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August 2, 2013

**BY HAND**

Ms. Alexandra Ananth  
Chief of Current Planning  
Department of Planning and Development  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: 200 Wells Avenue/Russian School of Mathematics

RECEIVED  
Newton City Clerk  
2013 AUG -2 PM 1:41  
DAVID A. OLSON, CMC  
Newton, MA 02459

Dear Alexandra,

I am enclosing herewith the following relative to the above matter:

1. Letter to me from Donald Lang of DLA Architecture dated August 1, 2013 addressing lighting at the site.
2. A lighting plan showing existing and proposed lighting at the site, which should be viewed in connection with item 1, above.
3. A revised site plan from VTP Associates, Inc. dated August 2, 2013 which shows nine parking stalls designated as staff parking near the entrance to Lot A, as suggested by Alderman Fischman.

As you will note from Mr. Lang's August 1, 2013 letter, he met at the site on July 31, 2013 with Mark Preadable and Andrew Fowler, engineers from R. W. Sullivan, as well as Alderman Fischman. Mr. Lang notes that the overall lighting at the site is in general adequate. The relocation of one light from its current position (which is in the location of the proposed connector driveway) to a location nearer to the entrance to Lot A will improve the lighting at that part of the site. Additionally, tree trimming will also enhance the existing lighting.

**SCHLESINGER AND BUCHBINDER, LLP**

Ms. Alexandra Ananth  
August 2, 1013

Page 2

Mr. Lang has been in touch with the Architectural Access Board and hopes to have something from the latter in time for Tuesday evening's meeting.

Please let me know if you have any questions with respect to the foregoing. Best wishes.

Sincerely,



Stephen J. Buchbinder

SJB/mer  
enclosures

cc: (By Hand, w/enclosures)  
Alderman Ted Hess-Mahan  
Alderman Mitchell L. Fischman  
Alderman Susan S. Albright  
Alderman John W. Harney  
Alderman Deborah Crossley  
Alderman Gregory R. Schwartz  
Alderman Marc C. Laredo  
Ouida C. M. Young, Esquire  
Ms. Linda Finucane  
(By Email, w/enclosures)  
Mrs. Inessa Rifkin



August 1, 2013

Steve Buchbinder, Esq.  
Schlesinger and Buchbinder  
1200 Walnut Street  
Newton Highlands MA 02461

**Re: 200 Wells Avenue Site Lighting**

Dear Steve,

We had our site meeting last night at the Russian School of Mathematics (RSM) at 200 Wells Avenue to investigate the parking lot and driveway lighting. The parties arrived at 8:30 PM and the process of measuring and discussion began at 9 PM when it was fully darkened. Present at the meeting were myself, Victor Rifkin, RSM owner, and Mark Preadable and Andrew Fowler, the engineers from R.W. Sullivan. In addition Alderman Mitch Fishman was kind enough to join us to observe and ask questions.

**Methodology**

The lighting levels were measured with a digital meter by the engineers to determine the foot candle (FC) values at the asphalt surfaces. The following observations were indicated:

**Overall Levels**

The existing lighting levels overall seemed adequate based on standard engineering practices, when taking into account that the site trees have grown significantly since the existing lights were installed and partially obscure the penetration of the lighting. Several areas where the FC levels were not optimal were in shadow due to the tree canopies.

**Tree Maintenance**

We discussed a simple plan that RSM would undertake to trim the tree canopies anywhere necessary to maximize the effectiveness of the existing and new lighting fixtures.

**Parking Lot A Entrance**

The lighting level at the entrance of parking lot A was less than adequate as Alderman Fishman had suggested. We will improve that by relocating the pole light (type A on our plan) which is currently located at the eastern end and in the center of the proposed drop off driveway approximately 50' toward Wells Avenue where the fixture will nicely light the entrance drive driveway and adjacent parking area once the trees are trimmed.

**Parking Lot B Entrance**

The lighting level at the entrance of parking lot B will be adequate once the burned out lamp on the adjacent pole light (type A) in parking lot B is replaced. Even with the missing bulb, the meter reading was within .1 FC of an acceptable level. There is an existing city street light (type P on our plan) very close to the B lot entrance. We have indicated all of the city lights on our plan.

**New Lighting for Proposed Drop off Driveway**

The engineer's discussed the possibility of adding an additional pole lighting fixture (type A) near the western end of the proposed drop off driveway near its entrance from parking lot B. The engineers will make a recommendation for this area when they have completed their calculations.

