

Nadia Khan

From: Terry Morris <tpmorris.landuse.law@comcast.net>
Sent: Wednesday, October 28, 2020 3:26 PM
To: Katie Whewell; John Daghlian; 'Andrea Kelley'
Cc: Richard Lipof; 'Braden Houston'; 'ron jarek'; 'VTP Associates Inc.'; Nadia Khan
Subject: RE: 68 Chestnut Street: Parking Space Turning Radii
Attachments: 68.Chestnut.St.Prop.Cond.Plan.10.9.20.(BLOWUP).pdf; 68.Chestnut.St.Proposed Conditions Plan.10.9.20.pdf

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

To All Concerned Parties,

In the interest of having everyone being able to understand what is being presented, kindly let me explain. I will first try to respond to Councilor Kelley's observation about the length of the aisle width (i.e., backup space). It is apparent that the turning radius plan, which is not dimensioned, must be read in conjunction with the most recent Proposed Conditions Plan dated 10/6/20, a copy of which is attached. For greater visibility and ease of review I have also attached a blowup of that Plan highlighting the parking spaces.

The parking spaces are shown on the plan are outlined with dashes and highlighted in yellow. I call your attention to the dimension of 20.6 feet which measures the distance from the property line to the nearest face of the building at the 1st floor/second level. Remember the 1st floor/second level has a 4.0' cantilever over the garage/parking level. Allowing for 6" retaining wall, the maneuvering (backup) aisle width from the face of the retaining wall to the limit of the parking space(s) is twenty-four feet (24.0')(20'+4'). Twenty-four feet (24.0') is the standard required dimension for a maneuvering aisle "*providing access to stalls with two way traffic*" (NZO Section 5.1.8.C.2). Twenty-four feet allows for a vehicle to back straight out without the necessity of a turning movement. For that reason there is no need to show turning radii for the parking spaces 3-8, which should answer Katie's question.

If, after having read the above, anyone still has questions or feels the need for a Zoom meeting please advise. Thank you

Be Well,
Terry

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From: Katie Whewell [mailto:kwhewell@newtonma.gov]
Sent: Wednesday, October 28, 2020 1:41 PM
To: Terry Morris <tpmorris.landuse.law@comcast.net>; John Daghlian <jdaghlian@newtonma.gov>
Cc: Richard Lipof <rlipof@newtonma.gov>; 'Braden Houston' <bradenhouston@hotmail.com>; 'ron jarek' <rojarek@hotmail.com>; 'VTP Associates Inc.' <vtp@vtpassociates.com>; Nadia Khan <nkhan@newtonma.gov>
Subject: RE: 68 Chestnut Street: Parking Space Turning Radii

I'm not sure if John has reviewed but I am having trouble understanding why all of the spaces turning templates weren't included and understanding which car is being used to illustrate the turning between the compact and SUV.

I also received the following feedback from Councilor Kelley:

Katie, that driveway width for entering and exiting the parking spaces under the structure looks to be about 18' wide, not even the 24' we'd normally expect for an aisle. The vehicles they show on this plan are about 14' long vs. the average of 15-16'

-Katie

From: Terry Morris <tpmorris.landuse.law@comcast.net>
Sent: Tuesday, October 27, 2020 4:40 PM
To: John Daghlian <jdaghlian@newtonma.gov>
Cc: Richard Lipof <rlipof@newtonma.gov>; 'Braden Houston' <bradenhouston@hotmail.com>; 'ron jarek' <rojarek@hotmail.com>; Katie Whewell <kwhewell@newtonma.gov>; 'VTP Associates Inc.' <vtp@vtpassociates.com>; Nadia Khan <nkhan@newtonma.gov>
Subject: FW: 68 Chestnut Street: Parking Space Turning Radii

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Good afternoon John,

I Hope this note finds you and those close to you in good health.

On October 17 I sent you the email below with the attached document for you to review and approve in conjunction with the above-referenced special permit petition pending before the Land Use Committee. The Land use committee meets this evening as well as next Thursday, November 5. Your acceptance of the turning radii is the only outstanding item left before the committee can take action to approve. If you would be so kind as let us know your thoughts it will be most appreciated. Thank you. Until then...

