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BY ELECTRONIC DELIVERY

Mr. Michael Gleba
Senior Planner
Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition # 24-20, 66 Winchester Street

Dear Michael,

We are writing to address your concerns about the parking at 66 Winchester Street (the "Property") and to clarify how the reconstruction of Highland Avenue by the Massachusetts Department of Transportation will affect the Property.

We believe there are an adequate number of parking spaces on the Property to accommodate Olympia Fencing Center, Inc. as a tenant. There are presently sixteen parking spaces located on the Property, which is sufficient to meet the needs of Boston Showcase Company and Calvin Chin's Martial Arts Academy. As previously discussed, Boston Showcase only uses parking spaces from 9:00 AM to 5:00 PM, Monday through Friday, and all Olympia Fencing School classes will be held after 5:00 PM on weekdays or on weekends. Because the business hours of Boston Showcase and Olympia Fencing School will not overlap, all the parking spaces used by Boston Showcase will be available to Olympia Fencing School during class hours.

Additionally, there are more than ninety public parking spaces located behind 66 Winchester Street along the Newton Highland Playground. The entrance to the fencing school will be located at the rear of the building, so even if all parking spaces behind the building are in use, students and parents will be able to park in the public spaces and walk directly to the fencing school entrance. A picture of the area behind the building is attached to show the availability of public parking along the playground.

The Massachusetts Department of Transportation (the "DOT") project along Winchester Street is not expected to cause any practical issues with respect to the number of parking spaces on the Property. Attached please find the preliminary DOT plan showing the proposed conditions along Winchester Street once reconstruction is complete, which includes changes to the Property. We have

Mr. Michael Gleba
April 28, 2020

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added a red box to the plan to highlight the Property. As you can see from the plan, there will be two curb cuts and a sidewalk in front of the building. That will be an improvement over the current conditions, as the sidewalk and the curb cuts have fallen apart (see attached picture of the front of the building). From the plan you can see that the distance from the front of the building to the sidewalk will be thirteen feet along the northerly side of the property and twenty-five feet along the southerly side of the property. The measurements as shown on the plan allows for seven cars to be parked in front of the building in the manner shown on the revised site plan of 66 Winchester Street submitted on March 27, 2020.

It is important to note that the dashed line across the Property on the DOT plan represents a taking of air rights above the Property along Winchester Street, but not a taking of the land. However, even taking the view that the dashed lined represents a taking of the land along Winchester Street, there would be nine feet from the building to property line along the northerly side of the property and twenty feet from the building to property line along the southerly side. That would likely result in a reduction of two or three parking spaces from the front of the building. Rather than the current condition of seven parking spaces in front of the building and sixteen spaces total, there would be four or five parking spaces in front of the building and thirteen or fourteen spaces total. Even thirteen or fourteen parking spaces on site, combined with the number of public parking spaces located behind the building, leaves enough supply to satisfy the requirements of all the tenants, including Olympia Fencing School.

We hope that this letter helps to address your concerns about the parking, specifically with respect to the front of the building. If you would like additional information or have further questions prior to the May 5th public hearing, please feel free to contact us.