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David A. Olson  
Newton, MA

The engineer's believe that two or three additional wall-mounted lighting fixtures (type C) should be located near the top of the existing building wall above the proposed drop off driveway to adequately illuminate the full length of the new driveway. These fixtures will be similar or identical to the existing type C fixture mounted on the building wall closest to parking lot A near the main entrance walkway to the building.

**Retrofitting of All Existing Lights with LED Technology**

Retrofitting all of the existing metal halide lamps in the lighting fixtures with LED type was discussed. LED have many advantages including providing energy savings, lower operating costs, reduced maintenance, increased and more uniform lighting levels. However, the first cost for the replacement is significant and there is a possibility of unacceptable glare that might create a safety concern for drivers due to the existing orientation of the lights which shine out and away from their mounting points. New LED lighting fixtures orient their lamps to shine straight down to minimize the problems of glare since the LED technology provides significantly stronger lighting levels than the traditional metal halide lamps. Clearly the owner would like to save money and simplify maintenance but we will wait for a determination by the engineers if the retrofitting makes sense for the existing RSM facility.

**Report and Calculations**

R.W. Sullivan will provide a written summary of their findings for our review on Monday and the photometric calculations and mapping will be completed later in the week. I feel that it is safe to say that we will be able to improve the existing lighting and install additional lighting that will be consistent with standard engineering guidelines and satisfy any reasonable concerns that the Aldermen may have.

I enclose our revised illustrated architectural site plan dated 8/1/13 with modifications to the lighting reflecting our site visit for your review and consideration.

If you have any questions, do not hesitate to contact me.

Sincerely,



Donald Lang AIA  
President

cc: Victor Rifkin

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Newton City

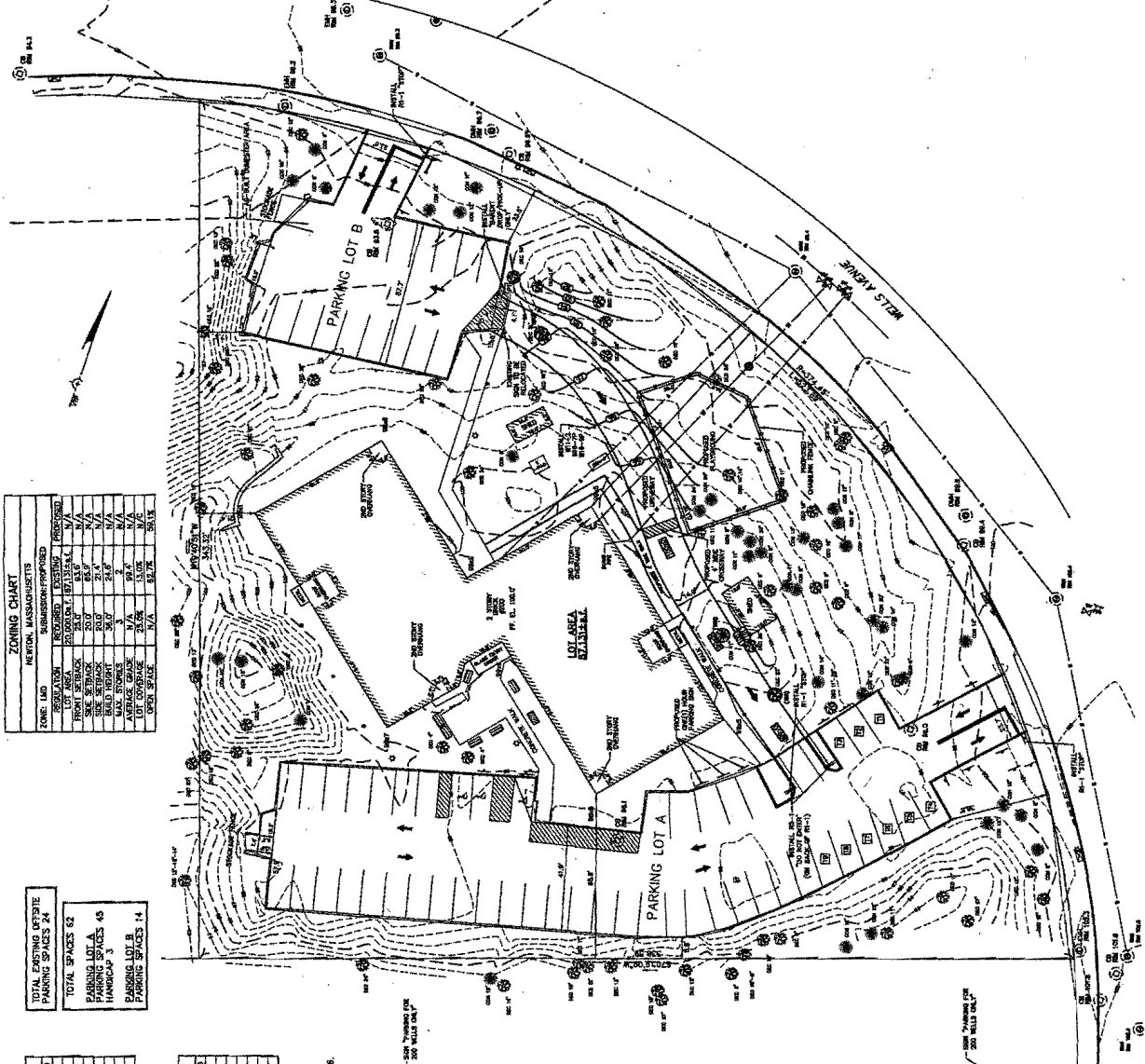
2013 AUG -2 PM 1:44  
David L. Olson, C.  
Newton, MA 02459