Be Well,
Terry

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From: Terry Morris [<mailto:tpmorris.landuse.law@comcast.net>]
Sent: Saturday, October 17, 2020 3:28 PM
To: 'John Daghlian' <jdaghlian@newtonma.gov>; 'Richard Lipof' <rlipof@newtonma.gov>
Cc: 'Rick Lipof' <rlipof@lipofres.com>; 'Katie Whewell' <kwhewell@newtonma.gov>; 'Braden Houston' <bradenhouston@hotmail.com>; 'ron jarek' <rjarek@hotmail.com>; 'VTP Associates Inc.' <vtp@vtpassociates.com>
Subject: 68 Chestnut Street: Parking Space Turning Radii

Good morning John,

Attached please find a stamped plan showing the turning radii for access to and egress from the parking spaces proposed for the project at 68 Chestnut Street, which is currently before the Land Use Committee. This plan has been prepared in response to your request contained in the Engineering Division Memo, dated September 8, 2020 to the Land Use Committee Chair, Councilor Lipof. You will also find a copy of the most recent Proposed Conditions Plan showing the location of a convex mirror also requested by you for safety purposes.

If you find these measures responsive to your concerns, would you be so kind as to communicate same to the chairman.

Should you have any questions please not hesitate to call or write. Thank you for your attention to this matter. Until then...

Be Well,
Terry

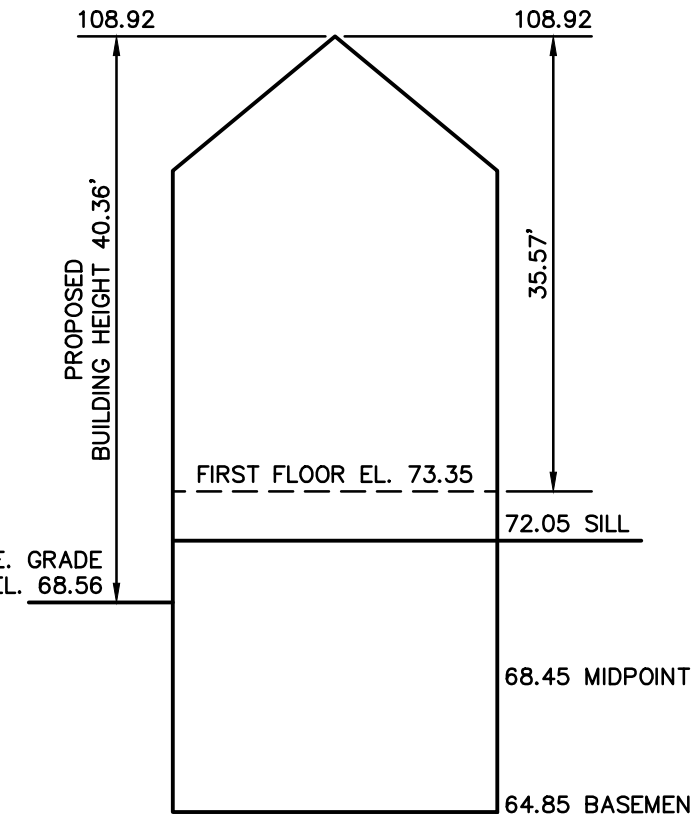
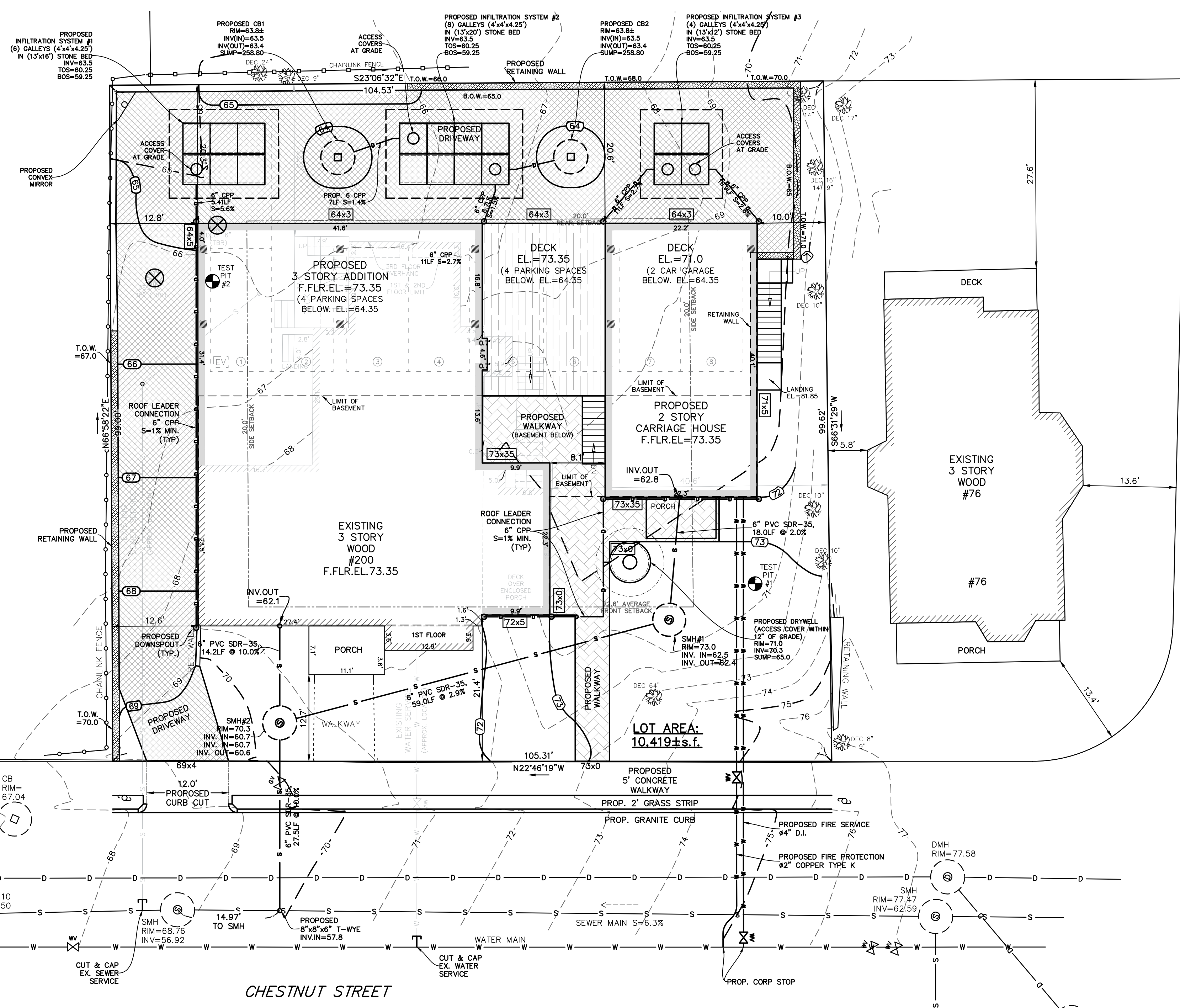
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When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

