



May 1, 2020

RE: Cabot Park Addition

Dear Neighbor:

I hope this letter finds you and your families well and that you are staying safe in these trying times.

You should have received several previous letters regarding our attempts to have a neighborhood meeting to review our plans for construction of 18 additional units at Cabot Park Village. Unfortunately, we were never able to hold this meeting as a result of the required social distancing precautions. Benchmark is very proud of the work that has been done to design a cohesive addition and would like to share that work with you here. Enclosed please find a site plan, floor plan and 3-D image of what we have proposed.

Cabot Park has been a vital part of senior housing in Newton for the past 24 years. We have been the residence of choice for seniors who not only wish to remain in their neighborhood, but to be vibrant contributors while maintaining a healthy and active lifestyle. We are particularly pleased that so many of our residents are the parents of Newton residents. When originally constructed, a permit was granted for 100 units. Given our consistently high occupancy and waiting list, it is clear the demand exists for the additional 18 units. The addition has been designed to extend over the existing turn around and provide a covered drop off area which we are currently lacking and which our residents have requested. It will stay entirely within our property while maintaining setbacks and all existing trees along the property line. The ground floor will provide additional common space while the upper floors will be residential units. This addition will also maintain our requirement for affordability adding three additional units to the city's inventory.

Benchmark will also take this opportunity to upgrade our existing interior facilities to meet the requests of today's seniors. This will include state of the art wellness and fitness areas, varied dining venues and community meeting spaces. Given our current environment the mechanical systems will also be reviewed and upgraded to better protect our residents.

Under the City's zoning process our petition to amend the current zoning will be heard by the City Council Land Use Committee in May, possibly on May 26, and the public hearing will either be at City Hall or perhaps by Zoom, depending on their procedures at the time.

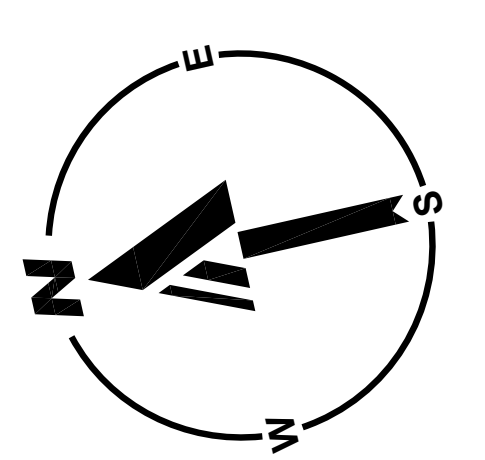
As we have not had the ability to meet in person. I would be happy to discuss the scope of the renovation in detail and will try to answer questions for anyone who would like to call. My cell is 339 237 2975 and my email is wcook@benchmarkquality.com. We have also posted the attached drawings to our website at BenchmarkSeniorLiving.com

Thank you again for your support, patience and understanding.

A handwritten signature in blue ink, appearing to read "William Cook", is written over a light blue circular stamp or watermark.

William Cook
Director of Development
Benchmark
201 Jones Rd, Suite 300
Waltham, MA 02451

cc: Ward 2 City Councilors



ZONING ANALYSIS TABLE

ZONING DISTRICT	OVERLAY DISTRICT	REQUIRED PERMIT	ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MRS - MULTI-RESIDENCE DISTRICT	N/A	AMENDMENT TO THE EXISTING SPECIAL PERMIT				
MIN. LOT AREA	SET BY ORIGINAL SPECIAL PERMIT	146,435 SF	NO CHANGE			
MIN. LOT WIDTH	N/A	-	NO CHANGE			
MAX. BLDG COVERAGE	SET BY ORIGINAL SPECIAL PERMIT	15.8%	19.1%			
MIN. FRONT SETBACK	SET BY ORIGINAL SPECIAL PERMIT	13.9 FT	NO CHANGE			
MIN. SIDE SETBACK	SET BY ORIGINAL SPECIAL PERMIT	33.1 FT	23.7 FT			
MIN. REAR SETBACK	SET BY ORIGINAL SPECIAL PERMIT	19.6 FT	NO CHANGE			
MAX. BUILDING HEIGHT	SET BY ORIGINAL SPECIAL PERMIT	5 STORIES	NO CHANGE			
MAX. OPEN SPACE	SET BY ORIGINAL SPECIAL PERMIT	49.8%	48.5%			
PARKING SPACES	66	100	99			
ACCESS, PARKING SPACES	4	5	4			
PARKING STALL CRITERIA	USE/CATEGORY: ELDERLY CONGREGATE LIVING FACILITY					
STANDARD: 8 FT x 19 FT	REQUIRED PARKING: ONE STALL PER TWO DWELLING UNITS PLUS ONE STALL PER THREE EMPLOYEES					
COMPACT: 8 FT x 16 FT	CALCULATION: 118/2 + 2/3 = 66 STALLS					
ACCESSIBLE PARKING CRITERIA STANDARD:	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES	MIN. 2% OF TOTAL SPACES OVER 1,000			
VAN:	8 FT x 19 FT STALL (MIN.) 5 FT x 19 FT AISLE (MIN.)	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)				