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS  
SHOWING THE PROPOSED  
200' WIDE EASEMENT AT  
SCALE 1"=20'  
DATE: AUGUST 2, 2013  
PROJECT: 20137

VTP  
ASSOCIATES  
INC.  
LAND SURVEYORS - CIVIL ENGINEERS 132  
MASSACHUSETTS REG. NO. 10400  
100 WASHINGTON STREET, SUITE 3  
NEWTON, MA 02459  
(617) 552-0701

- LEGEND**
- STORM SEWER
  - SAFETY SIGN
  - WATER MAIN
  - OVERHEAD ELECTRIC
  - COURT
  - REINFORCING
  - CONCRETE FLOOR
  - 7" REINFORCING DISTANCE
  - CONCRETE WALL
  - DECKING FLOOR
  - LEFT PAVE
  - ONE WAY
  - WATER VALVE
  - UTILITY POLE
  - CONCRETE CURB
  - REINFORCING
  - PIPE PERMIT
  - CATCH BASIN
  - MANHOLE
  - EXISTING MANHOLE
  - EXISTING MANHOLE

50.0' WIDE PERMANENT DRAIN & SEWER EASEMENT



**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE	REQUIRED	EXISTING	PROPOSED
RESIDENTIAL	20.0'	20.0'	20.0'
FRONT SETBACK	5.0'	5.0'	5.0'
REAR SETBACK	5.0'	5.0'	5.0'
MAX. HEIGHT	35.0'	35.0'	35.0'
MAX. NUMBER OF STORIES	3	3	3
LOT COVERAGE	30.0%	30.0%	30.0%
OPEN SPACE	7.0%	7.0%	7.0%

**TOTAL EXISTING OFFSITE PARKING SPACES 24**

**TOTAL SPACES 62**

**PARKING LOT A 45**  
HANDICAP 3

**PARKING LOT B 17**  
HANDICAP 3

**PARKING LOT A**

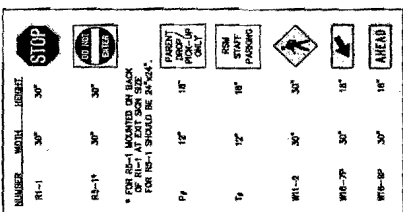
REGULATION	REQUIRED	EXISTING	PROPOSED
STANDARD PARKING SPACE (9'0" X 6'0")	42	42	42
STANDARD PARKING SPACE (9'0" X 6'0")	3	3	3
PARKING LOT FRONT SETBACK	5.0'	5.0'	5.0'
PARKING LOT SIDE SETBACK	5.0'	5.0'	5.0'
PARKING LOT REAR SETBACK	5.0'	5.0'	5.0'
MANEUVERING SPACE (LOW FOR END TRAIL)	15.0'	15.0'	15.0'
MANEUVERING SPACE (HIGH FOR END TRAIL)	15.0'	15.0'	15.0'
MANEUVERING SPACE (W/IN 20' X 10' (24'))	2.0'	2.0'	2.0'
MANEUVERING SPACE (W/IN 20' X 10' (24'))	2.0'	2.0'	2.0'

NOTE: THE EXISTING DIMENSIONAL REQUIREMENTS FOR PARKING LOT A AND PARKING LOT B HAVE BEEN APPROVED BY BOARD ORDER 312-06.

