

Nadia Khan

From: David A. Olson
Sent: Monday, October 5, 2020 10:42 AM
To: City Council
Cc: Nadia Khan
Subject: FW: 432 Dedham Street Special Permit Proposed Plan & Revised "By Right" Plan
Attachments: 2 Lots By Special Permit Proposal 10-3-2020.pdf; 2 Lots Street View By Special Permit Proposal 10-3-2020.pdf; 1 Lot By Right 10-3-2020.pdf

From: David Geffen <david@geffenc.com>
Sent: Sunday, October 4, 2020 12:49 PM
To: David A. Olson <dolson@newtonma.gov>
Cc: David Geffen <david@geffenc.com>
Subject: FW: 432 Dedham Street Special Permit Proposed Plan & Revised "By Right" Plan

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

Happy Sunday David,
Councilor Lipof has asked me to forward you this email.
It is the most recent plans and email text sent by me to all 24 councilors.
Rick will be presenting this on 2nd call Monday night.
He has asked if you would kindly have the 3 attachments as well as the text of my email ready to share on your screen at this hearing.
P.S. Please confirm receipt so I know that this reached you.
Respectfully,
David Geffen

David Geffen, Manager
David Geffen Const. Co. LLC
P.O. Box 222
Waban, MA 02468
617-966-3525
David@GeffenCC.com

From: David Geffen <david@geffenc.com>
Sent: Saturday, October 3, 2020 8:07 PM
To: David Geffen <david@geffenc.com>
Cc: hryan@newtonma.gov; dkalis@newtonma.gov; lbaker@newtonma.gov; rwgrossman@newtonma.gov; bnoel@newtonma.gov; vdanberg@newtonma.gov; bhumphrey@newtonma.gov; Deb Crossley <dcrossley@newtonma.gov>; lgentile@newtonma.gov; jkrantz@newtonma.gov; jmalakie@newtonma.gov; pwright@newtonma.gov; enorton@newtonma.gov; salbright@newtonma.gov; aleary@newtonma.gov; acicconejr@newtonma.gov; jauchincloss@newtonma.gov; msgreenberg@newtonma.gov; akelley@newtonma.gov; cmarkiewicz@newtonma.gov; adowns@newtonma.gov; abowman@newtonma.gov; mlaredo@newtonma.gov; rlipof@newtonma.gov
Subject: 432 Dedham Street Special Permit Proposed Plan & Revised "By Right" Plan

Subject: 432 Dedham Street Special Permit Proposed Plan & Revised “By Right Plan”

Good Evening Councilors.

What is before you is a decision on what is to be developed on the large level yard in front of 432 Dedham Street.

In both scenarios, this beautiful existing 1890 Victorian style home will remain and be well-preserved. It is my understanding that my previous two attempts to illustrate what will be built “By Right”, should the Council vote no on my Special Permit proposal, were not conveyed clearly enough. I hope this third attempt provides the clarity needed to make an informed decision.

As I stated in my previous email, this option is not my first choice, nor do I think it’s the best option for the City of Newton. I acknowledge that a concern of the Land Use Committee’s was wanting to ensure that the Council’s Climate Action goals are furthered, and while I’m unable to go back to the drawing board on the special permit proposal, I am committed to engaging an arborist and a landscape architect should the special permit be granted at the Council meeting this coming Monday, October 5th.

Regardless of your decision, know that I appreciate your consideration and will be content with the outcome, whether that is to move forward with the special permit proposal, or to move forward with the “By Right” plan. However, I sincerely hope that you will vote yes on my special permit proposal. I truly believe it’s the best plan for the City of Newton and 432 Dedham Street.

