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E-Mail: sjbuchbinder@sab-law.com

October 27, 2020

BY HAND

Ms. Nadia Khan Chief Committee Clerk Newton City Council 1000 Commonwealth Avenue Newton, MA 02459-1449

Re: Petition of Winchester 66, LLC/66 Winchester Street

Dear Nadia,

Enclosed please find the following materials relative to the above matter:

- 1. Special permit application.
- 2. General permit application.
- 3. Copy of the zoning review memorandum dated October 13, 2020.
- 4. Site plan prepared by Mistry Associates, Inc. dated September 23, 2020.
- 5. Two photographs of the parking area located at the front of the property.

I have also enclosed a CD containing an electronic copy of the aforementioned plan as well as a check in the amount of \$750.00 representing the filing fee.

Please feel free to call me if you have any questions respecting the foregoing.

Sincerely,

Heve

Stephen J. Buchbinder

SJB

enclosures

cc: (By Email, w/enclosures)

Ms. Jennifer Caira, Deputy Director of Planning and Development

Mr. Michael Gleba, Senior Planner

Mr. John Daghlian, Associate City Engineer

Jonah M. Temple, Assistant City Solicitor

Deputy Chief Israel Jimenez, Newton Fire Department

Mr. Alan Starr

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a 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 5.1.4.A, 5.1.7.A, 5.1.7.C			ANCES FRO	OM WHICH RELIEF	IS REQUESTED:			
PETITION FOR:	 ☑ Special Permit/Site Plan Approval ☐ Extension of Non-Conforming Use and/or Structure ☐ Site Plan Approval 							
STREET	66 Win	chester Street		WARD	5			
SECTION(S)	83	BLOCK(S)	003	LOT	(S)0046			
APPROXIMATE SQUA	RE FOO	TAGE (of property)	20,059	zon	EDMU2			
O BE USED FOR: Commercial building								
CONSTRUCTION:	Mixed r	naterials		Market Control of the	· · · · · · · · · · · · · · · · · · ·			
proposed alteration deli a curb cut at the southe onto Winchester Street.	neates to rn end o The pro	wo striped parking stalls f the site and exit through posed alteration reduce	s, creates a gh a curb cu es the total r	one-way traffic aisle it at the northern en number of parking s	e so that cars enter the site through d, and eliminates cars backing out talls on the property from sixteen ing: (i) total number of parking stalls			
		-						
required pursuant to Section 5.1.4.A; (ii) parking stall setback requirements of Section 5.1.7.A and Section 4.2.3; and (iii) entrance and exit drive width requirements of Section 5.1.7.C, all pursuant to Section 5.1.13. Petition #24-20 is currently								
					he building. The parking calculation			
for the proposed alterati					The building. The parking calculation			
the City Council in connection of the Ci	ection w	ith this application.	s of the Zon	ing Ordinance and r	rules of the Land Use Committee of			
	•	Street, Newton, MA 024	61					
TELEPHONE	N/A		_E-MAIL	N/A				
ATTORNEY Stephen J. ADDRESS 1200 Walnu TELEPHONE 617-965-	t Street,			67	<u>b-law.com</u>			
	r, its Mana	ger duly authorized	31		Planning & Development Department Endorsement			
	N/A		E-MAIL	N/A				



City of Newton, Massachusetts

Department of Planning and Development 1000 Commonwealth Avenue, Newton, Massachusetts 02459 Telephone (617) 796-1120 Telefax (617) 796-1086 www.newtonma.gov

Barney Heath Director

Ruthanne Fuller Mayor

GENERAL PERMIT APPLICATION

PROJECT #:	ZONING DIST	RICT:_	MU-2	_DATE RECI	EIVED:		
PROJECT DESCRIPTION:	Alteration of parking area	a at front	of site.				
PROPERTY LOCATION INFOR	MATION						
STREET ADDRESS: 66 Winchester Street CITY/ZIP:							
LEGAL DESCRIPTION (SECTION, BLOCK, LOT):			02461 Section 83, Block 003, Lot 0046				
PROPERTY OWNER INFORMA							
NAME: Winchester 66, LLC		PHONI	₹:	N/A			
MAILING ADDRESS: 66 Winch	ester Street Newton Ma				N/A		
PROPERTY OWNER CONSENT	ostor otroot, fromton, fun	1 02 101		E ADDALESS.			
I am (we are) the owner(s) of the propert 1. This application for a land use permit 2. I (we) grant permission for officials and X Stephen J. Buchbinder, E Alan M. Starr, Manager,	or administrative approval and employees of the City of thirder squire, Attorney for	for develop	ment on	my (our) propert ny property for th	y is made with my permission are purposes of this application. • - 26 - 2 • (Date)		
NOTICE: The City of Newton staff may prior to any visit. Further, members of a					rs and will attempt to contact the applicant/age		
APPLICANT/AGENT INFORMA	TION						
NAME: Stephen J. Buchbinder, Esqu	ire, Schlesinger and Bu	chbinder,	LLP				
BUSINESS PHONE: 617-965-3500	CELL	PHONE:	617-53	8-7392			
MAILING ADDRESS: 1200 Waln	ut Street, Newton, MA 0	2461-126	7	E-MAIL AD	DRESS: sjbuchbinder@sab-law.com		
X Application Agent Signature)	10 -26-	2 0					
(Application Agent Signature)				(Date)	,		
must also be legally authorized to make d		roperty Ow	ner(s) in	regards to the app			
Zoning Review Application Administrative Site Plan Review			Comprehensive Variance Applic				
	Sign Permit		1 001 100	pp			
Administrative Site Plan Review			Histo	ric Preservation	Review		
Administrative Site Plan Review				ric Preservatior ervation Comm			
Administrative Site Plan Review Sign Permit			Conse				