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ADAM M. SCHECTER

1200 Walnut Street
Newton, Massachusetts 02461-1267
Telephone (617) 965-3500
www.sab-law.com

Email: sjbuchbinder@sab-law.com

June 15, 2020

BY EMAIL

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

Re: Petition # 24-20, 66 Winchester Street

Dear Michael,

We are writing again to address your concerns about the parking at 66 Winchester Street (the "Property"). Our client appreciates your concerns and has worked to come up with a solution to alleviate the need for cars to back onto Winchester Street when leaving the Property. As previously noted, the Massachusetts Department of Transportation ("MassDOT") is only taking air rights above the Property so that MassDOT can build power lines. The physical size of the parking area in front of the building will not change as a result of the taking. This outcome is consistent with the understanding of Jason Sobel, as stated in his April 29, 2020 email to Councilor Bowman that is now part of the record.

Our client proposes to alter the parking at the front of the building by creating four lined parking spaces parallel to the front of the same. Attached please find a site plan showing the proposed alterations. With four parallel parking spaces, cars can enter the property through the south curb cut, parallel park in one of the four spaces, and then exit the property through the north curb cut, with no need to back out onto Winchester Street. Since traffic would be one-way, the owner proposes to install an "Enter Only" sign at the south curb cut and an "Exit Only" sign at the north curb cut. The proposed layout also leaves room for a loading area directly in front of the entrance to the building.

While the proposed plan reduces the number of parking spaces on site from sixteen spaces to thirteen spaces, there are more than ninety public spaces behind the building, so there is an ample amount of parking spaces available to accommodate all employees and customers going to the building. Attached please find a picture showing the public parking spaces located directly behind the building. The loss of the three parking spaces at the front of the building is also outweighed by the improvements to safety for customers exiting the Property and the general public driving past the Property. A picture of the existing conditions in front of the building is attached to show the current

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condition of the curb cut and parking. As you can see, the curb cut is crumbling, there is no defined sidewalk, and the parking spaces in front of the building are not lined. Between the MassDOT work and the proposed changes to the parking on the Property, all of these issues should be remedied.

Additionally, in order to accommodate bikers and allow for safer access to the Property, our client has installed a bike rack behind the building. A picture of the bike rack is attached hereto. Because the bike rack is located behind the building, bikers will be able to enter and exit the property via Upland Avenue, which is far less trafficked than Winchester Street.

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, please feel free to contact us.

Sincerely,

Stephen J. Buchbinder/mer

Stephen J. Buchbinder

SJB/mer
enclosures

cc: (By Email)

