

## Nadia Khan

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**From:** Alicia Bowman  
**Sent:** Wednesday, April 29, 2020 12:33 PM  
**To:** Michael Gleba; Andrea W. Kelley  
**Cc:** Rick Lipof; Nadia Khan  
**Subject:** Re: Petition #24-20, 66 Winchester Street

It appears that this plan has drivers having to either turn onto the sidewalk to get to the curb cut or drive out over the curb. I would like to request that whatever plan is presented is reviewed by Jason Sobel before the meeting. Thank you.



Alicia Bowman  
Councilor at Large, Ward 6 (Newton Centre & Newton Highlands)  
City of Newton, Massachusetts  
[abowman@newtonma.gov](mailto:abowman@newtonma.gov)  
617-257-8270

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**From:** Michael Gleba <mgleba@newtonma.gov>  
**Sent:** Wednesday, April 29, 2020 12:19 PM  
**To:** Andrea W. Kelley <akelley@newtonma.gov>; Alicia Bowman <abowman@newtonma.gov>  
**Cc:** Rick Lipof <rlipof@lipofres.com>; Nadia Khan <nkhan@newtonma.gov>  
**Subject:** RE: Petition #24-20, 66 Winchester Street

Hello Councilors,

Thank you for your messages.

As I'm not sure what the last plan you might have seen would be, I've attached one dated 3/3/2020. It indicates parking in the rear with a canopy (photo also attached) at the back entrance. The plan also shows parking in the front configured in a manner that I suspect might not be compatible with the coming changes to the Winchester right-of-way and curb cut (e.g., it's unclear to me how the circulation would work). I have asked the property owner's attorney whether a plan showing the ultimate front parking configuration is available- I'll let you know ASAP what the response is.

Please let me know if I can provide any additional info.

Best.

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**From:** Andrea W. Kelley <akelley@newtonma.gov>  
**Sent:** Wednesday, April 29, 2020 11:56 AM  
**To:** Alicia Bowman <abowman@newtonma.gov>; Michael Gleba <mgleba@newtonma.gov>

**Cc:** Rick Lipof <rlipof@lipofres.com>; Nadia Khan <nkhan@newtonma.gov>

**Subject:** Re: Petition #24-20, 66 Winchester Street

and the rear parking too please. As I recall, the last plan did not show a really easily visible and accessible entry for customers from the rear of the building.

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**From:** Alicia Bowman <[abowman@newtonma.gov](mailto:abowman@newtonma.gov)>

**Sent:** Wednesday, April 29, 2020 11:53 AM

**To:** Michael Gleba <[mgleba@newtonma.gov](mailto:mgleba@newtonma.gov)>

**Cc:** Rick Lipof <[rlipof@lipofres.com](mailto:rlipof@lipofres.com)>; Andrea W. Kelley <[akelley@newtonma.gov](mailto:akelley@newtonma.gov)>; Nadia Khan <[nkhan@newtonma.gov](mailto:nkhan@newtonma.gov)>

**Subject:** Fw: Petition #24-20, 66 Winchester Street

Mr. Gleba - In preparation for this item coming back before Land Use, do you know if there is a site plan that shows the parking planned for the front of this building after the reconstruction of the street? Thank you.



Alicia Bowman

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*City of Newton, Massachusetts*

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**From:** Jason Sobel <[jsobel@newtonma.gov](mailto:jsobel@newtonma.gov)>

**Sent:** Wednesday, April 29, 2020 8:29 AM

**To:** Alicia Bowman <[abowman@newtonma.gov](mailto:abowman@newtonma.gov)>

**Cc:** Andreae Downs <[adowns@newtonma.gov](mailto:adowns@newtonma.gov)>; Andrea W. Kelley <[akelley@newtonma.gov](mailto:akelley@newtonma.gov)>; Nicole Freedman <[nfreedman@newtonma.gov](mailto:nfreedman@newtonma.gov)>

**Subject:** RE: Petition #24-20, 66 Winchester Street

Hello Councilor Bowman,

I don't think it's accurate to say that "the State is going to provide business parking in front of 66 Winchester Street when the road is reconstructed". But the MassDOT project will essentially maintain what is there today. However, instead of one very wide driveway in front of the entire building (the existing driveway opening is roughly 90 ft wide), the proposed conditions include two driveways, both 22 ft wide, with vertical curbing in between the driveways. The existing stairs in the middle of the front of the building will be retained. The proposed curb line is essentially in the same location as the existing curb line in this area. The distances between back of sidewalk and the existing building in the letter from Stephen Buchbinder are accurate.