**PARKING LOT B**

REGULATION	REQUIRED	EXISTING	PROPOSED
STANDARD PARKING SPACE (9'0" X 6'0")	14	14	14
STANDARD PARKING SPACE (9'0" X 6'0")	3	3	3
PARKING LOT FRONT SETBACK	5.0'	5.0'	5.0'
PARKING LOT SIDE SETBACK	5.0'	5.0'	5.0'
PARKING LOT REAR SETBACK	5.0'	5.0'	5.0'
MANEUVERING SPACE (LOW FOR END TRAIL)	15.0'	15.0'	15.0'
MANEUVERING SPACE (HIGH FOR END TRAIL)	15.0'	15.0'	15.0'
MANEUVERING SPACE (W/IN 20' X 10' (24'))	2.0'	2.0'	2.0'
MANEUVERING SPACE (W/IN 20' X 10' (24'))	2.0'	2.0'	2.0'

NOTE: THE EXISTING DIMENSIONAL REQUIREMENTS FOR PARKING LOT A AND PARKING LOT B HAVE BEEN APPROVED BY BOARD ORDER 312-06.



PARKING LOT A			
REGULATION	REQUIRED	EXISTING	PROPOSED
STANDARD PARKING SPACE (WxD)	9.0'x18.0'	VARIABLES	---
HANDICAP PARKING SPACE (WxD)	12.0'x18.0'	VARIABLES	---
PARKING LOT FRONT SETBACK	25.0'	35.5'	---
PARKING LOT SIDE SETBACK	20.0'	8.0'-14'	---
ENTRANCE/EXIT DRIVEWAY WIDTH	20.0'	13.5'	---
MANEUVERING SPACE (WxD) FOR END STALL	5.0'x20.0'	5.5'x19.5'	---
HANDICAP SPACES	45/MIN. 3	3	---
MINIMUM AISLE WIDTH	24.0'	19.5'	---
12.0' OVERHANG SECTION 30-19 (N) (2)(4)			
***EXISTING NON-CONFORMING			

TOTAL EXISTING OFFSITE PARKING SPACES 24

TOTAL SPACES 62

PARKING LOT A PARKING SPACES 45  
HANDICAP 3

PARKING LOT B PARKING SPACES 14

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE LMD	REGULATED	EXISTING	PROPOSED
LOT AREA	20,000.0 sq. ft.	187,131 sq. ft.	N/A
FRONT SETBACK	25.0'	85.5'	N/A
SIDE SETBACK	20.0'	85.0'	N/A
REAR SETBACK	35.0'	21.4'	N/A
BUILD HEIGHT	36.0'	24.0'	N/A
MAX. STORES	3	2	N/A
AVERAGE GRADE	N/A	82.4'	N/A
LOT COVERAGE	25.0%	13.0%	N/C
OPEN SPACE	N/A	82.7%	32.1%

PARKING LOT B			
REGULATION	REQUIRED	EXISTING	PROPOSED
STANDARD PARKING SPACE (WxD)	9.0'x18.0'	VARIABLES	---
HANDICAP PARKING SPACE (WxD)	12.0'x18.0'	VARIABLES	---
PARKING LOT FRONT SETBACK	25.0'	23.4'	---
PARKING LOT SIDE SETBACK	20.0'	17.8'	---
ENTRANCE/EXIT DRIVEWAY WIDTH	20.0'	23.5'	---
MANEUVERING SPACE (WxD) FOR END STALL	5.0'x20.0'	5.5'x19.5'	---
HANDICAP SPACES	45/MIN. 3	3	---
MINIMUM AISLE WIDTH	24.0'	23.8'	---
12.0' OVERHANG SECTION 30-19 (N) (2)(4)			
***EXISTING NON-CONFORMING			

NOTE: THE EXISTING DIMENSIONAL REQUIREMENTS FOR PARKING LOT A AND PARKING LOT B HAVE BEEN APPROVED BY BOARD ORDER 325-06.



EXISTING 'A' FIXTURE



EXISTING 'C' FIXTURE (RELOCATED)

