

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections

PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

Section 7.3.3 (grant of a special permit); Sections 6.10.3.D & 4.4.1 (to allow a Marijuana Retailer); Sections 5.1.10 & 5.1.13 (to waive lighting requirements)

Sections 5.1.8.D.1 & 5.1.13 (to waive the minimum driveway width for two-way traffic); Sections 5.1.9.A & 5.1.13 (to waive perimeter screening requirements)

- PETITION FOR:**
- Special Permit/Site Plan Approval
 - Extension of Non-conforming Use and/or Structure
 - Site Plan Approval

STREET 1158 Beacon Street WARD 6

SECTION(S) 54 BLOCK(S) 022 LOT(S) 0049A

APPROXIMATE SQUARE FOOTAGE (of property) 20,443 sf ZONED BU2

TO BE USED FOR: The Applicant proposes to use 2,290 SF of interior space for a Marijuana Retailer, remove the rear portion of the structure to allow for improved access and use of parking area, and increase the number of parking spaces.

CONSTRUCTION: See plans submitted herewith.

EXPLANATORY REMARKS: The Petitioner requests a special permit for the operation of a Marijuana Retailer pursuant to Sections 6.10.3.D and 4.4.1. The following waivers are sought, to the extent necessary, pursuant to Section 5.1.13: (i) lighting requirements (Section 5.1.10); (ii) minimum driveway width for two way traffic (Section 5.1.8.D.1); and (iii) perimeter screening requirements along the southern and western property lines (Section 5.1.9.A).

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Union Twist, Inc.

SIGNATURE *Jahiro Redmatullo*

ADDRESS 630 Worcester Road, Framingham, MA 01702

TELEPHONE Counsel: 617-456-8149 Email Counsel: mross@princelobel.com

ATTORNEY Michael P. Ross

ADDRESS 1 International Place, #3700, Boston, MA 02110

TELEPHONE 617-456-8149 Email mross@princelobel.com

PROPERTY OWNER Gerald A. Baratz & Barbara H. Baratz

ADDRESS 90 Langley Road, Newton Centre, MA 02459

TELEPHONE 617-951-1400 Email bfogel@keeganwerlin.com

SIGNATURE OF OWNER *Barbara H. Baratz*

