

Nadia Khan

From: Andrea W. Kelley
Sent: Wednesday, April 29, 2020 11:38 AM
To: Andreae Downs; Jason Sobel; Alicia Bowman; Rick Lipof
Cc: Nicole Freedman; Nadia Khan
Subject: Re: Petition #24-20, 66 Winchester Street

Andreae, yes the city councilors should receive this information, perhaps to Land Use Committee members first. We will benefit from Jason Sobel's comments too.

From: Andreae Downs <adowns@newtonma.gov>
Sent: Wednesday, April 29, 2020 9:31 AM
To: Jason Sobel <jsobel@newtonma.gov>; Alicia Bowman <abowman@newtonma.gov>
Cc: Andrea W. Kelley <akelley@newtonma.gov>; Nicole Freedman <nfreedman@newtonma.gov>
Subject: Re: Petition #24-20, 66 Winchester Street

This is very helpful, Jason.

Andrea—should we send this to Nadia to post with the other materials? It may help our colleagues.

Andreae Downs
Ward 5 City Councilor
At large

From: Jason Sobel <jsobel@newtonma.gov>
Sent: Wednesday, April 29, 2020 8:29:40 AM
To: Alicia Bowman <abowman@newtonma.gov>
Cc: Andreae Downs <adowns@newtonma.gov>; Andrea W. Kelley <akelley@newtonma.gov>; Nicole Freedman <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

From: Alicia Bowman <abowman@newtonma.gov>
Sent: Tuesday, April 28, 2020 4:31 PM
To: Jason Sobel <jsobel@newtonma.gov>; Nicole Freedman <nfreedman@newtonma.gov>
Cc: Andreae Downs <adowns@newtonma.gov>; Andrea W. Kelley <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
Councilor at Large, Ward 6 (Newton Centre & Newton Highlands)
City of Newton, Massachusetts
abowman@newtonma.gov
617-257-8270

From: Adam Schechter <aschechter@sab-law.com>
Sent: Tuesday, April 28, 2020 1:45 PM
To: Michael Gleba <mgleba@newtonma.gov>
Cc: Buchbinder, Stephen <sjbuchbinder@sab-law.com>; 'Alan Starr' <astarr@bostonshowcase.com>; 'Andy Starr' <andy@bostonshowcase.com>; 'Matt Starr' <matt@bostonshowcase.com>; 'Peter Harrington' <pfh@hhmasslaw.com>; Jonah Temple <jtemple@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>; Richard Lipof <rlipof@newtonma.gov>; Andrea W. Kelley <akelley@newtonma.gov>; mgreenberg@newtonma.gov

<mgreenberg@newtonma.gov>; Jacob D. Auchincloss <jauchincloss@newtonma.gov>; Christopher J. Markiewicz <cmarkiewicz@newtonma.gov>; Andreae Downs <adowns@newtonma.gov>; Alicia Bowman <abowman@newtonma.gov>; Marc C. Laredo <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. Schechter, Esq.
Schlesinger and Buchbinder, LLP
1200 Walnut Street
Newton, MA 02461
Office: (617) 965-3500
Fax: (617) 965-6824
Cell: (508) 561-3285

Nadia Khan

From: Andreae Downs
Sent: Wednesday, April 29, 2020 2:34 PM
To: Nadia Khan; Rick Lipof
Cc: Alicia Bowman
Subject: Fwd: Petition #24-20, 66 Winchester Street
Attachments: Pages from 606635 100% Volume 1.pdf; Pages from 606635 100% Volume 2.pdf

Please share Mr. Sobel's comments with other Land Use members and post to the project page.

I also have a question for the petitioner—can they provide a drawing of how the front parking will be arranged, and how drivers will access those spots?

And can our engineers evaluate the safety of same?

Andreae Downs
Ward 5 City Councilor
At large

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Fax: (617) 965-6824
Cell: (508) 561-3285

HIGHWAY GUARD DETAILS
NONE

TRAFFIC SIGNAL CONDUIT
SEE SHEET NO. 182 & 189

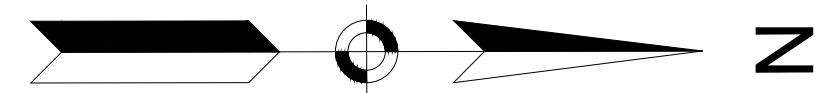
WATER SUPPLY ALTERATIONS
SEE SHEET NO. 131

DRAINAGE DETAILS
SEE SHEET NO. 131

NEEDHAM / NEWTON
HIGHLAND AVENUE / NEEDHAM STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	53	364
PROJECT FILE NO.		606635	