Land Use Committee

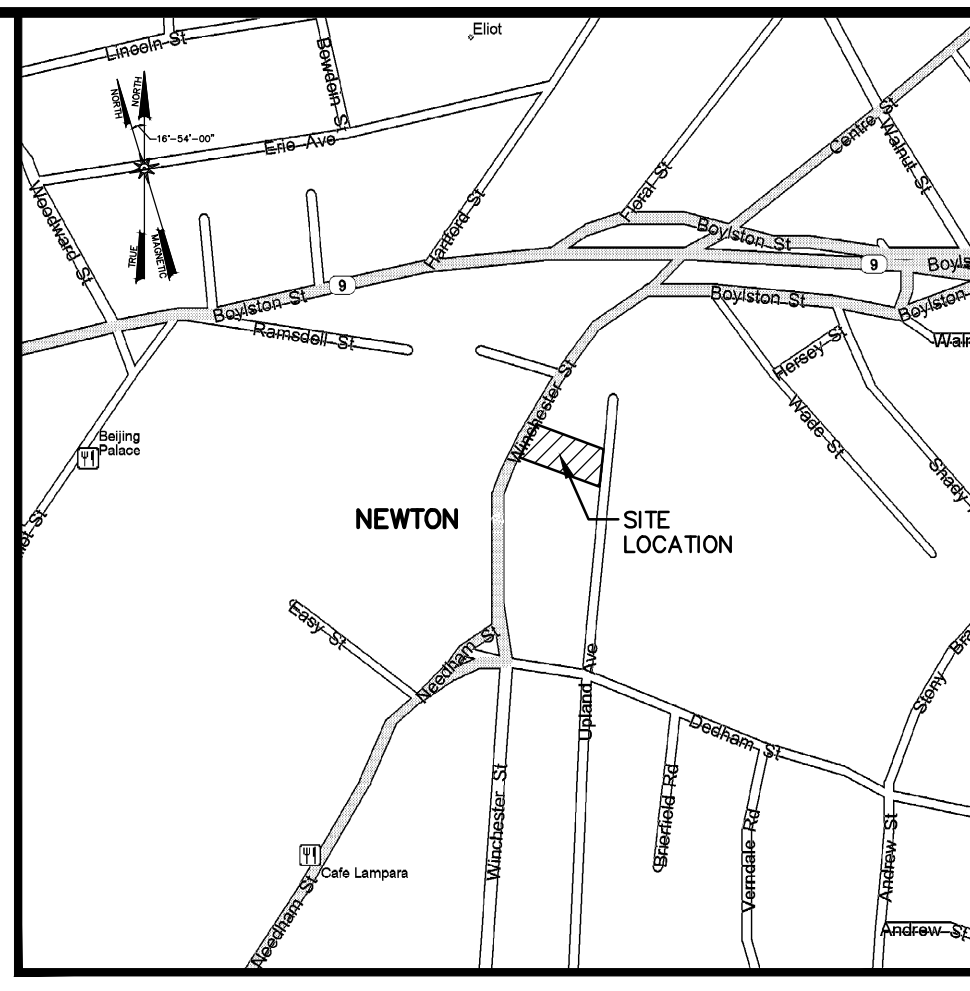
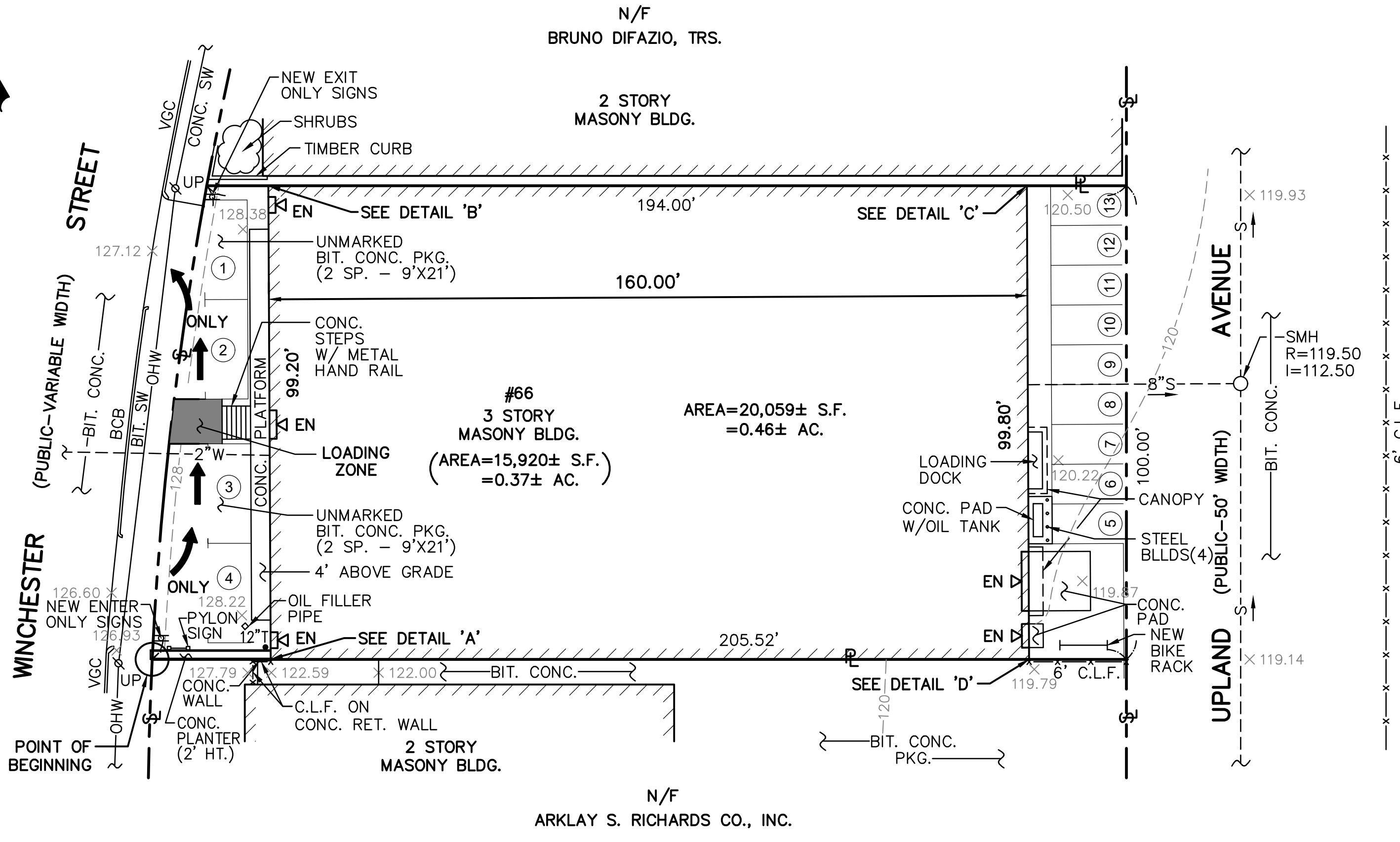
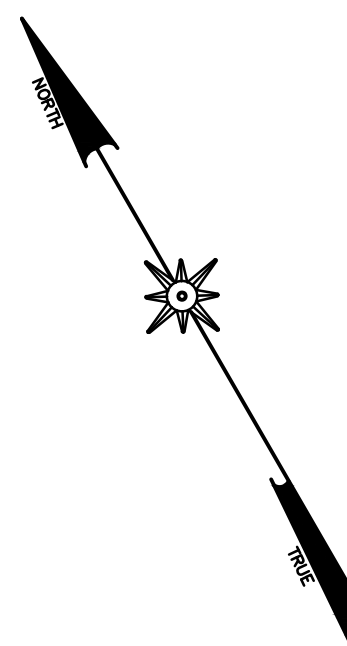
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LEGEND

