



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Setti D. Warren
Mayor

Telephone
(617)-796-1120
TDD/TTY
(617) 796-1089
Fax
(617) 796-1142
E-mail

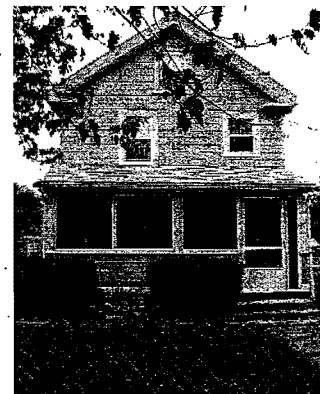
Public Hearing Date: February 12, 2013
Land Use Action Date: April 16, 2013
Board of Aldermen Action Date: May 6, 2013
90-Day Expiration Date: May 13, 2013

DATE: February 8, 2013
TO: Board of Aldermen
FROM: Candace Havens, Director of Planning and Development
Eve Tapper, Chief Planner for Current Planning
Alexandra Ananth, Senior Planner

RECEIVED
Newton City Clerk
2013 FEB - 7 PM 4: 12
David A. Olson, Clerk
Newton, MA 02459

SUBJECT: Petition # **277-10(4)**, Jennie Marie One LLC/Jennie Marie Two LLC petition to amend Special Permit/Site Plan Approval application #277-10(3), for which a public hearing was opened and closed on December 11, 2012. The petitioner is seeking relief from the required 24-foot maneuvering aisle width of at least 24 feet to allow a 20-foot wide aisle to increase the front setback distance of the proposed building from 5 feet to 9 feet so that residents of the proposed 9-unit building at **138-142 Adams Street** will have increased privacy and a decrease in street noise, Ward 1. Ref: Sec 30-24, 30-23, 30-19(h)(3)(a) of the City of Newton Rev Zoning Ord, 2012.

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



EXECUTIVE SUMMARY

The site consists of a single-family, two-story house built in 1890 on a lot consisting of 14,532 square feet on Adams Street in Nonantum. The petitioner intends to replace the existing dwelling with a three-story, nine-unit multi-family building of approximately 12,000 square feet. The petitioner also owns the adjacent lot to the west at 138-142 Adams Street and intends to transfer a strip of property from this lot to the subject property to allow for conforming side setbacks. The new lot will be 14,835 square feet. The majority of the site is located in the Business 2 zone, with the small transferred piece of land remaining in the Business 1 zone. The petitioner is proposing an 18-stall parking area behind the building. See Planning Department Memo dated December 7, 2013 for detailed information about the proposed project.

The petitioner had a public hearing in December 2012 and submitted revised plans in January 2013 in response to concerns raised at the public hearing. Revised plans increase the front setback from five to nine feet in order to increase privacy for residents, and as a result decrease the maneuvering aisle width in the rear parking facility from 24 to 20 feet. The petitioner has also made minor changes to the elevations. Proposed changes to the site plan are significant enough that a new public hearing must be held.



Mixed Use Building North of the Site

Existing Shed on Site

View East Across the Site from Adams St.

I. SIGNIFICANT ISSUES FOR CONSIDERATION

When reviewing this petition, the Board shall consider whether the following findings apply:

- Literal compliance with parking requirements and parking facilities dimensional standards is impracticable due to the nature of the use, the location, size, or grade of the lot, or such exceptions are in the public interest.

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The property is located on Adams Street between Cottage Court (a private way) and Watertown Street in Nonantum. It is located in the Business 1 and 2 districts, with the majority of the site in the Business 2 district. The site is less than one block from Nonantum village center. Although the lot is currently improved with a single-family residence, the area around it is mostly multi-family residential built between 1880 and 1900. Watertown Street is lined with commercial buildings that make up the Nonantum village center. The subject site is a transition between the village center and a predominantly residential area along Adams Street. The average lot size in the area is between 5,000 and 10,000 square feet. Both sides of Adams Street are zoned Business 2, with the Business 1 zone beginning just north of this site and continuing along Watertown Street. The neighborhood is fairly dense and is within easy walking distance to many neighborhood amenities. It is also located directly on the route of an MBTA express bus into Boston. The Planning Department is supportive of a multi-family development in close proximity to a village center.