N/A - NOT APPLICABLE
N/S - NOT SPECIFIED
(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
(E) - EXIST. NON-COMFORMANCE

CHANGE IN IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA= 73,529 SF (1.688 AC.)
PROPOSED IMPERVIOUS AREA= 75,272 SF (1.726)
CHANGE IN IMPERVIOUS AREA= 1,743 SF (0.040 AC.)

SITE INFORMATION

- APPLICANT: KRE-BSL HUSKY CABOT PARK, LLC
201 JONES ROAD, 3rd FLOOR WEST
WALTHAM, MA 02451
- OWNER: KRE-BSL HUSKY CABOT PARK, LLC
201 JONES ROAD, 3rd FLOOR WEST
WALTHAM, MA 02451
- PARCEL: MAP #22, BLOCK #7, LOT #48
280 NEWTONVILLE AVENUE
CITY OF NEWTON
MIDDLESEX COUNTY, MA

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201017
DRAWN BY: AWP
CHECKED BY: JMJ/BPB
DATE: 04/13/2020
CAD ID.: W201017-CVL-0-REND

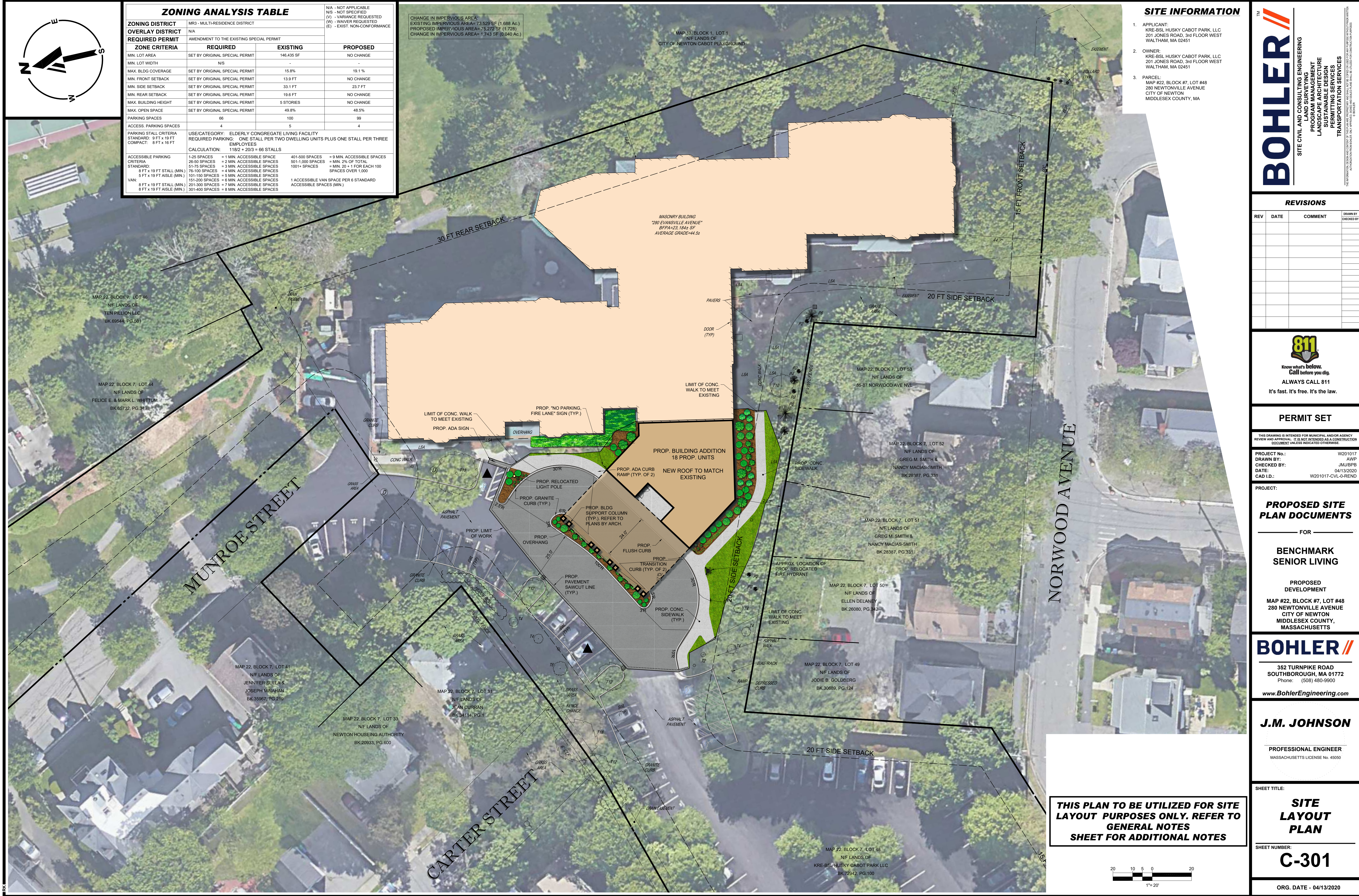
PROPOSED SITE PLAN DOCUMENTS

FOR
BENCHMARK SENIOR LIVING
PROPOSED DEVELOPMENT
MAP #22, BLOCK #7, LOT #48
280 NEWTONVILLE AVENUE
CITY OF NEWTON
MIDDLESEX COUNTY,
MASSACHUSETTS

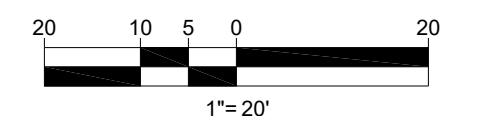
BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.M. JOHNSON
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 45950

SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
ORG. DATE - 04/13/2020



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

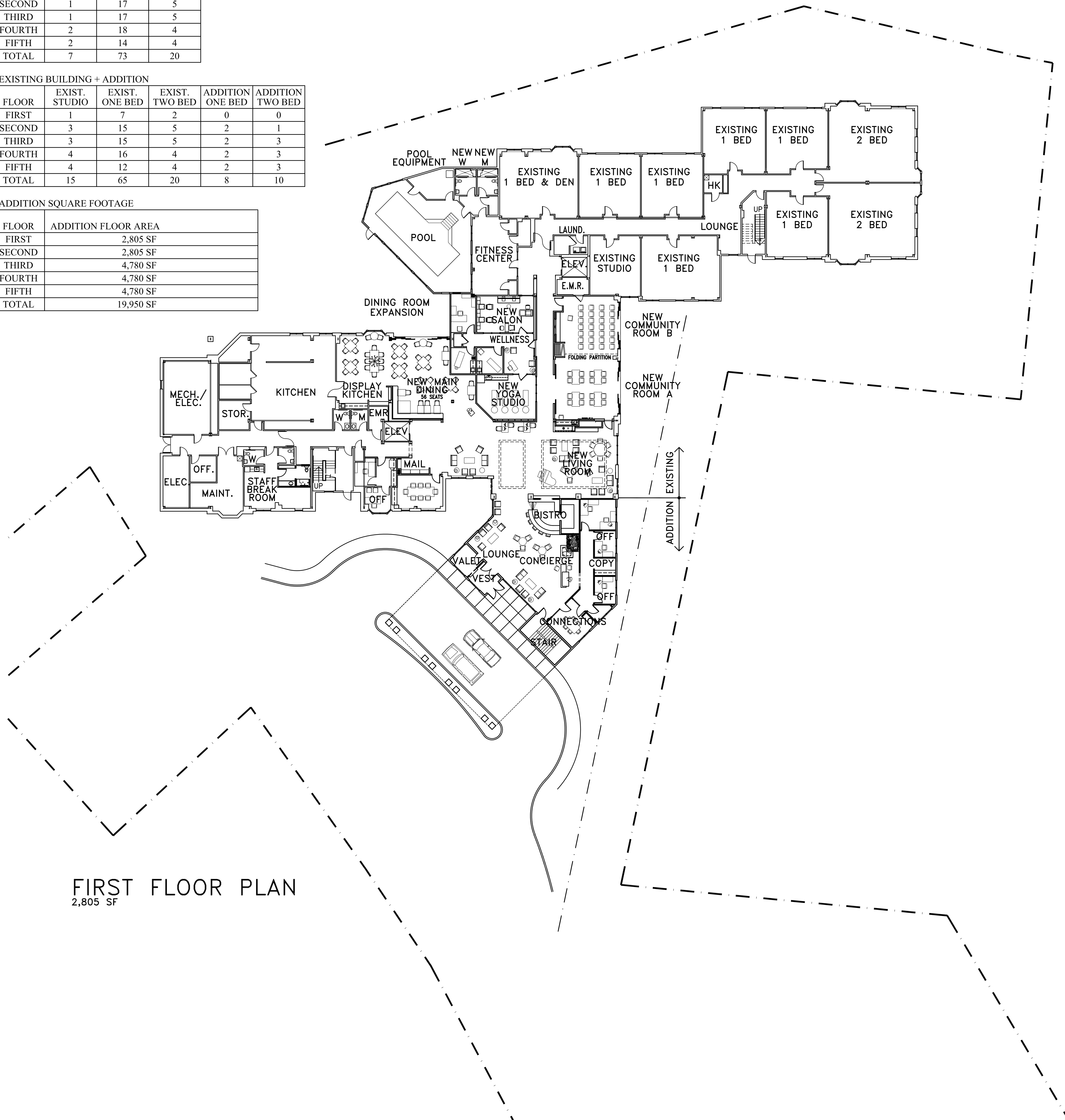


BOHLER ENGINEERING PROJECTS\2020\W201017\DRAWINGS\EXHIBITS\RENDERINGS\017-CVL-0-REND-LAYOUT-C-301-SITE

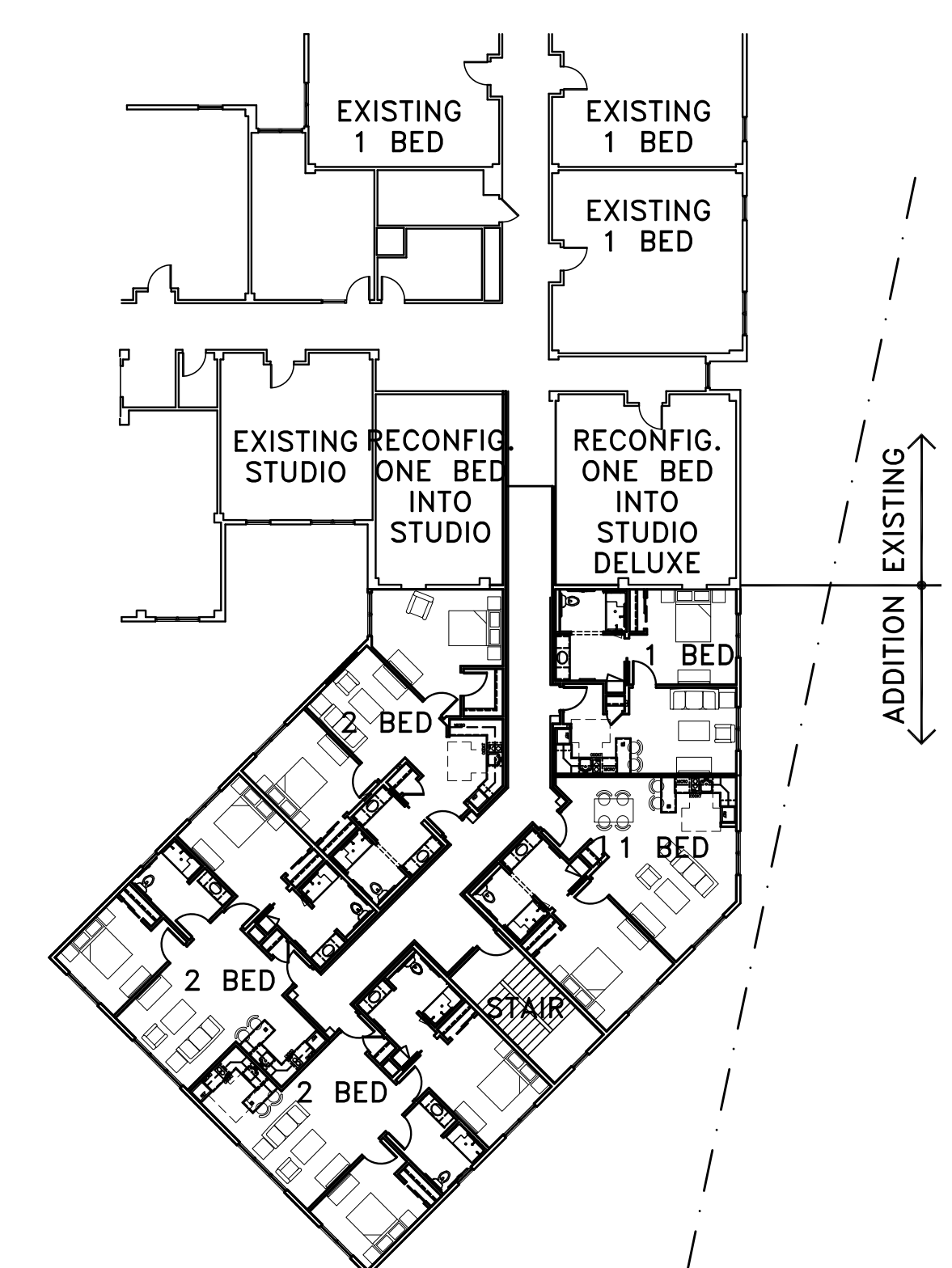
EXISTING BUILDING			
FLOOR	EXIST. STUDIO	EXIST. ONE BED	EXIST. TWO BED
FIRST	1	7	2
SECOND	1	17	5
THIRD	1	17	5
FOURTH	2	18	4
FIFTH	2	14	4
TOTAL	7	73	20

EXISTING BUILDING + ADDITION					
FLOOR	EXIST. STUDIO	EXIST. ONE BED	EXIST. TWO BED	ADDITION ONE BED	ADDITION TWO BED
FIRST	1	7	2	0	0
SECOND	3	15	5	2	1
THIRD	3	15	5	2	3
FOURTH	4	16	4	2	3
FIFTH	4	12	4	2	3
TOTAL	15	65	20	8	10

