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August 3, 2020

Ms. Nadia Khan  
Committee Clerk  
Newton City Council  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Petition of Newton Walnut LLC/1149-1151 Walnut Street

Dear Nadia,

Enclosed please find an original special permit application and an original general permit application relative to the above matter consisting of the following:

1. Special permit application;
2. General permit application;
3. Copy of the July 15, 2020 Zoning Review Memorandum;
4. Inclusionary Zoning Plan;
5. Site Plan entitled "Plan of Land in Newton, MA 1149-1151 Walnut Street Proposed. Conditions" prepared by Everett M. Brooks Co. dated April 9, 2020 and revised May 26, 2020, consisting of one sheet;
6. Sets of plans and renderings prepared by The Architectural Team, Inc. dated July 31, 2020, consisting of eleven sheets as follows:
  - Site Plan
  - Existing Walnut Street Elevation
  - Landscape Plan
  - Parking and Basement Plan
  - Second Floor Plan
  - Third Floor Plan
  - Fourth Floor Plan
  - Building Elevations (2 sheets)
  - Rendered Perspective from Walnut Street (2 sheets)

I have enclosed a large (24 x 36) set of the aforementioned plans, a flash drive containing electronic copies, and a check in the amount of \$750.00 representing the filing fee.

**SCHLESINGER AND BUCHBINDER, LLP**

Ms. Nadia Kahn

August 3, 2020

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Please feel free to call me if you have any questions.

Very truly yours,



Alan J. Schlesinger

enclosures

cc: Barney Heath  
John Daghlian, Associate City Engineer  
Chris Talanian  
David Coughlan

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**SPECIAL PERMIT APPLICATION**

**TO THE NEWTON CITY COUNCIL**

The undersigned hereby makes application for a permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections..

**PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:**

4.2.2.B.1, 4.2.2.A.2, 4.2.5.A.3, 4.2.2.B.3, 4.2.5.A.2, 4.2.3, 4.2.5.A.2, 4.2.5.A.4.b, 4.2.5.A.4, 5.1.3.B, 5.1.4, 5.1.4.A, 5.1.8.A.1, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.C.1, 5.1.9.A, 5.1.9.B, 5.1.10, 5.1.13, 7.3.3, 7.4

- PETITION FOR:**
- Special Permit/Site Plan Approval
  - Extension of Non-Conforming Use and/or Structure
  - Site Plan Approval

STREET 1149-1151 Walnut Street WARD 6  
 SECTION(S) 52 BLOCK(S) 008 LOT(S) 0013 & 0014  
 APPROXIMATE SQUARE FOOTAGE (of property) 13,200 sf ZONED BU-2  
 TO BE USED FOR: Mixed- Use Residential and Commercial Building  
 CONSTRUCTION: See attached plans

EXPLANATORY REMARKS: The applicant proposes to demolish the buildings currently existing on the property and to construct a four-story mixed-use building with 26 residential units on floors two through four and commercial space on the first floor. Four units will be affordable to households earning up to 50-80% of Area Median Income, and one unit will be affordable to households earning up to 110% of Area Median Income, for a total of 5 inclusionary units. The applicant proposes to change the zoning district of the property from Business 2 to Mixed-Use 4 to allow construction of the project.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

**PETITIONER (PRINT)** Newton Walnut LLC  
 SIGNATURE By: [Signature], duly authorized  
 ADDRESS 137 Newbury Street, 9<sup>th</sup> Floor, Boston, MA 02116  
 TELEPHONE N/A E-MAIL N/A

**ATTORNEY** Alan J. Schlesinger, Esquire  
 ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267  
 TELEPHONE 617-965-3500 E-MAIL aschlesinger@sab-law.com

**PROPERTY OWNER** Newton Walnut LLC  
 SIGNATURE By: [Signature], duly authorized  
 ADDRESS 137 Newbury Street, 9<sup>th</sup> Floor, Boston, MA 02116  
 TELEPHONE N/A E-MAIL N/A

Planning & Development  
Department Endorsement



City of Newton, Massachusetts

Department of Planning and Development

1000 Commonwealth Avenue, Newton, Massachusetts 02459

Telephone (617) 796-1120
Telefax (617) 796-1086
www.newtonma.gov

Ruthanne Fuller Mayor

GENERAL PERMIT APPLICATION

Barney Heath Director

PROJECT #: ZONING DISTRICT: BU-2

DATE RECEIVED:

PROJECT DESCRIPTION: Construction of a 26 unit mixed-use building

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 1149-1151 Walnut Street CITY/ZIP: 02461

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 52 008 0013 and 52 008 0014

PROPERTY OWNER INFORMATION

NAME: Newton Walnut LLC PHONE: N/A ALT. PHONE: N/A

MAILING ADDRESS: 137 Newbury Street, 9th Floor, Boston, MA 02116 E-MAIL ADDRESS: N/A

PROPERTY OWNER CONSENT

- I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X By: Newton Walnut LLC [Signature] July 17, 2020
Chris Talanian, duly authorized (Date)
(Property Owner Signature)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT/AGENT INFORMATION

APPLICANT: Newton Walnut LLC PHONE: N/A ALT. PHONE: N/A

MAILING ADDRESS: 137 Newbury Street, 9th Floor, Boston, MA 02116 E-MAIL ADDRESS: N/A

AGENT: Alan J. Schlesinger, Esquire PHONE: 617-965-3500 ALT. PHONE: N/A

MAILING ADDRESS: Schlesinger and Buchbinder, LLP, 1200 Walnut Street, Newton, MA 02461-1267

E-MAIL ADDRESS: aschlesinger@sab-law.com

X [Signature] July 17, 2020
(Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regard to the application.

PERMIT INTAKE INITIALS AND DATE STAMP