

# Noble and Devine Holding Company, LLC

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To: Land Use Committee of the City of Newton Board of Aldermen

From: Walter Devine, Christopher Noble, and David Casey

Re: 271-283 Auburn Street, Ward 4 Special Permit Application

Date: June 3, 2015

## SUMMARY OF MEETING WITH BUSINESS OWNERS

Dear Mr. Chairman, and Committee Members,

Pursuant to our discussion of our Application for a Special Permit concerning a proposed 94 seat restaurant at our building a notice of a meeting regarding the proposal was hand delivered to abutting business owners, and those located nearby but not abutting our property. The meeting was held on Tuesday May 26th at 11:30 AM at the site of the proposed restaurant. The notice also indicated that if there was a scheduling conflict existed, we would be willing to meet individually with anyone at a mutually agreeable time. We continue to be available to speak with anyone at their convenience.

Approximately 10 or so people attended the meeting, the majority from the building directly behind ours at 450 Lexington Street. While virtually all were generally supportive of the project, two general concerns were raised, patrons of the restaurant parking in their lot, and issues concerning trash removal, odor, and rodent presence with the addition of food being present.

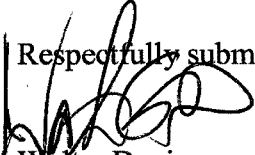
We affirmed our desire to work with them to construct a pad and screening materials for the trash, and committed to having additional trash pick-ups made to mitigate the presence of any spoiled food, to keep any odors minimized, and limit the presence of any rodents. We also agreed to relocate the trash receptacles to a different location on the parking lot adjacent to the Pike. This was met with some concern amongst the business owners, and we agreed to let them discuss what they would like to do, and follow up with them to work out something agreeable to all parties.

With respect to Restaurant patrons parking in the 450 Lexington Street lot, they expressed concern primarily about them doing so during business hours. We indicated that as their driveway is some distance from ours it is hoped that their location would not be used as much as it was when Boca-Bella opened, in that Boca-Bella's borders on their driveway. However we would utilize staff to let patrons know that the 450 Lexington Street lot is not available to them. We would post that information in the restaurant, we would be open to paying for signs on the 450 Lexington Street property advising the

public of the same, and if desired have vehicles towed from the lot to send as strong a message possible to dissuade people from parking there. At the conclusion of the meeting the owners of the businesses at 450 Lexington Street indicated they would get together and get back to us with respect to how they would like the trash dumpsters located, and we agreed to accommodate them to the best of our ability.

We did meet at the site with Joe De Vito, President and CEO of the Village Bank regarding the project. He was very supportive of the effort, was impressed with the space and the plan, and wished us well.

Respectfully submitted,



Walter Devine