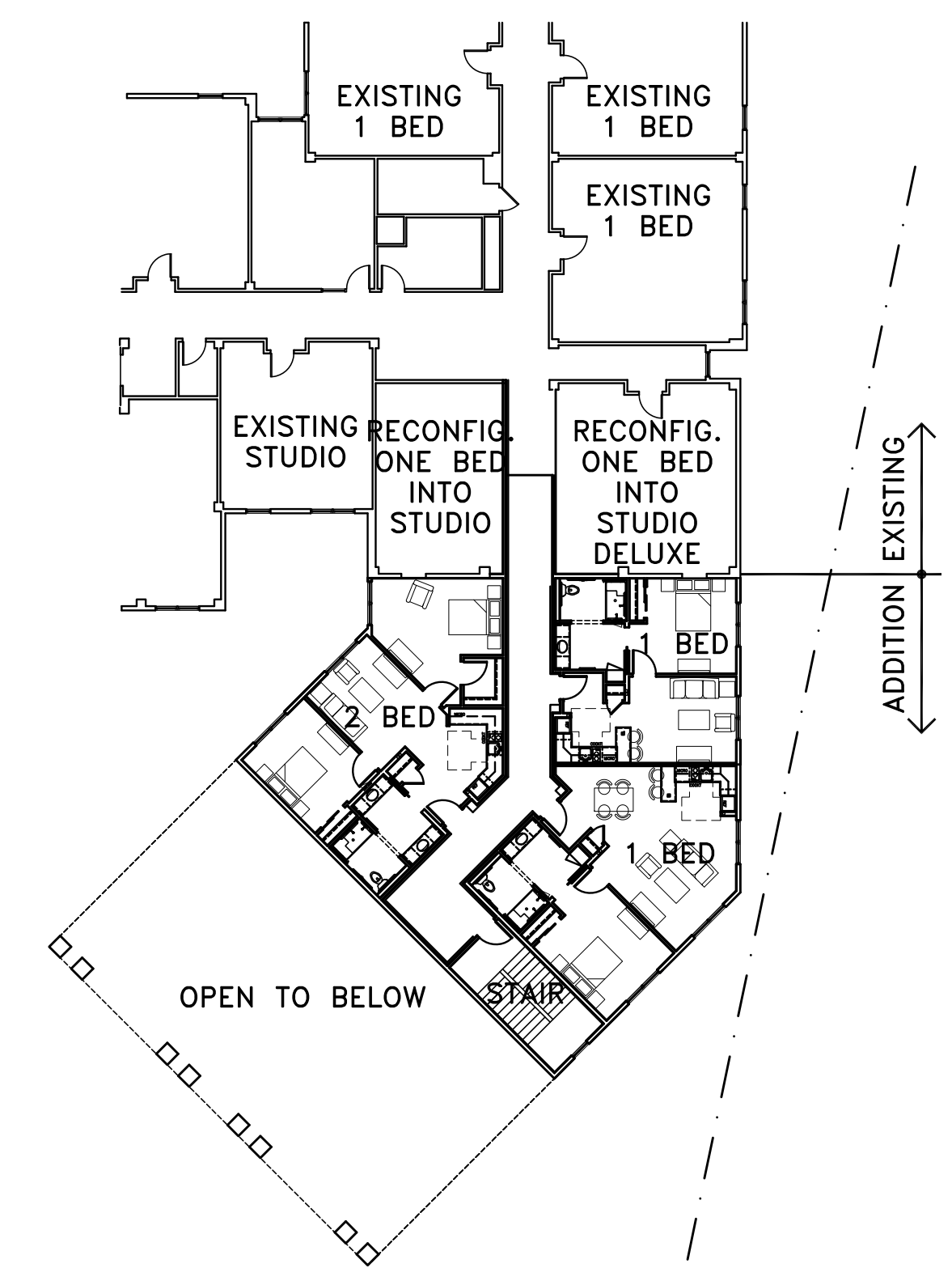
ADDITION SQUARE FOOTAGE	
FLOOR	ADDITION FLOOR AREA
FIRST	2,805 SF
SECOND	2,805 SF
THIRD	4,780 SF
FOURTH	4,780 SF
FIFTH	4,780 SF
TOTAL	19,950 SF



FIRST FLOOR PLAN
2,805 SF



THIRD - FIFTH FLOOR PLAN
4,780 SF/FLOOR



SECOND FLOOR PLAN
2,805 SF

REV. NO.	REVISIONS	DATE

PROJECT: BENCHMARK SENIOR LIVING
CABOT PARK VILLAGE
NEWTONVILLE, MASSACHUSETTS

SUBJECT: SCHEMATIC FLOOR PLANS

SCALE: 1"=20'-0"

DATE: 04/10/20

U
DELSMAN
ASSOCIATES
ARCHITECTURE • PLANNING • DESIGN

161 FEDERAL HILL ROAD
HOLLIS, NEW HAMPSHIRE 03049
603-465-6960

PROJECT NO.:
1923

SHEET NO.:
A1

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**BENCHMARK SENIOR LIVING
CABOT PARK VILLAGE**

NEWTONVILLE,
MASSACHUSETTS

PROJECT:
NEWTONVILLE,
MASSACHUSETTS

UDELSMAN
ASSOCIATES
ARCHITECTURE • PLANNING • DESIGN

PROJECT NO.:
1923

SHEET NO.:
C1

DATE: 09/16/19

MASSING DRAWING

SUBJECT:
SCALE: 1" = 30'-0"

REV. NO.	REVISIONS	DATE