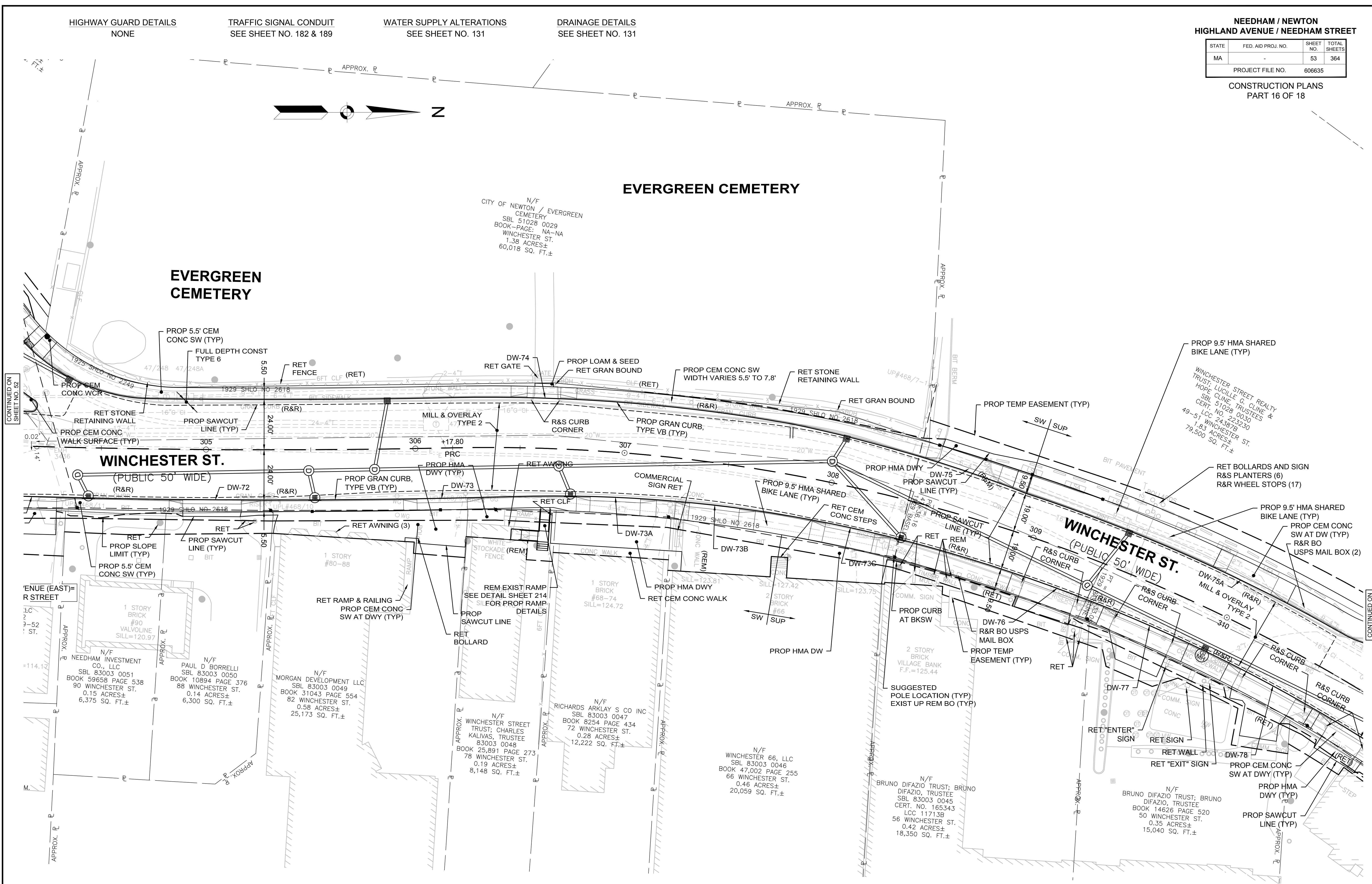
CONSTRUCTION PLANS
PART 16 OF 18



EVERGREEN CEMETERY

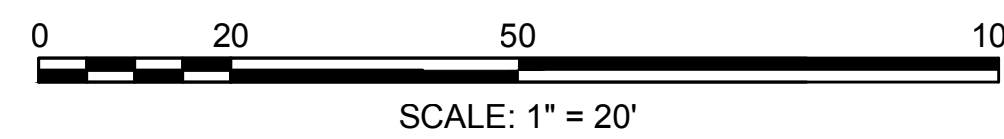
EVERGREEN CEMETERY

N/F
CITY OF NEWTON / EVERGREEN
CEMETERY
SBL 51028 0029
BOOK-PAGE: NA-NA
WINCHESTER ST.
1.38 ACRES±
60,018 SQ. FT.±



CONTINUED ON
SHEET NO. 52

CONTINUED ON
SHEET NO. 54



FOR PROFILE SEE SHEET NO. 71 & 72

606635_HDCONST PLANS 9-18).DWG Plotted on 3-May-2018 12:55 PM

NEEDHAM / NEWTON
HIGHLAND AVENUE / NEEDHAM STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	321	364
PROJECT FILE NO.		606635	

CROSS SECTIONS
WINCHESTER STREET
PART 9 OF 25

