

G. MICHAEL PEIRCE, ESQ.
ATTORNEY AT LAW

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David A. Olson, CMC
Newton, MA 02459

IN HAND DELIVERY

Chairman Ted Hess-Mahan
Land Use Committee
Newton Board of Aldermen

Re: West Street Tavern and Restaurant/outdoor patio seating expansion/parking waiver

Dear Chairman Hess-Mahan:

I am writing on behalf of Jessica Bianchi-Roche who is president of the family corporation which does business as West Street Tavern and Restaurant in Nonantum, along with her husband Karl. They have operated the above-named neighborhood restaurant for the past three (3) years. We presently have 53 seats, as approved by ISD and the Board of License Commissioners. We are before the committee seeking a special permit to utilize a small area behind the restaurant for a roofed patio for dining, with seating for 15 diners. Being New England this will be solely a mid-May to early fall operation. Over the past few years we have had many of our patrons express a wish to come to the restaurant in good weather to eat outside, much as occurs in certain other of the city's restaurants. The use would be limited, as to time of year and time of day-no use would be proposed for weekday days or for after 10 PM on any day. Additionally no entertainment license will be requested from the License Board, thus no music, either live or even recorded, is proposed.

In order to utilize this patio area we will need a parking waiver of 6 spaces. We are quite confident that this limited occasional increase in our seating capacity can be accommodated in our neighborhood, there being two (2) city parking lots (minimum of 50 spaces total) in the immediate area, along with multiple on-street spaces (54) in the business district. Our outdoor use would primarily take place at times when the overwhelming majority of the local businesses are closed.

Our leased site has been used as a restaurant at least since the 1940's, and as we are technically in an MR-2 zone, we are legally non-conforming. Therefore our relief, except for the parking waiver, is requested as an extension of certain aspects of our non-conformity. As a result we are charged with establishing for the committee that this limited outdoor use will not be substantially more detrimental to the neighborhood than

Newton Wellesley Executive Office Park
60 Walnut Street, 4th Floor • Wellesley, Massachusetts 02481
Tel: 781-239-0400 Fax: 877-243-0405
mpeirce@gmpeircelaw.com

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our present use. As to the parking waiver we need the committee to agree with our position that there are six (6) additional spaces in our immediate business neighborhood.

We very much look forward to making our presentation at the public hearing. We are aware that when businesses are set in close quarters with other businesses and residences that there can be occasional impacts. However Newton being a city of villages makes that inter-relationship inevitable. We see it as our obligation to work with the surrounding community, the committee and the planning department to create a framework whereby we can balance our business use (and strengthen its position as a provider of a valuable neighborhood service) with the interests of the abutters. We will discuss those proposals at our hearing.

Very truly yours,



G. Michael Peirce

Cc: Land Use Committee
Alderman Scott Lennon, President
Alderman Allan Ciccone, Jr.