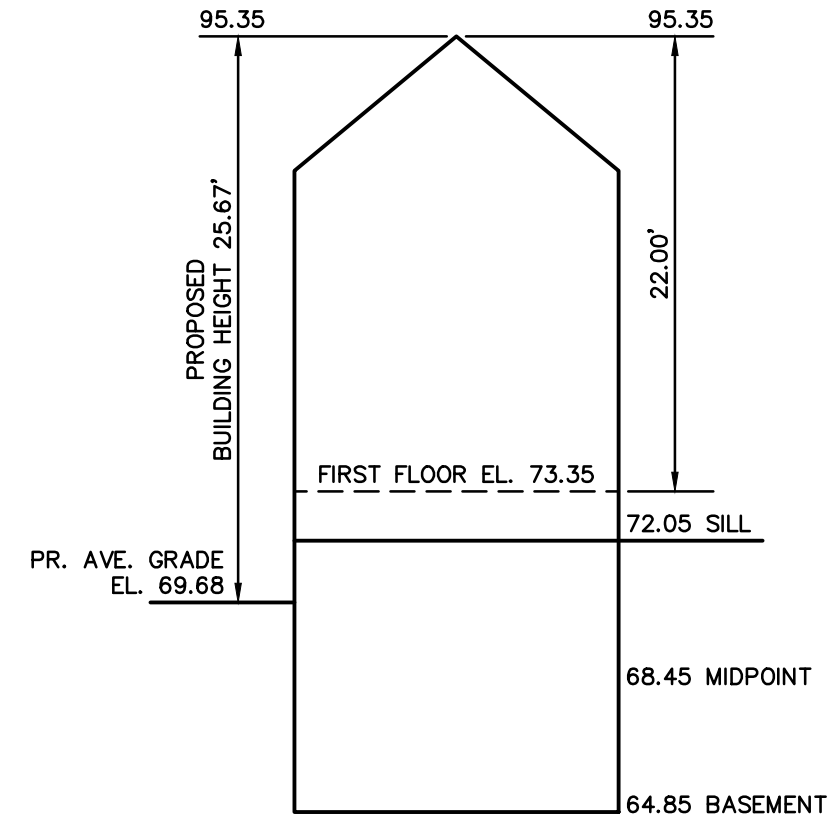
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LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	



