meeting, it was recommended by Jennifer Goldson, that we formally request this allowance of the CPC for this amendment as a matter of good “house-keeping”, and to assure our proposal’s “correctness” as we move forward in the permitting process.

We are very pleased with the progress of our project and we look forward to the creation of three affordable housing units for this site...and 67% of the site utilized as open space ...directly abutting the Dolan Pond Conservation Area.

Thank you for your consideration.