

City of Newton



Ruthanne Fuller
Mayor

Inspectional Services Department

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July 29, 2020

Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110
Michael Ross

Re: 1089 Washington Street/ 58 Cross Street permitting

Dear Mr. Ross:

I am in receipt of a letter of July 13, 2020 concerning changes to the approved Special Permit (#67-20) plans for the above property. The following changes are being requested:

1. Minor changes and additions of details added to the Proposed Site Plan, CS-101, as listed below:
 - a. Change in direction of the vinyl gates opening in the rain garden.
 - b. Addition of entrance and exit details for the building
 - c. Addition of loading area details for the building
 - d. Addition of stone armoring in the landscape/buffer zone
2. Additional details provided in the Details, CD 501-506, as listed below:
 - d. Details added in Details, CD 504:
 - i. Addition of Wheelchair ramp at Side Street Details
 - ii. Addition of ADA Ramp Details
 - iii. Addition of Sidewalk Through Driveway with Curb Return Detail
 - e. Details, CD 505:
 - i. Addition of Light Pole Details
3. Minor changes added to the Site Landscape Plan, LP 10, as stated below:
 - a. Addition of stone armoring in the Landscape/buffer zone, see 1.d. above.
4. Changes to floor plans and elevations:
Changes from the original special permit plans prepared by BKA/ Architects dated August 2, 2019 which lacked detail to building permit set A100-A102 and A300-A301.

- a. Changes to the Floor Plan as summarized below:
 - i. Removal of the consult room and addition of a security office;
 - ii. Removal of two window counters in the entry lobby;
 - iii. The layout of the point of sale counter has been detailed to reveal the total number of points of sale. There was no capacity limit placed on the number of units within the Special Permit;
 - iv. Change in layout of the fulfillment, cash office and vault areas;

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- v. Change in dimensions of the training room, managers office, and utility rooms; and
 - vi. Removal of wall between the kitchenette and break room.
- b. Changes to the elevations which include changes to Plan A02 of the Special Permit set to the plans A300 and A301 of the Building Permit plans. The changes from the placeholder name of "Boston Supply" to the "Ascend", the actual applicant's name, is insubstantial.
- i. Changes to the plans showing the glass block being replaced by transparent glass and other façade changes are insubstantial and have been agreed to by the Land Use Committee as well.

I find that the proposed changes to the Special Permit plans are essentially internal operational changes to the plans and are not substantial and do not involve any aspect of the zoning ordinance

I find that the changes to the external façade and the entrance and exit doors are insubstantial and are consistent with the intent and purpose of the Special Permit #41-19.

I hope this letter serves your purposes. Please contact this office if we can be of further assistance.

Sincerely,


John D. Lojek

cc: Anthony Ciccariello, Deputy Commissioner ISD
Neil Cronin, Senior Planner for Current Planning
Nadia Khan, Clerk, Land Use Committee