B. Site

The site is improved with a single-family house built in 1890 surrounded by open lawn area. The house has been significantly altered over the years and the Newton Historical Commission did not delay demolition. There is a shed and fencing on the site, both in very poor condition which will be removed as part of this petition. The lot consists of 14,835 square feet including the newly transferred strip of land and is a conforming lot in the Business 2 zone. There is a 13-foot right of way along the western border of the site for access to property at 138-142 Adams Street. If this petition is approved, a portion of this land will be transferred to the subject property from the lot at 138-142 Adams Street (also owned by the petitioner) through an "Approval Not Required" subdivision plan (ANR) in order to meet side setback requirements. The Engineering Division must review the ANR plan at that time.

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The petitioner proposes to replace the existing single-family home with a new three-story, nine-unit multi-family building.

B. Buildings and Site Design

A 12,000 square foot, contemporary-style building is proposed for the site. It will be located nine feet back from the front property line along Adams Street. The

façade will be stucco, with tongue and groove siding and panels and aluminum-clad windows. A wood fence is also proposed along a portion of the front and side property lines in order to create privacy for the first floor units. Although the Planning Department understands the need for privacy in these ground floor units and a wood fence is an improvement over the previously proposed brick wall, we are concerned that fencing along the front property line detracts from the streetscape.

The building will be 33 feet tall with an additional two-foot parapet to screen mechanical equipment located on the roof. The height requires a special permit in the Business 2 zone. The petitioner has provided a schematic showing the proposed building in the greater context of the neighborhood. Other buildings along Adams Street are 2.5 stories, but have gable rooflines while the proposed building will have a flat roof. This makes the three-story building appear more compatible with area buildings.

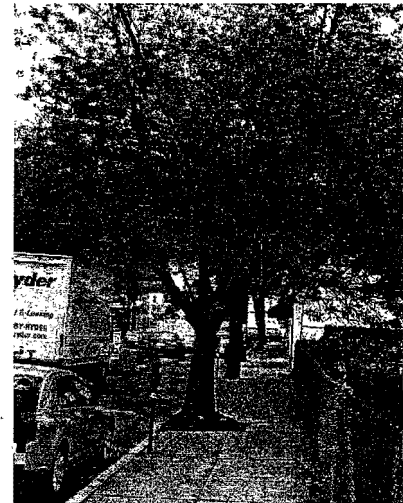
The proposed housing units range in size from 1,000 to 1,400 square feet and will all be two-bedroom units. It is expected that they will all be rental units.

A dumpster is located in the northwest corner of the site. A brick enclosure is proposed to screen the dumpster. The site offers no usable outdoor space with the exception of three patios and four decks.

C. Landscaping and Lighting

The petitioner's planting plan calls for the location of deciduous trees at strategic places on the site including all corners and at the entrance to the parking area, which is appropriate. The Planning Department encourages additional evergreen screening along the north property line. Existing street trees along Adams Street are proposed to remain however, neighbors at the public hearing indicated they believed these trees should be replaced.

A number of exterior lighting fixtures are proposed for this site. The petitioner should provide specifications for these light fixtures prior to a working session for this project.



D. Parking and Circulation

The site will be accessed from Cottage Court. Eighteen parking spaces will be

provided behind the building, meeting the requirement, including one handicap stall. A sidewalk is proposed along Cottage Court, however Cottage Court is in overall poor condition. The Planning Department recommends that the petitioner resurface Cottage Court as mitigation for the impacts of the project on the immediate neighborhood, as well as add a sidewalk running the length of the property line along both Adams Street and Cottage Court. Although neighbors are concerned that the addition of a sidewalk would narrow Cottage Court, the sidewalk could straddle the property line or be reduced to four feet in width. The Planning Department believes the number of existing and proposed residential units along this street justifies this amenity. In addition, adding a sidewalk will serve to slow traffic on this residential street.

E. Inclusionary Housing

The petitioner must comply with Newton Zoning Ordinances Section 30-24 (f) and the petitioner is proposing that one of the nine units be deeded as an inclusionary housing unit.

