

January 30, 2020

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Clerk
Newton City Council Land Use Committee
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RE: 1089 Washington Street (the "Proposed Project")

Dear Ms. Caira and Ms. Khan:

On January 27, 2020, representatives of Ascend Mass, LLC (the "Applicant") met with City Councilors Kelley, Wright and Malakie, as well as nearby residents, to discuss the Proposed Project. We appreciate the time of the Councilors and the residents (the "Abutters"). Overall, the meeting was positive, and we were able to resolve a number of important issues. They are as follows:

1. **Turning Radius onto Cross Street.** The abutters requested a turning radius drawing for a fire apparatus exiting through the Cross Street emergency egress. A copy of same is being provided contemporaneous to this memorandum.
2. **Trash Operations.** The Applicant has agreed to restrict early morning trash operations and to ensure that all access to the site, including trash operations, will be controlled by authorized personnel.
3. **Perimeter Plantings.** The Applicant has agreed to provide a minimum of 4.5 feet total landscaping at the rear of the facility, and to increase the width of the bulb-out near Cross Street. In addition the Applicant has agreed to install a 6 foot cedar fence. A copy of a site plan is being provided contemporaneous to this memorandum.
4. **Snow Removal.** The Applicant has agreed to remove snow from the site rather than plow snow against the property line.
5. **Cross Street Emergency Egress.** The Applicant has agreed to restrict access only to emergency vehicles, and to prevent any public access, including pedestrian access, by installing a hinge/pivot gate and appropriate landscaping. A copy of a site plan depicting the gate is being provided contemporaneous to this memorandum.

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6. **Employee Parking and Travel Demand Management.** The Applicant has agreed to restrict onsite parking of employee vehicles. There will be an onsite parking monitor who will patrol within the property and ensure compliance with parking rules and regulations for all customers entering the facility.
7. **Contact.** The Applicant will provide a phone number and email to Abutters to contact for any complaints or issues.
8. **Subsequent Meetings.** The Applicant agrees to meet with the Abutters six (6) and twelve (12) months after operations to ensure compliance.
9. **Drainage.** The Applicant confirms the City of Newton's Department of Public Works has reviewed and accepted Applicant's drainage design.
10. **Traffic Counts for Cross Street.** The Applicant shall perform a base-level traffic count prior to operations as well as a traffic count after operations commence and present findings within one-year of operations commencing.

We appreciate the time your respective offices have spent on this matter. We hope that the City recognizes the efforts of The Applicant to meet the needs of the Abutters, as evidenced by multiple revisions to the Proposed Project, and the additional steps as referenced in this communication. Thank you.

Very truly yours,



Michael P. Ross