**PROPOSED BUILDING HEIGHT
MAIN BUILDING**
NOT TO SCALE



**PROPOSED BUILDING HEIGHT
CARRIAGE HOUSE**
NOT TO SCALE

**Length Weighted Mean
Proposed Conditions Average Grade Calculation**

Segment	Length Of Segment In Feet	Height Of High Point Of Segment	Height Of Low Point Of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	16.25	71.70	71.06	71.38	1159.93 Sq. Ft.
2	7.10	71.48	70.74	71.11	504.88 Sq. Ft.
3	11.10	71.48	70.91	71.20	790.26 Sq. Ft.
4	12.90	72.00	71.74	71.87	927.12 Sq. Ft.
5	9.90	73.00	72.00	72.50	717.75 Sq. Ft.
6	22.30	73.35	73.30	73.33	1635.15 Sq. Ft.
7	9.90	73.35	73.35	73.35	726.17 Sq. Ft.
8	13.40	73.35	73.30	73.33	982.56 Sq. Ft.
9	21.70	64.35	64.35	64.35	1396.40 Sq. Ft.
10	41.60	64.30	64.30	64.30	2674.88 Sq. Ft.
11	58.95	68.40	64.50	66.45	3917.23 Sq. Ft.
Total	225.10				15432.31 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 68.56'

**Length Weighted Mean
Proposed Conditions Average Grade Calculation**

Segment	Length Of Segment In Feet	Height Of High Point Of Segment	Height Of Low Point Of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	6.00	73.30	73.30	73.30	439.80 Sq. Ft.
2	6.00	73.30	73.30	73.30	439.80 Sq. Ft.
3	10.20	72.70	72.70	72.70	741.54 Sq. Ft.
4	6.00	70.37	70.07	70.07	420.42 Sq. Ft.
5	6.00	70.26	70.07	70.17	420.99 Sq. Ft.
6	40.10	72.80	71.00	71.90	2883.19 Sq. Ft.
7	22.20	64.30	64.30	64.30	1427.46 Sq. Ft.
8	21.70	64.35	64.35	64.35	1396.40 Sq. Ft.
9	18.42	73.30	73.30	73.30	1350.19 Sq. Ft.
Total	136.62				9519.78 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 69.68'

TEST PIT LOG

TEST PIT 1 (EL.=70.9) 0-3" ASPHALT 3-12" FILL 12-32" SUBSOIL 32-62" SANDY LOAM W/GRAVEL & COBBLES 62-116" SANDY LOAM WITH GRAVEL (GLACIAL TILL) NO WATER NO REFUSAL	TEST PIT 2 (EL.=66.2) 0-24" TOPSOIL & FILL 24-48" SUBSOIL 48-66" SANDY LOAM W/GRAVEL & COBBLES 66-120" SANDY LOAM WITH GRAVEL (GLACIAL TILL) NO WATER NO REFUSAL
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IMPERVIOUS AREAS CALCULATION

	EXISTING	PROPOSED
BUILDING	1,934.2s.f.	3,611.7s.f.
PORCH	79.1s.f.	140.6s.f.
RETAINING WALLS	3.4s.f.	198.0s.f.
DRIVEWAY (ASPHALT, CONCRETE)	3,026.7s.f.	2,889.0s.f.
WALKWAY	111.8s.f.	630.7s.f.
DECK (BASEMENT BELOW)	-	456.8s.f.
TOTAL	5,155.2s.f.	7,926.8s.f.