IV. COMPREHENSIVE PLAN

The Comprehensive Plan seeks to enhance the vitality of village centers by providing housing where it is appropriate, including village centers. The Plan also recommends increasing the number of housing units on underutilized lots around village centers. The subject site is in Nonantum village center and will likely increase the vitality of the area while providing a diversity of housing options, including rental units.

V. TECHNICAL REVIEW

A. Technical Considerations:

The Zoning Review Memorandum, (**ATTACHMENT A**), provides an analysis of the proposal with regard to zoning. The petitioner is seeking a special permit for a multi-family dwelling in the Business 2 zone. The structure needs a special permit for a three-story building, 33 feet in height, and for a building between 10,000 and 19,000 square feet of gross floor area. The parking area requires waivers to permit undersized stalls, and to permit less than one foot candle lighting of the parking facility. The petitioner will also need to provide one inclusionary housing unit. Since the Zoning Review Memorandum was written the petitioner filed revised plans and is also seeking relief for a maneuvering aisle width of less than 24 feet.

B. Other Reviews:

1. Engineering Department: The Engineering Division Review

Memorandum, (**ATTACHMENT B**), provides an analysis of the proposal with regard to engineering issues. The petitioner should respond in writing to all issues raised prior to being scheduled for a working session. Significant issues include replacing the sidewalk along Adams Street in front of the subject property as well as installing three tactile handicap ramps.

2. Fire Department: The Fire Department has reviewed the plans submitted and have approved the site layout for accessibility and the availability of water.
3. Historic Preservation: The existing single-family residence has been determined "Not Preferably Preserved" by the Newton Historical Commission, allowing the demolition of the structure to proceed.

VI. ZONING RELIEF SOUGHT:

Based on the Zoning Review Memorandum, the petitioner is seeking approval through or relief from:

- 30-11(d)(8), to permit a multi-family dwelling in the BU2 zone
- 30-15(h), 30-15, Table 3, to permit a three-story building, 32.9 feet in height
- 30-11(j), to permit a building with between 10,000 and 19,999 square feet of gross floor area
- 30-19(h)(2)a), b) and d); and 30-19(m), to permit 8.5' x 17' parking stalls where 9' x 19' is required including a two-foot bumper overhang
- 30-19(i)(1)a)i); and 30-19(m), to waive required landscape screening
- 30-19(j)(1); and 30-19(m), to permit less than one foot candle of lighting over the parking facility and light spillage onto other lots
- 30-24(f), to provide one inclusionary housing unit.

Since the Zoning Review Memo was written the petitioner filed revised plans and is now also seeking relief from:

- 30-19(h)(3), for maneuvering aisles of less than 24 feet

VII. SUMMARY OF THE PETITIONER'S RESPONSIBILITIES:

Prior to being scheduled for a working session:

- The petitioner should provide details on the exterior lighting fixtures used.
- The petitioner should consider adding additional landscaping as

recommended by the Planning Department.

- The petitioner should respond to all issues raised by the Engineering Division including sidewalks and handicap ramps.
- The petitioner should submit a Construction Management Plan for review by the Planning and Development Department and the Engineering Division of Public Works.

ATTACHMENTS:

Attachment A: Zoning Review Memorandum

Attachment B: Engineering Memorandum

Attachment C: Zoning Map

Attachment D: Land Use Map



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone

ATTACHMENT "A"

TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: October 29, 2012

To: John Lojek, Commissioner of Inspectional Services

From: Seth Zeren, Chief Zoning Code Official
Eve Tapper, Chief Planner for Current Planning

Cc: Jason Rosenberg, attorney representing applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to allow a multi-family dwelling

Applicant: Jennie Marie One, LLC	
Site: 152 Adams Street	SBL: 14014 0033
Zoning: BU2 and BU1	Lot Area: 14,585 square feet (existing) 14,835 square feet (proposed)
Current use: Single-family dwelling	Proposed use: Multi-family dwelling

BACKGROUND:

The property at 152 Adams Street consists of a 14,532 square foot lot in the BU2 zone containing one single-family house constructed in 1890. The applicant proposes to replace the house with a nine-unit multi-family building with an 18-stall rear parking lot accessed by Cottage Court. The applicant also owns the adjacent 138-142 Adams Street. In order to build the proposed development, the applicant proposes to transfer a strip of property from 138-142 Adams Street to 152 Adams Street to allow for conforming side setbacks. This transfer of land will be done through an Approval Not Required (ANR) subdivision plan with the City's Engineering Division. As a result of the proposed transfer of land between the two parcels, the property at 152 Adams Street will become a split-zoned lot (a majority of BU2 with a sliver of BU1 area). In 2010, the applicant received a special permit (B.O. #277-10) for the site to be redeveloped as a mixed-use development incorporating ground floor retail and second and third floor apartments. That special permit was not exercised and the property owner has since redesigned the site as an all-residential, multi-family dwelling.

The following review is based on plans and materials submitted to date as noted below.

- Architectural plans, signed and stamped by Charles M. Navratil, Registered Architect, dated 8/10/12
 - Site context/streetscape
 - Site layout
 - Front elevation
 - Side elevations
 - Rear elevations
 - First floor plan
 - Second floor plan
 - Third floor plan
 - Basement plan
 - Roof plan
- Existing site plan, unsigned and unstamped, by VTP Associates, Land Surveyors, dated 8/29/12
- Proposed site plan, unsigned and unstamped, by VTP Associates, Land Surveyors, dated 8/29/12
- Proposed ANR plan, unsigned and unstamped, by VTP Associates, Land Surveyors, dated 5/10/10
- Photometric plan, unsigned and unstamped, by ReflexLighting, dated 9/14/12
- Revised site plan, unsigned and unstamped, by VTP Associates, Land Surveyors, dated 10/16/12 showing setbacks from parking facility
- Determination from the Newton Historical Commission that the existing structure is not historic and not subject to demolition delay
- Copy of B.O.'s #277-10 and #277-10(2)

ADMINISTRATIVE DETERMINATIONS:

1. Per Section 30-11(d)(8), the applicant must obtain a special permit from the Board of Aldermen to construct a nine-unit multi-family building.
2. The proposed building is located in the BU2 zone and must comply with the dimensional standards of Section 30-15, Table 1 and Table 3 (see chart below).

BU2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	14,585 square feet	14,835 square feet
Lot Area per Dwelling	1,200 square feet	14,585 square feet	1,648 square feet
Frontage	80 feet	117.8 feet	122.91 square feet
Setbacks			
• Front	5 feet*	22 feet	5.6 feet
• Side	16.45 feet**	32.1 feet	16.6 feet
• Rear	0 feet	45.1 feet	72.5 feet
FAR	1.0 by right, up to 2.0 by SP	n/a	.815
Building Height	24 feet by right, up to 48 feet by SP	22.26 feet	32.9 feet
Maximum Stories	2 by right, up to 4 by SP	2.5	3

* Average front setback, per Section 30-15, Table 3, footnote 1: $[(10' + 0')/2 = 5']$

** 1/2 building height, per Section 30-15, Table 3, footnote 2: $[32.9'/2 = 16.45']$

3. Per Section 30-15, Table 3, buildings in the BU2 zone are limited to two stories and 24 feet in height by right and up to four stories and 48 feet in height by special permit. The applicant's plans show a proposed three-story building that is 32.9 feet in height. Therefore, the applicant must obtain a special permit from the Board of Aldermen, per Section 30-15, Table 3 and Section 30-15(h).

