



City of Newton

City Council

Legal Notice

RECEIVED

By City Clerk at 4:59 pm, Dec 22, 2016

Thursday, January 12, 2017

Dear Property Owner,

A Special Permit has been filed in your neighborhood. You have received this notice because you are abutters or abutters to the abutters within 300 feet of the affected property. A Public Hearing will be opened before the Land Use Committee. Members of the public are welcome to attend and speak at that time.

A public hearing will be held on Thursday, January 12, 2017 at 7:00 PM, second floor, NEWTON CITY HALL before the LAND USE COMMITTEE of the NEWTON CITY COUNCIL for the purpose of hearing the following petition, at which time all parties interested in the item shall be heard. Notice will be published December 28, 2016 and January 4, 2017 in The Boston Globe and Wednesday, December 28, 2016 in the Newton TAB, with a copy posted on the city's website at www.newtonma.gov and in a conspicuous place at Newton City Hall.

#179-16 MARK NEWTONVILLE, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a mixed use development in excess of 20,000 square feet consisting of three interconnected buildings with building heights not exceeding 60 feet and five stories, total gross floor area not exceeding 235,000 square feet incorporating not more than 163 residential units, not exceeding 45,000 square feet of commercial space, not exceeding 2,500 square feet of community space, not less than 350 onsite parking stalls outside at grade or within a below-grade garage, and related site improvements; to authorize uses including retail of more than 5,000 square feet, personal service of more than 5,000 square feet, restaurants over 50 seats, standalone ATMs, health club establishments at or above ground floor, animal service, and street level office; to allow FAR of not more than 1.90, lot area per dwelling unit of approximately 775 square feet, reduction of the overall non-residential parking requirement by 1/3, 1.25 parking stalls per residential unit, and free standing signs; to grant waivers of not more than 97 parking stalls and of the height setback and facade transparency and entrance requirements; to grant waivers of certain parking facility design standards including dimensional requirements for parking stalls, parking stall setback requirements, entrance and exit driveways, interior landscaping, interior planting area, tree plantings, bumper overhang, lighting of one foot candle, curbing and surfacing, wheel stops, guard rails, bollards, and maneuvering space for end stalls; and to grant waivers as to number, size, location, and height of signs and number of required loading bays, at 22 Washington Terrace, 16-18 Washington Terrace, 10-12 Washington Terrace, 6-8 Washington Terrace, 875 Washington Street, 869 Washington Street, 867

Washington Street, 861-865 Washington Street, 857-859 Washington Street, 845-855 Washington Street, 245-261 Walnut Street (a/k/a 835-843 Washington Street), 241 Walnut Street, 22 Bailey Place, 14-18 Bailey Place, and an unnumbered lot on Bailey Place, also identified as Section 21, Block 29, Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, 21, 22, and 23, containing approximately 2.84 acres of land in a proposed Mixed Use 4 District. Ref.: Sections 4.2.2.A.2; 4.2.2.B.1; 4.2.3; 4.2.5.A.2; 4.2.5.A.3; 4.2.5.A.4; 4.2.5.A.4.c; 4.2.5.A.6; 4.2.5.A.6a; 4.2.5.A.6.b; 4.4.1; 5.1.4.A; 5.1.4.C; 5.1.8.A; 5.1.8.A.2; 5.1.8.B; 5.1.8.B.1; 5.1.8.B.2; 5.1.8.B.6; 5.1.9.B; 5.1.9.B.1; 5.1.9.B.2; 5.1.9.B.3; 5.1.9.B.4; 5.1.10; 5.1.10.A.1; 5.1.10.B.3; 5.1.10.B.5; 5.1.12; 5.1.13; 5.2.13; 5.2.13.A; 7.3; and 7.4 of Chapter 30 of the City of Newton Revised Zoning Ordinances, 2015.

The special permit petition and associated plans and documents are on file with the City Clerk's office at Newton City Hall, 1000 Commonwealth Avenue, Newton, Massachusetts and are available for review during business hours which are 8:30 AM to 5:00 PM on Mondays, Wednesdays, Thursdays, and Fridays and 8:30 AM to 8:00 PM on Tuesdays. The City Clerk may be contacted at (617) 796-1200.

Should the Public Hearing be continued, no additional notice will be mailed. Please stay informed by signing up for the weekly City Council Newsletter at www.newtonma.gov/SpecialPermitInfo where you can also find Agendas, Applications, Plans and Memos for the project.

You may call the City Council Office at 617-796-1210 for information.