Sincerely,

Stephen J. Buchbinder/mer

Stephen J. Buchbinder

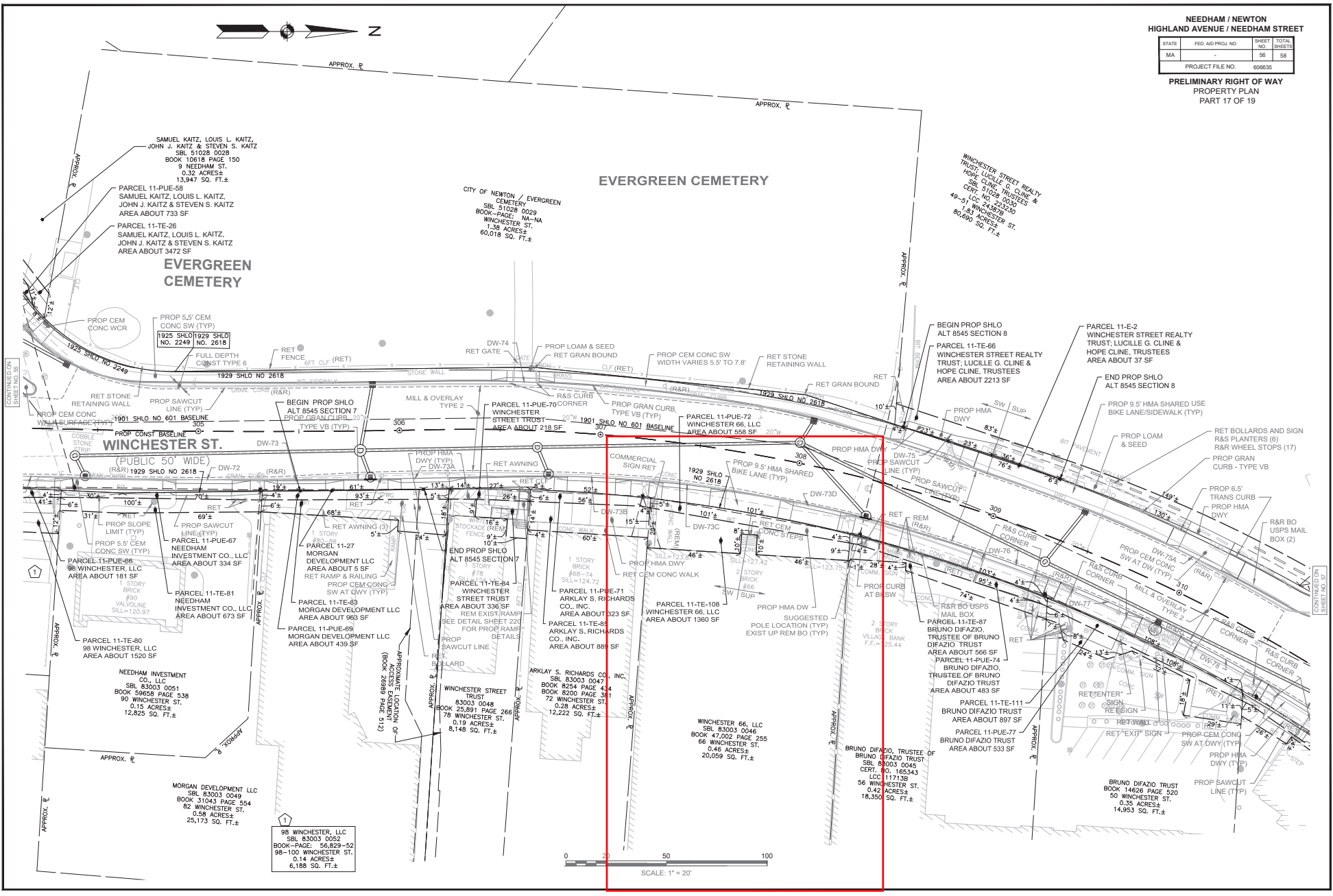
SJB/mer
enclosures

cc: (By Email)
Mr. Alan Starr
Mr. Andrew Starr
Mr. Matthew Starr
Peter F. Harrington, Esquire
Ms. Nadia Khan
Jonah Temple, Esquire
Councilor Richard A. Lipof
Councilor Andrea Kelley
Councilor Maria Scibelli Greenberg
Councilor Jacob D. Auchincloss
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Councilor Andrea Downs
Councilor Alicia G. Bowman
Councilor Marc C. Laredo

**NEEDHAM / NEWTON
HIGHLAND AVENUE / NEEDHAM STREET**

STATE	FED AID PROJ NO.	SHEET NO.	TOTAL SHEETS
MA		58	58
PROJECT FILE NO. 606635			

**PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
PART 17 OF 19**



EVERGREEN CEMETERY

EVERGREEN CEMETERY

WINCHESTER ST.

(PUBLIC 50' WIDE)