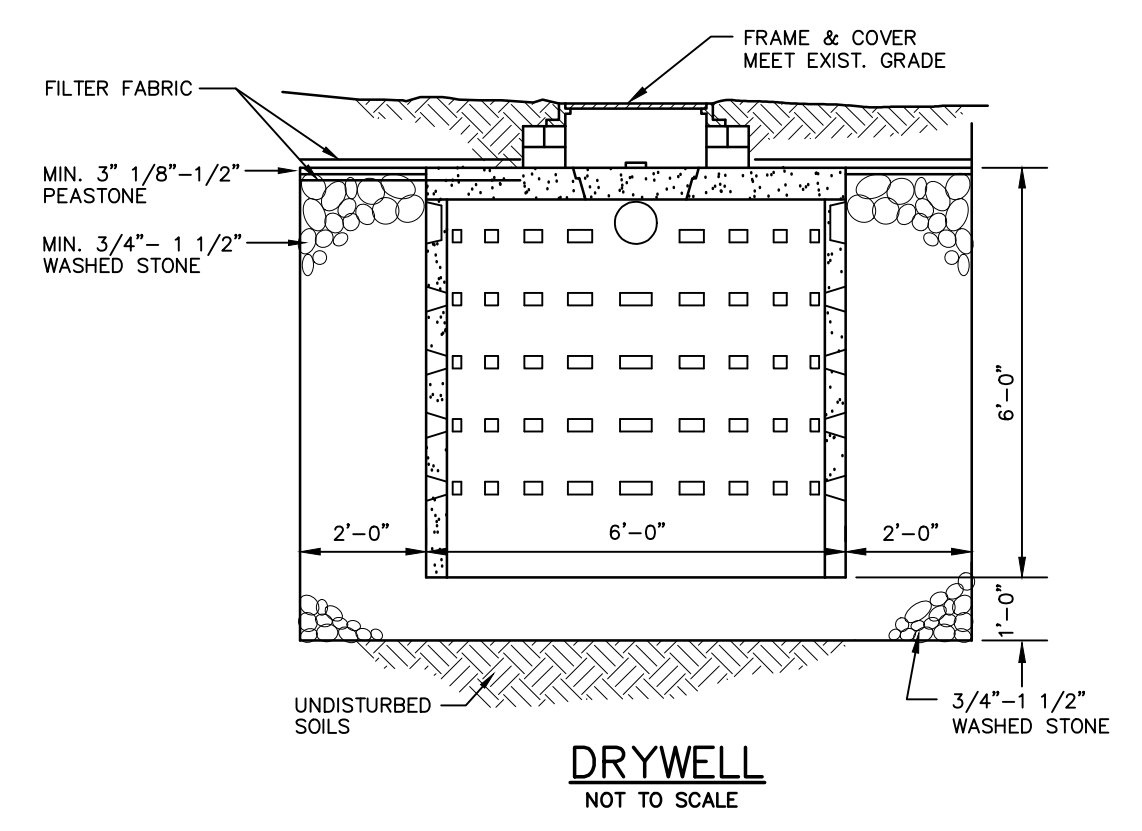
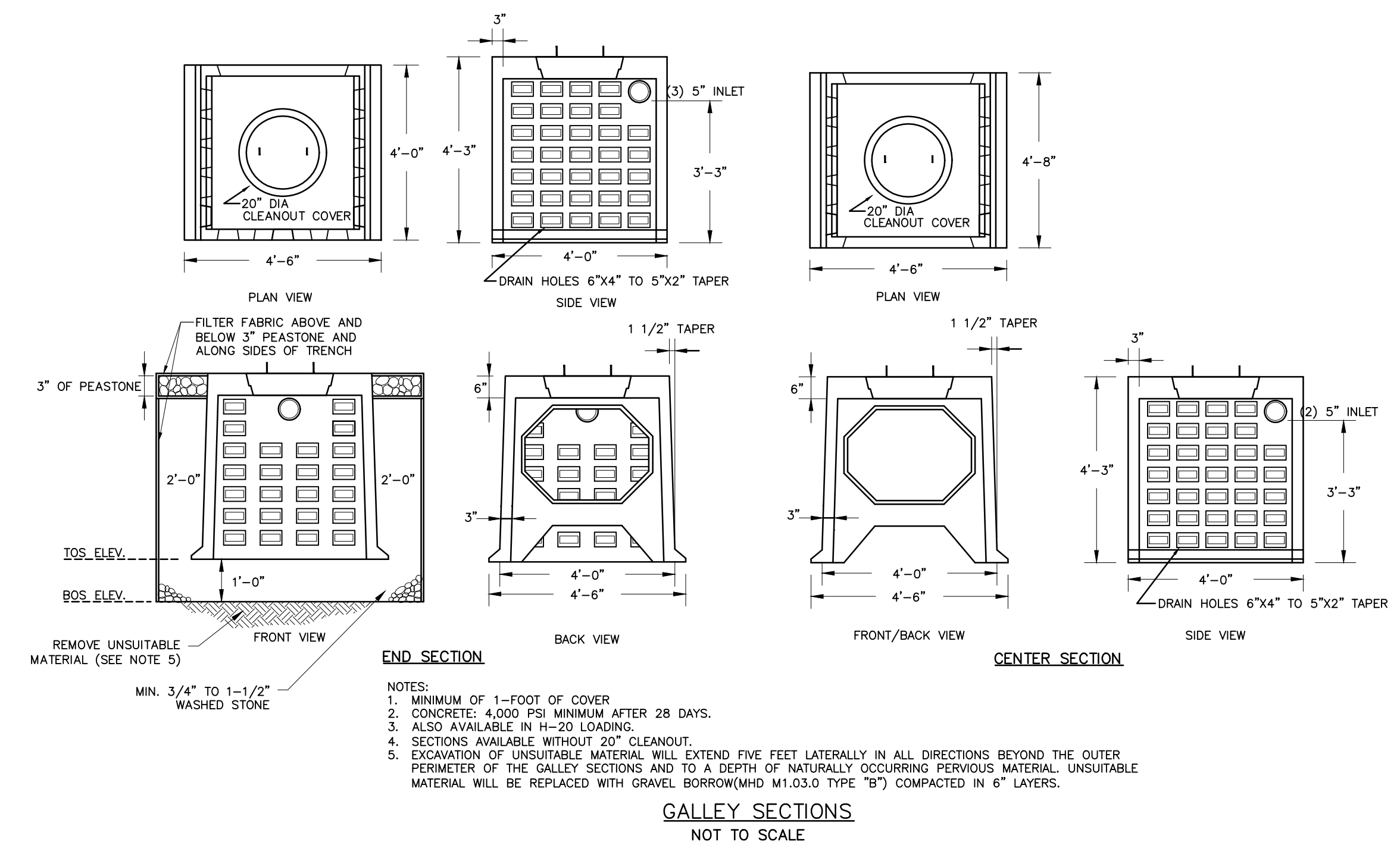
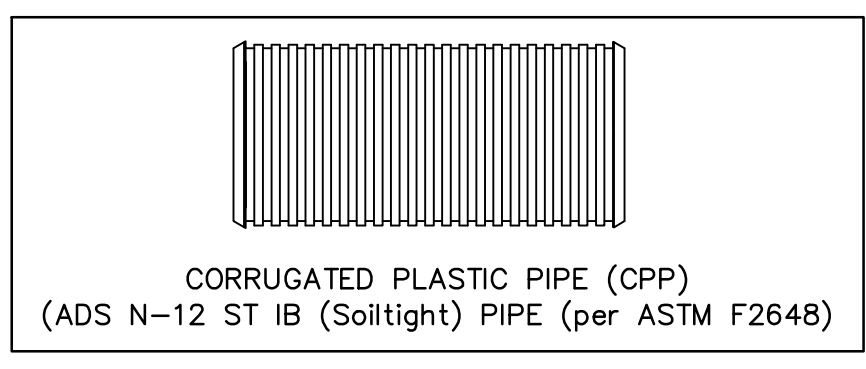
INCREASE IN IMPERVIOUS AREA
LOT AREA 10,419.0s.f.
4% OF LOT AREA (OR 400s.f. MAX.) 416.8s.f.
USE 400s.f. MAX.