Attached to this email are pages from the latest plans that I have from MassDOT, which were the 100% plans. This looks very similar to the preliminary DOT plan that the applicant provided. It's obviously a bit of a free for all now, and the proposed condition improves the driveway situation and provides better clarity to pedestrians, bicyclists, and drivers about the specific locations that cars may pull out of a driveway to enter the roadway. In regards to number of spaces that are actually feasible in front of the building, I haven't seen a specific plan on how the spaces would fit. I'd be concerned about vehicles parking north of the stairs as we don't want any parked vehicles encroaching into the sidewalk. And with the narrower driveways, there's less maneuverability room on the site behind the sidewalk.

Thanks,  
Jason

Jason S. Sobel, P.E., PTOE  
Director of Transportation Operations  
Department of Public Works  
City of Newton  
617-796-1476

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**From:** Alicia Bowman <[abowman@newtonma.gov](mailto:abowman@newtonma.gov)>  
**Sent:** Tuesday, April 28, 2020 4:31 PM  
**To:** Jason Sobel <[jsobel@newtonma.gov](mailto:jsobel@newtonma.gov)>; Nicole Freedman <[nfreedman@newtonma.gov](mailto:nfreedman@newtonma.gov)>  
**Cc:** Andreae Downs <[adowns@newtonma.gov](mailto:adowns@newtonma.gov)>; Andrea W. Kelley <[akelley@newtonma.gov](mailto:akelley@newtonma.gov)>  
**Subject:** Fw: Petition #24-20, 66 Winchester Street

Good afternoon Jason and Nicole -

I hope this message finds you and your families well.

There is an item before Land Use for this property at 66 Winchester St. The petitioner had commented in a recent Land Use meeting that the State was going to provide his business parking in front when Winchester St was redone. Since it is different than what I remember being proposed here, can you please tell me what these plans show and if they are different than the original plans?

Thank you.



Alicia Bowman  
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**From:** Adam Schechter <[aschechter@sab-law.com](mailto:aschechter@sab-law.com)>  
**Sent:** Tuesday, April 28, 2020 1:45 PM  
**To:** Michael Gleba <[mgleba@newtonma.gov](mailto:mgleba@newtonma.gov)>  
**Cc:** Buchbinder, Stephen <[sjbuchbinder@sab-law.com](mailto:sjbuchbinder@sab-law.com)>; 'Alan Starr' <[astarr@bostonshowcase.com](mailto:astarr@bostonshowcase.com)>; 'Andy Starr' <[andy@bostonshowcase.com](mailto:andy@bostonshowcase.com)>; 'Matt Starr' <[matt@bostonshowcase.com](mailto:matt@bostonshowcase.com)>; 'Peter Harrington' <[pfh@hhmasslaw.com](mailto:pfh@hhmasslaw.com)>; Jonah Temple <[jtemple@newtonma.gov](mailto:jtemple@newtonma.gov)>; Nadia Khan <[nkhan@newtonma.gov](mailto:nkhan@newtonma.gov)>; Richard Lipof <[rlipof@newtonma.gov](mailto:rlipof@newtonma.gov)>; Andrea W. Kelley <[akelley@newtonma.gov](mailto:akelley@newtonma.gov)>; [mgreenberg@newtonma.gov](mailto:mgreenberg@newtonma.gov) <[mgreenberg@newtonma.gov](mailto:mgreenberg@newtonma.gov)>; Jacob D. Auchincloss <[jauchincloss@newtonma.gov](mailto:jauchincloss@newtonma.gov)>; Christopher J. Markiewicz <[cmarkiewicz@newtonma.gov](mailto:cmarkiewicz@newtonma.gov)>; Andreae Downs <[adowns@newtonma.gov](mailto:adowns@newtonma.gov)>; Alicia Bowman

<[abowman@newtonma.gov](mailto:abowman@newtonma.gov)>; Marc C. Laredo <[mlaredo@newtonma.gov](mailto:mlaredo@newtonma.gov)>

**Subject:** Petition #24-20, 66 Winchester Street

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

Dear Michael,

Attached please find correspondence from Steve together with additional materials related to the above referenced matter. Please let us know if you have any questions.

Best,

Adam



**Adam M. Schecter, Esq.**  
**Schlesinger and Buchbinder, LLP**  
1200 Walnut Street  
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