4. The applicant proposes an overall development of approximately 12,000 square feet of gross floor area. The resulting FAR of .815 is permitted by right, per Section 30-15, Table 3. Section 30-11(j) requires site plan approval in accordance with Section 30-23 for any proposed buildings or structures containing between 10,000 and 19,999 square feet in gross floor area. The applicant must obtain site plan approval from the Board of Aldermen per Section 30-23 to construct the building as approved.
5. Per Section 30-19(d)(2), two parking stalls are required for each dwelling unit. The applicant's plans show nine dwelling units and the required 18 parking stalls.
6. Parking facilities with greater than five parking stalls must meet the design requirements of Sections 30-19(h), (i), and (j).
7. The applicant's plans show 8.5' x 17' and 8.7' x 17' parking stalls where 9' x 19' is required by Section 30-19(h)(2)a) and b). Per section 30-19(h)(2)d), the length of required stalls may be reduced by two feet where stalls head into a curb which bumpers can overhang. The applicant must therefore obtain a special permit from the Board of Aldermen to allow parking stalls narrower than nine feet in width, per Section 30-19(m).
8. The applicant's parking plan complies with the other dimensional and design standards of Section 30-19(h), including aisle width, maneuvering space, entrance and exit drives, and handicapped parking.
9. Per Section 30-19(i), the applicant must provide landscape screening between the parking facility and adjoining lots. The applicant shows the required five feet between the rear of the parking facility and the lot behind (including the two foot bumper overhang) but does not describe whether proposed landscaping will meet the requirements of Section 30-19(i)(1)a)i). Along the left side of the lot, the applicant's plans show a minimal setback and proposed wood plank guardrail, that does not meet the requirements of Section 30-19(i)(1)a)i). The applicant must either comply with the landscaping requirements of Section 30-19(i) or obtain a special permit from the Board of Aldermen to waive these requirements, per Section 30-19(m).
10. The applicant must also comply with the lighting, surfacing, and maintenance requirements of Section 30-19(j). The applicant's plans are not compliant with the lighting requirements as they do not provide a minimum intensity of one foot candle over the entire facility, per Section 30-19(j)(1) and show significant light spillage onto adjacent streets and properties. The applicant must also surface, grade, and curb the site to the satisfaction of the City Engineer, and provide ongoing maintenance per Section 30-19(j)(3). To permit the proposed lighting plan, the applicant must obtain a special permit from the Board of Aldermen, per Section 30-19(m).
11. The applicant has proposed a nine-unit multi-family development that requires a special permit under Section 30-24. Therefore, the applicant must comply with the inclusionary housing requirements of Section 30-24(f). Per Section 30-24(f)(3), the applicant must provide one inclusionary housing unit (15% of the proposed eight additional dwelling units = 1.2, rounded down). The applicant should consult with the Housing and Community Development Division of the

Planning Department to ensure compliance with all requirements of Section 30-24(f) for inclusionary housing.

12. See "Zoning Relief Summary" below:

Zoning Summary		
<i>Ordinance</i>	<i>Use</i>	<i>Action Required</i>
§30-11(d)(8)	Permit a multi-family dwelling in the BU2 zone	S.P. per §30-24
<i>Ordinance</i>	<i>Structure</i>	<i>Action Required</i>
§30-15(h); §30-15, Table 3	Permit a three-story building, 32.9 feet in height	S.P. per §30-24
§30-11(j)	Permit a building with between 10,000 and 19,999 square feet of gross floor area	Site plan review per §30-23
<i>Ordinance</i>	<i>Parking</i>	<i>Action Required</i>
§30-19(h)(2)a, b) and d); §30-19(m)	Permit 8.5'x17' parking stalls where 9'x17' is permitted with a two-foot bumper overhang	S.P. per §30-24
§30-19(i)(1)a)i); §30-19(m)	Provide the required landscape screening or obtain a waiver	S.P. per §30-24
§30-19(j)(1); §30-19(m)	Permit less than one foot candle of lighting over the parking facility and light spillage onto other lots	S.P. per §30-24
<i>Ordinance</i>	<i>Inclusionary Housing</i>	<i>Action Required</i>
§30-24(f)	Provide one inclusionary housing unit	Comply with §30-24(f)

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

To: Alderman Ted Hess-Mahan, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit – 152 Adams Street

Date: December 4, 2012

CC: Lou Taverna, PE City Engineer (via email)
Linda Finucane, Associate City Clerk (via email)
Alexandra Ananth, Planner (via email)

In reference to the above site, I have the following comments for a plan entitled:

*Topographic Site Plan
Showing Proposed Conditions at #152 Adams Avenue
Newton, MA
Prepared by: VTP Associates Inc.
Dated: August 19, 2012
Revised: October 16, 2012
Drainage Calculations Dated October 9, 2012*

Executive Summary:

A single family dwelling is to be raised and a 3- story residential apartment is proposed to be built on a 14,883 square foot lot. Should this permit be approved the applicant should be asked to provide the four following improvements as public benefits:

1. Reset existing granite curbing & reconstruct new cement concrete sidewalks along the entire frontage of Adams Street as the three trees will be removed. Additionally the driveway apron between this property and #412 should be reconstructed along with one additional panel that had a tree removed should be filled in with cement concrete.
2. The existing pedestrian curb cuts (a.k.a. HP ramp) at Cottage Court need to be updated. As the property is along two streets that forms a "T" intersection a 3rd curb cut is required as there is an establish path of travel. Directly across

the street from Cottage Court is a legal handicap parking stall, this would be a possible location for the 3rd curb cut.

3. As Cottage Court will be utilized for construction access and will be further damaged from its existing state of disrepair the applicant should re-pave this private way upon which they own to the centerline of the right of way.
4. As various utility trenches will be introduced in Adams Street the striped parking stalls will have to be re-painted.

Construction Management:

1. A construction management plan is needed for this project. At a minimum it must address the following: staging site for construction equipment, construction material, construction worker's vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of contractor.
2. Stabilized driveway entrances are needed during construction which will provide a tire wash and mud removal to ensure City streets are kept clean.

Drainage:

1. The drainage analysis methodology is acceptable based on the City of Newton's 100-year storm event, however there are some mathematical errors that need to be corrected $Q_{100 \text{ Preconstruction}} = 1.63 \text{ cfs}$, $Q_{100 \text{ Post Construction}} = 2.56 \text{ cfs}$.
2. A drainage analysis needs to be performed based on the City of Newton's 100-year storm event of 6-inches over a 24-hour period. All runoff from impervious areas need to be infiltrated on site, for the project. The design of the proposed on site drainage system needs to comply with the MassDEP Stormwater Regulations and City Ordinances.
3. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to be drafted and submitted for review. Once approved the O&M must be adopted by applicant, incorporated into the deeds; and recorded at the Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.
4. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all appurtenances including but not limited to the

drywells, catch basins, and pipes are the sole responsibility of the Homeowners Association or property owner.

Environmental:

1. Has a 21E investigation & report been performed on the site, if so copies of the report should be submitted the Newton Board of Health and the Engineering Division.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

Water:

1. Fire flow testing is required for the proposed fire suppression system. The applicant must coordinate this test with both the Newton Fire Department and the Utilities Division; representatives of each department shall witness the testing, test results shall be submitted in a write report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.
2. The size of the water main within Adams Street needs to be identified.
3. All water connections shall be chlorinated & pressure tested in accordance to AWWA and the City of Newton Construction Standards and Specifications prior to opening the connection to existing pipes.

Sewer:

1. The design indicates an in-line "backflow" preventer, has there been backups of sewage on this property?
2. All new sewer service and/or structures shall be pressure tested or videotaped after final installation is complete. Method of final inspection shall be determined solely by the construction inspector from the City Engineering Division. All sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until one of the two methods stated above is completed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer. *This note must be added to the final approved plans.*

General:

1. As of January 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
2. All tree removal shall comply with the City's Tree Ordinance.
3. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval.
4. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connecting permits with the Department of Public Works prior to any construction.
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
6. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading.
7. If a Certificate of Occupancy is requested prior to all site work being completed.
This note must be incorporated onto the site plan.





Note: If the plans are updated it is the responsibility of the Applicant to provide all City Departments [Conservation Commission, ISD, and Engineering] involved in the permitting and approval process with complete and consistent plans.

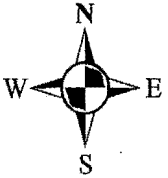
If you have any questions or concerns please feel free to contact me @ 617-796-1023.

