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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 18, 2019

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Scandinavian Charitable Society of Greater Boston, Applicant
Jeffrey Pilat, Samiotes
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: **Request to amend Special Permit #61-98**

Applicant: Scandinavian Charitable Society of Greater Boston	
Site: 206 Waltham Street	SBL: 31028 0080
Zoning: SR3	Lot Area: 125,512 square feet
Current use: Senior Assisted Living	Proposed use: No change

BACKGROUND:

The property at 206 Waltham Street consists of 2.9 acres improved with a 40-unit congregate living facility and parking allowed by Special Permit #61-98. The special permit authorized the expansion of the facility from 27 beds to the current 40 one-bedroom units, as well as a parking areas and preservation restriction on the front lawn. A pervious paver parking area was installed in 2008 without amending the special permit. The petitioners are seeking an amendment to the special permit to legitimize the new parking area, and to allow for it to be paved.

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

- Zoning Review Application, prepared by Jeffrey Pilat, Samiotes, dated 1/30/2019
- Special Permit #61-98, dated 5/18/1998
- Site Plan, signed and stamped by Stephen R. Garvin, engineer, 1/31/2019
- Elevations and plans, undated

ADMINISTRATIVE DETERMINATIONS:

1. Special Permit #61-98 was granted in 1998 to allow for a 40-unit non-profit congregate living facility. As part of the special permit, a preservation restriction was placed on the front lawn of the property to preserve open space. A pervious paver parking area was installed on the southern end of the property along the paved semi-circular drive off of Waltham Street in 2008. The pervious pavers have degraded and the petitioner seeks to cover the area with asphalt for safety and maintenance. The proposed plan has been approved by the Newton Historical Commission, and requires an amendment to the special permit by City Council.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Amend Special Permit #61-98	