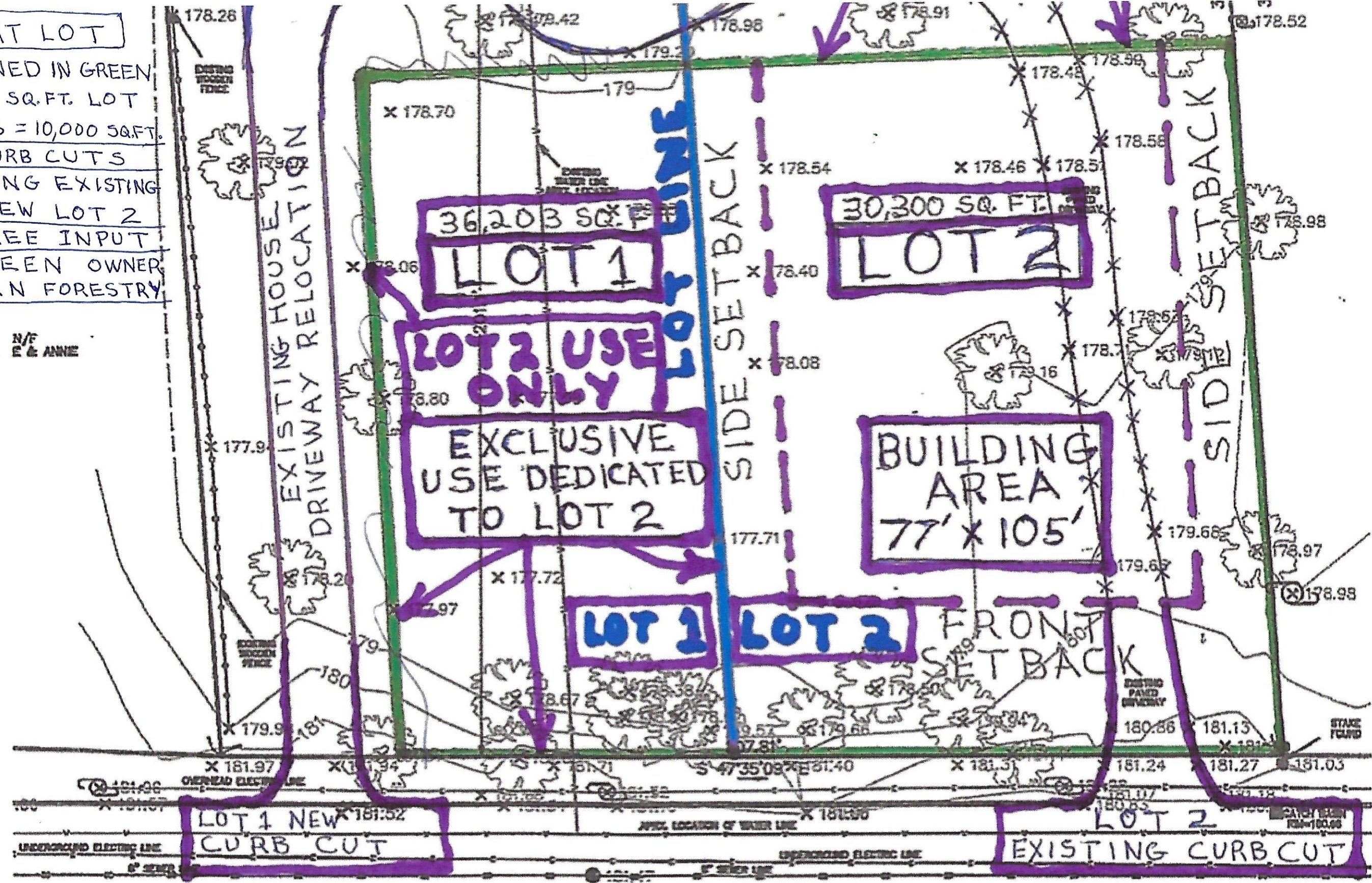
Please do not hesitate to reach out if you have any questions, or would like further explanation of the “By Right” plan or the special permit proposal.

**Respectfully,
David Geffen
david@geffenc.com
617-966-3525**

BY RIGHT LOT

OUTLINED IN GREEN
30,300 SQ. FT. LOT
FAR .33 = 10,000 SQ. FT.
TWO CURB CUTS
SERVING EXISTING
AND NEW LOT 2
NO TREE INPUT
BETWEEN OWNER
+ URBAN FORESTRY