152 Adams St Zoning Map

City of Newton,
Massachusetts

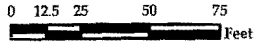
Legend

-  Multi-Residence 2
-  Business 1
-  Business 2
-  Public Use

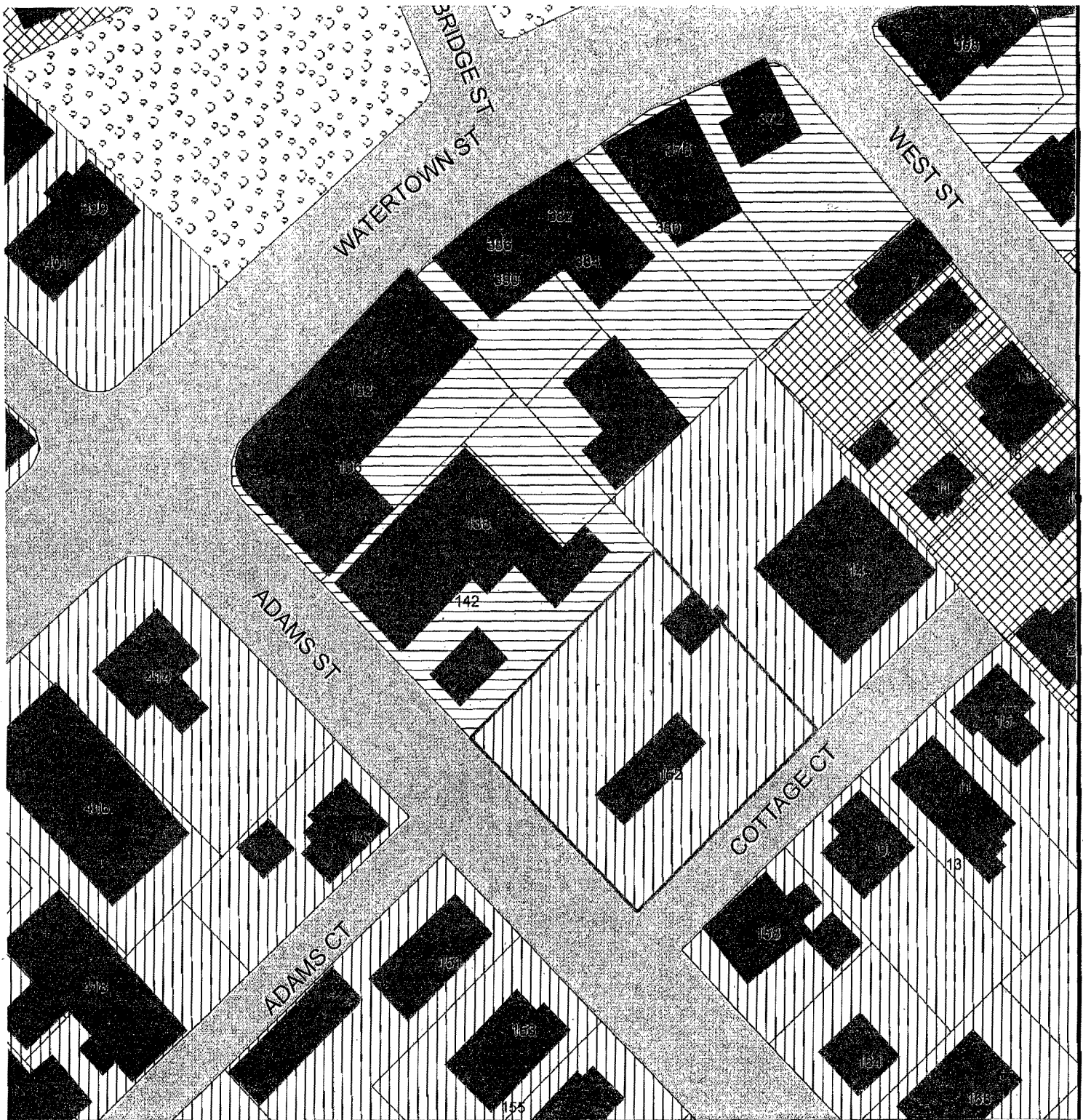


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Setti D. Warren
GIS Administrator - Douglas Greenfield



ATTACHMENT "C"








152 Adams St Land Use Map

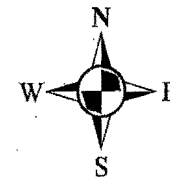
*City of Newton,
Massachusetts*

Legend

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Mixed Use
-  Open Space



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Setti D. Warren
GIS Administrator - Douglas Greenfield



ATTACHMENT "D"



