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Candace Havens
Director

WORKING SESSION MEMORANDUM

DATE: November 15, 2013
TO: Land Use Committee of the Board of Aldermen
FROM: CHavens, Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Stephen Pantalone, Senior Planner
CC: Petitioner

In response to questions raised at the Land Use Committee public hearings, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #237-13

75-77 Auburn Street

Request for Special Permit/Site Plan Approval to reconfigure an existing two-family dwelling into two units with two-car garages, and to construct two additional attached dwellings units with two-car garages at the rear for a total of five units at 75-77 Auburn Street.

A public hearing and two working sessions for this project were held on September 10th, October 8th, and October 22, 2013, respectively. At the previous working session the Land Use Committee expressed their concerns regarding the impact of the density and mass of the proposed project on the surrounding neighborhood.



In response to the concerns raised by the Land Use Committee the petitioner reduced the proposed number of units from five to four by removing Unit #3, which was the third unit behind the existing structure. The petitioner also made the following changes:

- Removed the driveway on the west side of the property
- Moved Unit #4 (formerly Unit #5) towards the rear of the site and moved Unit #3 (formerly Unit #4) towards the west side of the site
- Re-oriented the structures on the east side of the property to be parallel with the street
- Increased the average size of the remaining units, including garages, by approximately 800 square feet; and

- Added areas with grasscrete or permeable pavement for guest parking

Based on the petitioner's proposed changes to the project, the following table shows the changes to number of units, total floor area, average unit size, lot coverage ratio, open space ratio and FAR from the previous site plan.

	11-7 Plans	10-7 Plans
Number of Units	4	5
Total Floor Area	15,074	14,641
Average Unit Size (Including Garage)	3,768 s.f.	2,928 s.f.
Lot Coverage	23.8%	24.8%
Open Space	60.1%	59.7%
FAR	.48	.46

The Planning Department believes that the most recent revisions to the project are an improvement to the site in terms of reducing the length of the structure on the west side of the property, removing the driveway on the west side of the site, and re-orienting the structures on the east side of the property to be parallel with the street. While the total area of the structures increased, the footprint of the first floor decreased from 7,861 to 7,501. The Planning Department also notes that the revised site plan does not require any relief from setbacks.

The Planning Department believes that even with the increase in the total floor area of the structures, the revised site plan will have less of an impact on the neighborhood because of the placement and orientation of the structures and the removal of one of the driveways.

Recommendation. Staff recommends **approval with conditions**.