- P — PROPERTY LINE
- S — STREET LINE
- - - EASEMENT LINE
- - - FLOOD LIMIT LINE
- PCC — PRECAST CONCRETE CURB
- BCC — BIT. CONC. CURB
- EOP — EDGE OF PAVEMENT
- EOG — EDGE OF GRASS
- x — x — CHAIN LINK FENCE
- o — o — WOOD FENCE
- - - S — SANITARY SEWER
- - - D — STORM DRAIN
- - - RD — ROOF DRAIN LINE
- - - W — WATER LINE
- - - FP — FIRE PROTECTION LINE
- - - G — GAS LINE
- - - E — ELECTRIC LINE
- - - T — TELEPHONE LINE
- OHW — OVERHEAD WIRE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- RD — ROOF DRAIN
- DS — DOWNSPOUT
- WMH — WATER MANHOLE
- TMH — TELEPHONE MANHOLE
- MH — MANHOLE
- C.O. — CLEAN OUT
- CB — CATCH BASIN
- TS — TRAFFIC SIGNAL
- UP — UTILITY POLE
- LP — LIGHT POLE
- WG — WATER GATE
- HYD. — HYDRANT
- FA — FIRE ALARM
- HVS — HEATING, VENTILATION AND AIR CONDITIONING SYSTEM
- GG — GAS GATE
- GM — GAS METER
- SP — SIGN POST
- BLLDS — BOLLARDS
- SB — STONE BOUND
- L/A — LANDSCAPED AREA W/ PLANTINGS
- R = — RIM ELEVATION
- I = — INVERT ELEVATION
- — SHRUBS
- BIT CONC. — BITUMINOUS CONCRETE
- 6" T — TREE
- R — RADIUS
- L — LENGTH
- x 122.00 — SPOT GRADE
- - - 122 — CONTOUR
- ② — PARKING SPACE COUNT



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) ZONE: MIXED USE 2 "MU-2"
 MINIMUM LOT SIZE: 10,000 Sq.Ft.
 MINIMUM LOT FRONTAGE: 80 ft.
 SETBACKS: Front 15.0 ft.
 Side 7.5 ft.
 Rear 0 ft.
 REFER TO THE CITY OF NEWTON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- 2) UNMARKED PARKING SPACES TO BE MARKED.
 BLDG. FRONT-4 SP. @ 9'x21'
 MARKED PARKING SPACES
 BLDG. REAR-9 SP. @ 8.25'x16'
- 3) LOT IS LOCATED IN FLOOD ZONE "X" (NO HAZARD)
 SEE FLOOD HAZARD MAP
 COMMUNITY PANEL NO. 25017C0554E DATED 6/4/2010
- 4) THE EXISTING BUILDING SHOWN ON THE SURVEY TRACT IS A PRE-EXISTING NON-CONFORMING USE.