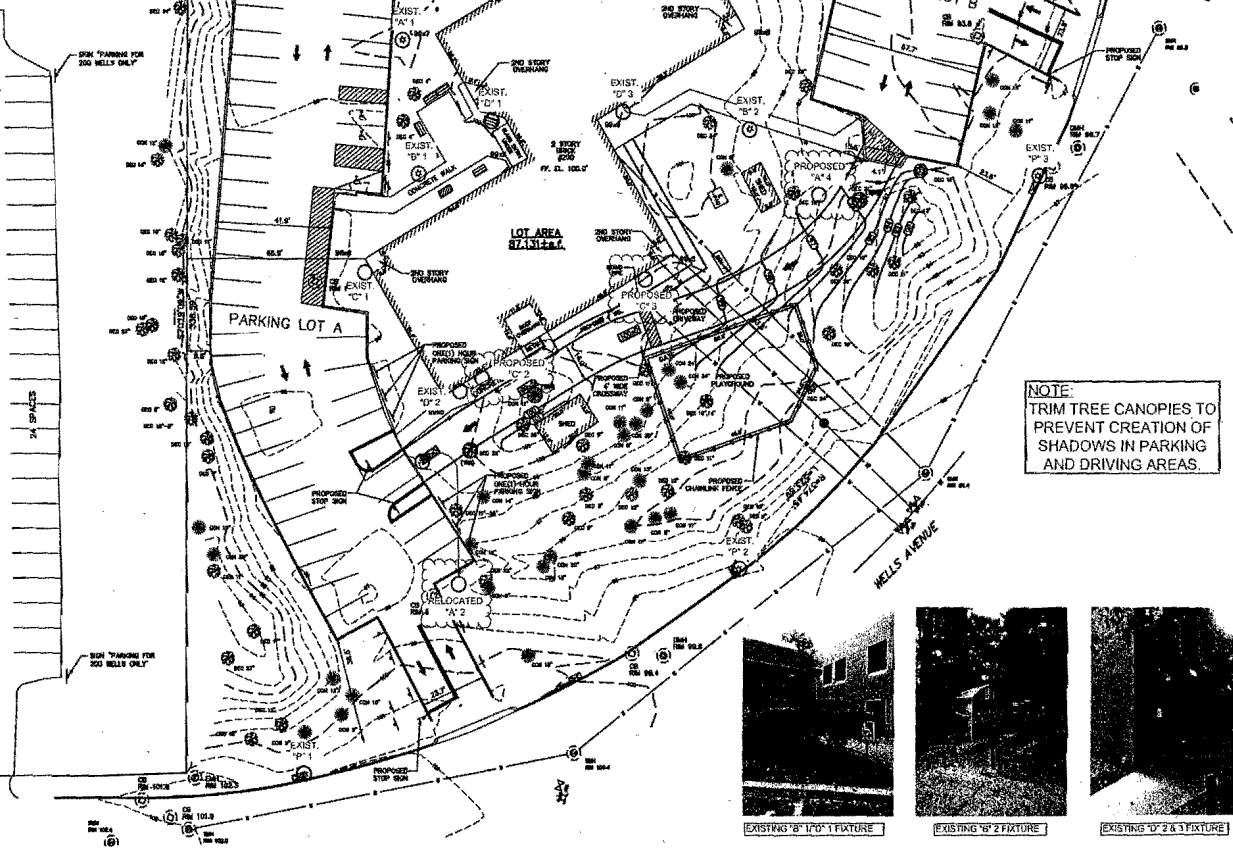


EXISTING 'D' FIXTURE

PROPOSED 'A' FIXTURE

SCALE: 1" = 20'

DEDICATED OFFSITE SCHOOL PARKING SPACES



NOTE: TRIM TREE CANOPIES TO PREVENT CREATION OF SHADOWS IN PARKING AND DRIVING AREAS.



EXISTING 'B' FIXTURE

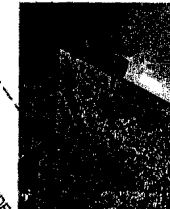


EXISTING 'E' FIXTURE



EXISTING 'F' FIXTURE

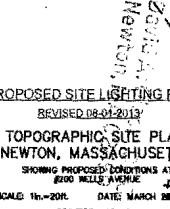
- LEGEND
- STONE MOWER
  - BATTERY MOWER
  - WATER MAIN
  - OVERHEAD ELECTRIC
  - CANTON
  - BUILDING
  - CONCRETE DRIVE
  - PROPERTY LINE
  - 1/2" BEARING DISTANCE
  - CONCRETE TREE
  - GEORGIA PINE
  - LIGHT POLE
  - GAS VALVE
  - WATER VALVE
  - UTILITY POLE
  - DRINKING FOUNTAIN
  - SEWER MANHOLE
  - RISE HYDRANT
  - CATCH BASIN
  - MONITORING WELL
  - ELECTRIC METER



EXISTING 'C' FIXTURE



EXISTING 'D' FIXTURE



EXISTING 'E' FIXTURE

PROPOSED SITE LIGHTING PLAN

REVISED 08-01-2013

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT  
800 WELLS AVENUE

SCALE: 1/4" = 20' DATE: MARCH 26, 2013

PROJECT: 212137

VTP ASSOCIATES

LAND SURVEYORS - CIVIL ENGINEERS 132  
ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02459  
(617) 552-5271

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NEWTON CIVIC CENTER  
2013 AUG 26 10:03 AM