

Nadia Khan

From: Andrea W. Kelley
Sent: Monday, January 6, 2020 1:53 PM
To: Katie Whewell; Alicia Bowman
Cc: Richard Lipof; Nadia Khan; Jennifer Caira
Subject: Re: questions on Land Use Docket Item #13-20 : 55-67 Border St.

Dear Katie, I have a tendency to agree with the premise that Councilor Bowen is trying to get at is why is the waiver for interior landscaping justified? Given the relatively large expanse (8000 s.f.?) of parking area, an uninterrupted heat island without plantings, it seems to me that there should be the minimum 5% of total parking area with planting beds, trees, etc. The perimeter planting requirement has different benefits: visually screening the parking area and glare off vehicles from abutting uses.

Am I missing something?

From: Katie Whewell <kwhewell@newtonma.gov>
Sent: Monday, January 6, 2020 12:35 PM
To: Alicia Bowman <abowman@newtonma.gov>
Cc: Richard Lipof <rlipof@newtonma.gov>; Andrea W. Kelley <akelley@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>; Jennifer Caira <jcaira@newtonma.gov>
Subject: RE: questions on Land Use Docket Item #13-20 : 55-67 Border St.

Hi Councilor Bowman,

Thank you for your questions. I just spoke to Jane Santosuosso, our Chief Zoning Code Official who reviews the plans and identifies the relief that the petitioner needs.

1. I'm not sure what you mean by immediate abutters, as Harvey Place separates them. Anywhere that is new they are providing perimeter landscaping. The trigger point would be if the petitioner were making changes to the existing paved parking facility.
2. The Petitioner's attorney is working with the surveyor to show the location of the required 3 ADA stalls, and bicycle spaces per Planning's recommendation.
3. They are asking for all of the interior landscaping to be waived. The requirements are 5% of the total parking area, one tree per 10 stalls, and the planting areas would need to be at a minimum 5x5 square feet.
4. Drainage – Planning has not yet received a memo from them regarding this petition. The petitioner will be required to go through engineering prior to any building permit.

I hope this is adequate prior to the meeting, I am happy to answer any other questions.

-Katie

From: Alicia Bowman <abowman@newtonma.gov>
Sent: Sunday, January 5, 2020 8:58 PM
To: Katie Whewell <kwhewell@newtonma.gov>
Cc: Richard Lipof <rlipof@newtonma.gov>; Andrea W. Kelley <akelley@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>
Subject: questions on Land Use Docket Item #13-20 : 55-67 Border St.

Ms. Whewell -

I have a few questions on the Land Use Docket Item #13-20 : 55-67 Border St. that I am hoping to be answered prior to our meeting on Tuesday 1/7.

The proposal is to renovate the currently unpaved part of the parking lot, thus we are being asked to consider only this as part of the special permit. The current paved part of the parking lot is non-conforming and has several key issues including no separation or landscaping at the edge of the parking lot immediately abutting homes and the sidewalk or interior landscaping. Is there a trigger point that would require these to be brought into compliance such as repaving?

I didn't see the 3 HP parking spots marked on the plans. Do you know where they will be placed?

Can you please give me a rough estimate of the amount of interior landscaping that the petitioner is asking to be waived? When looking at the heat map from the City's Climate Vulnerability Assessment This stretch of West Newton is in the red zone, so waiving any landscaping, especially trees, is concerning to me.

Lastly, is there any potential of drainage issues given the large expanse of additional pavement being added to the lot?

Thank you so much for helping me to get up to speed.



Alicia Bowman
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