



Setti D. Warren
Mayor

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

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

PUBLIC HEARING/WORKING SESSION MEMORANDUM

Date: August 1, 2014

To: Land Use Committee of the Board of Aldermen

From: Candace Havens, Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Daniel Sexton, Senior Planner

Cc: Petitioner

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

PETITION #224-14

126-128 Westland Avenue

A request to extend a nonconforming structure to construct a two-story addition, which will increase the floor area ratio from .45 to .70, where .48 is the maximum allowed by right.

The Land Use Committee held a public hearing on July 15, 2014. The public hearing was held open so that the petitioner could provide supplemental information. In response to the items requested in staff's technical review memo and concerns raised by the Committee at the public hearing, the petitioner submitted the following supplemental information:



Elevation Drawings. The petitioner submitted revised elevation drawings for the proposed addition at the public hearing on July 15, 2014 (**ATTACHMENT A**). Based on the revised drawings, it appears the petitioner is now proposing to construct a hip-roof on the proposed addition, which will lower the addition's roof line by approximately 3.5 feet. This change will subjugate the addition to the original structure considerably. After conferring with the City's Senior Planner for Historic Preservation, the Planning Department believes the revised proposal to be consistent with the previously issued record of action waiving the demolition delay for the project.

While the visual effect of the new design for the addition appears to be more in keeping with other structures in the immediate neighborhood, the Planning Department still has some concerns with the

size of the proposed addition on such a small lot. However, we acknowledge the significant difference in floor area ratio is partly due to the size of the lot, which is smaller than the median lot of the surrounding properties.

Drainage Calculations. The petitioner has provided drainage calculations at the request of the Engineering Division. The City's Associate Engineer did not have time to review the drainage calculations before the filing of this memo, but is expecting to provide their comments prior to the working session.

Recommendation. Based on the information presented above, the Planning Department finds the application to be complete. The Department of Planning and Development recommends **approval with conditions**.