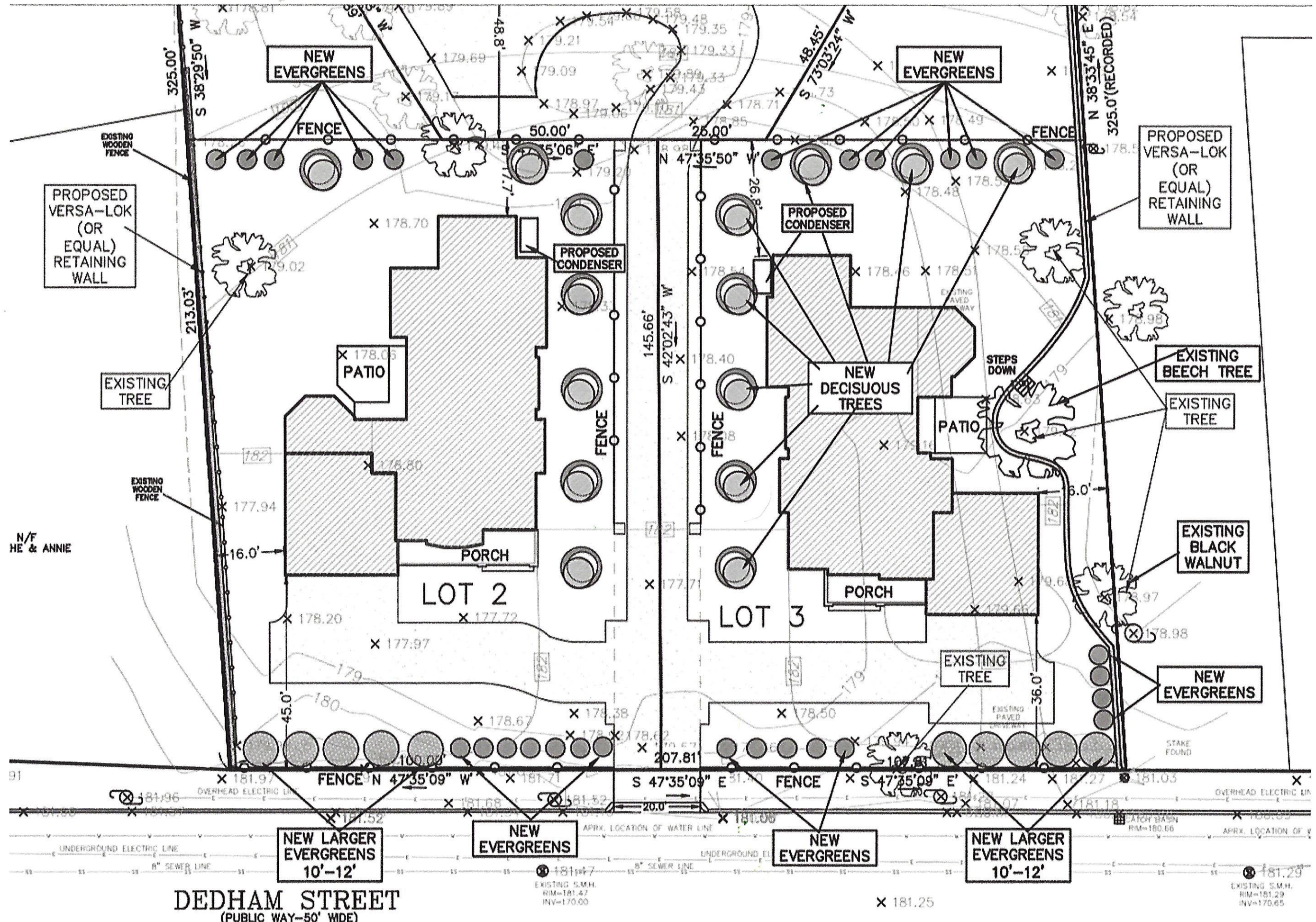
N/F
E & ANNE



432 DEDHAM STREET
(PUBLIC WAY-50' WIDE)

AS OF RIGHT PLAN

REVISED OCT. 1, 2020



DEDHAM STREET
(PUBLIC WAY-50' WIDE)

CATCH BASIN
RIM=180.58



ELEVATIONS WITH TREESCAPE ALONG DEDHAM STREET

1/16" = 1'-0"
2' 10' 20'
JUNE 10 2020

PROPOSED RESIDENCES AT 432 DEDHAM STREET NEWTON MA

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