2,771.6s.f. > 400.0s.f. ---> **DRAINAGE REQUIRED**

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
ZONE: BU-1	SUBMISSION: BUILDING PERMIT		
LOT AREA	10,000s.f.	10,419±s.f.	N/C
LOT FRONTAGE	80.0'	105.31'	N/C
FRONT SETBACK	AVERAGE **	12.7' *	N/C
SIDE SETBACK	1/2 BLDG HT OR 15' ***	12.6' *	9.9'
REAR SETBACK	1/2 BLDG HT OR 15' ***	22.3'	20.3'
BUILDING HEIGHT MAIN BUILDING	24'/2 STORY 36'/3 STORIES	39.99' *	40.36' * 3 STORIES
AVERAGE GRADE MAIN BUILDING		68.93	68.56
BUILDING HEIGHT CARRIAGE HOUSE	24'/2 STORY 36'/3 STORIES	-	25.67' 2 STORIES
AVERAGE GRADE CARRIAGE HOUSE		-	69.68

* DOES NOT MEET REQUIREMENTS
** AVERAGE FRONT SETBACK: (20.2'+25.0')/2=22.6'
*** 1/2 BUILDING HEIGHT = 39.99'/2=19.99'



**TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS**
SHOWING PROPOSED CONDITIONS
AT #68 CHESTNUT STREET
SCALE: 1in.=10ft. DATE: AUGUST 21, 2020
REVISED: OCTOBER 9, 2020
PROJECT: 220112

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132 ADAMS STREET, 2ND FLOOR, SUITE 3 NEWTON, MA 02458 (617) 332-8271
SHEET 1 OF 2