ASSESSOR'S ID:

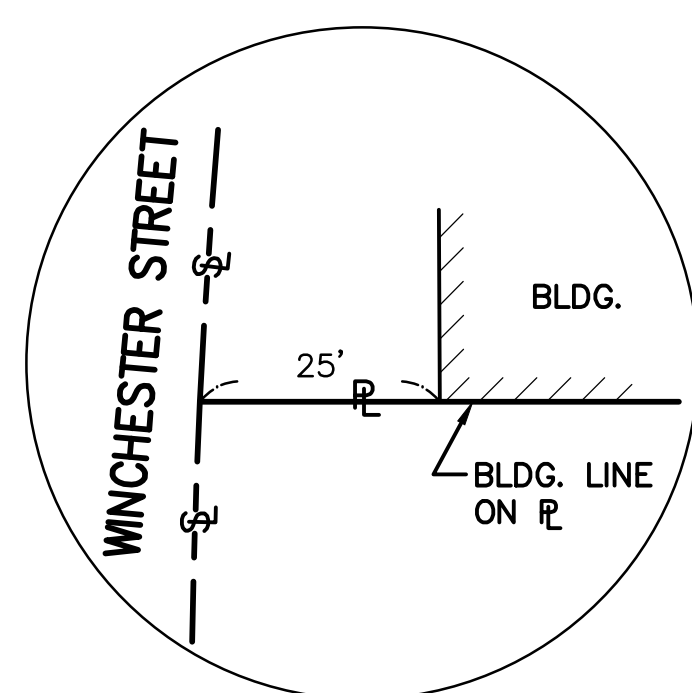
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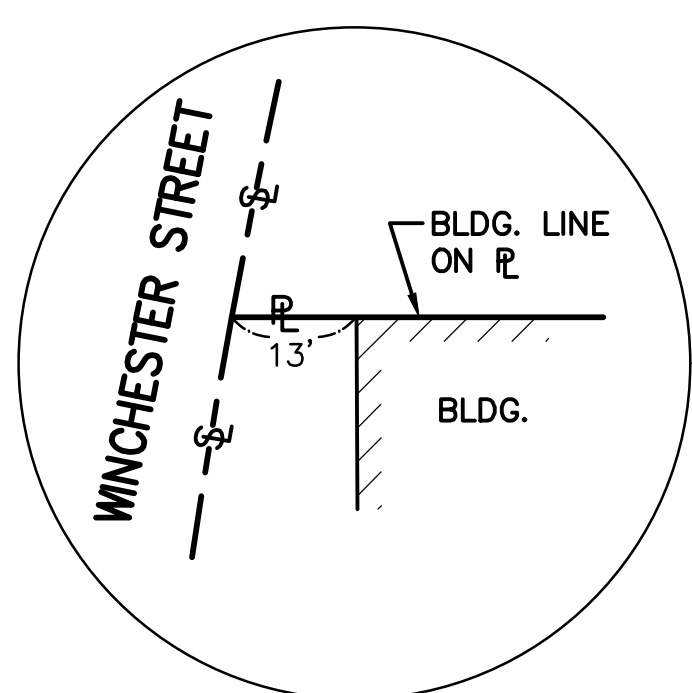
BOOK 25957, PAGE 015
BOOK 47002, PAGE 255

OWNER OF RECORD:

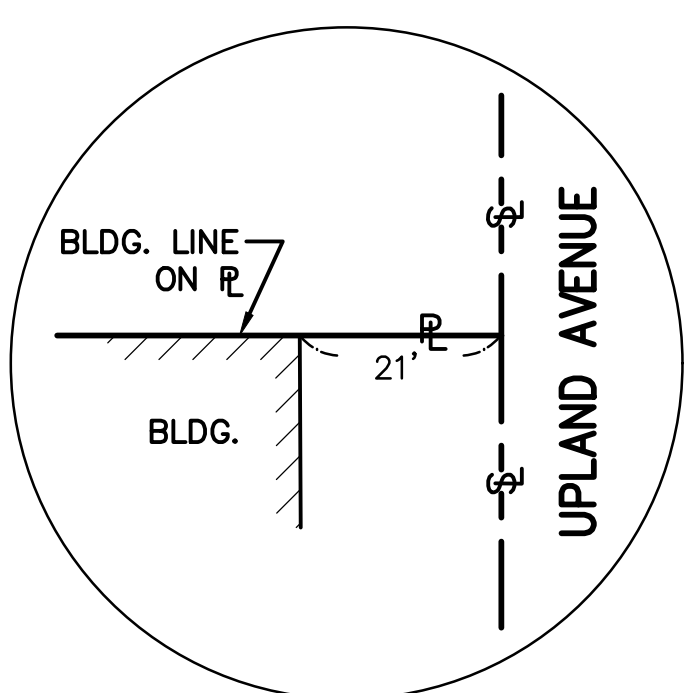
WINCHESTER 66 LLC
66 WINCHESTER STREET
NEWTON, MA 02461



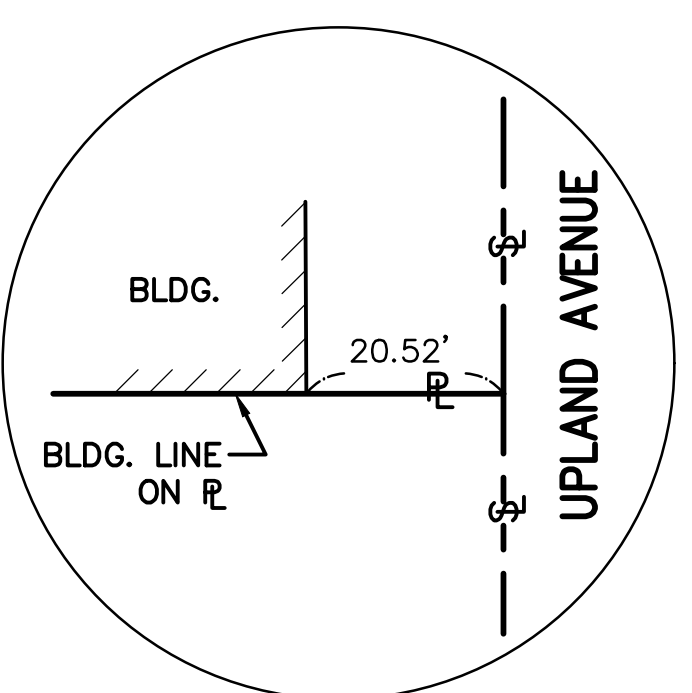
DETAIL 'A'
N.T.S.



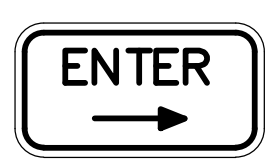
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N.T.S.



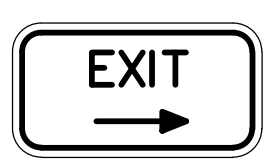
DETAIL 'C'
N.T.S.



DETAIL 'D'
N.T.S.



R5-I
24"x12"



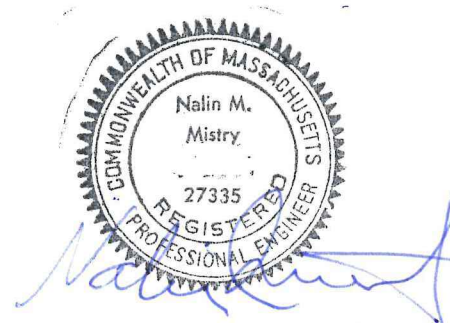
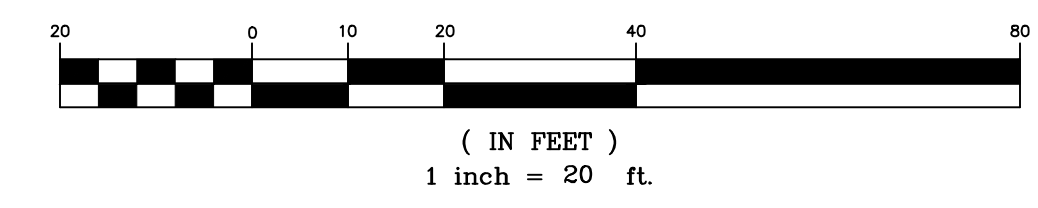
R5-E
24"x12"

SIGN DETAILS
N.T.S.

NOTES:

- 1) TWO SIGNS TO BE PLACED ON A 2" DIA. STEEL POST MIN. 6" HEIGHT CLEARANCE AT ENTER AND EXIT LOCATIONS AS SHOWN ON PLAN.
- 2) METAL SIGNS, BORDER AND LEGEND BLACK ON WHITE BACKGROUND.

GRAPHIC SCALE



SITE PLAN	
66 WINCHESTER STREET NEWTON, MA	
PREPARED FOR OLYMPIA FENCING CENTER, INC.	
Mistry Associates, Inc. 315 Main Street Reading, MA 01867 TEL: 781-944-6400 FAX: 781-948-9908	
JUNE 1, 2020	SCALE: 1"=20'





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