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Candace Havens
Director

WORKING SESSION MEMORANDUM

DATE: October 8, 2013
TO: Land Use Committee of the Board of Aldermen
FROM: CHavens, Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Stephen Pantalone, Senior Planner
CC: Petitioner

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

PETITION #179-13

22-26 Beecher Terrace

Request for Special Permit/Site Plan Approval to construct single-family attached dwelling(s) containing four units, to waive the 10-foot driveway setback requirements and for a retaining wall greater than four feet at 22 and 26 Beecher Terrace.

A public hearing for this project was held on June 11, 2013.

The Land Use Committee and the Planning Department had several concerns about the density of units on the site, and the maneuverability of vehicles within the site and on Beecher Terrace. The Engineering Department also raised several concerns about the site plan.



Number of Units

In the revised plans the petitioner eliminated one unit (Unit 3), and replaced it with open space. The petitioner also shifted Unit 2 slightly towards the east.

The reduction in the number of units will mitigate the impact of the development on the surrounding neighborhood and will produce a development that is essentially by right in terms of number of units.

Vehicle Circulation

The proposed reduction in the number of units reduces potential conflicts between vehicles and allows the center of the parking area to be used for backing out of residents' respective garages. The proposed plan also provides for two guest parking spaces, which should alleviate concerns regarding parking on Beecher Terrace.

Unit Sizes and Bedroom Mixes

At the time of the public hearing the petitioner had not provided the units sizes or bedroom mix. Please see Attachment A for the unit sizes, and the revised plans for unit layouts.

Drainage

The Engineering Department made several comments in its memo, including but not limited to; installing a safety fence on the retaining wall greater the four feet, looping back to the water main on Beecher Place if fire suppression is required, adjustments to the drainage system, and a request for additional documentation.

The Engineering Department is in the process of the reviewing the revised plan. Staff will present Engineering's comments at the working session.

Recommendation. Staff recommends **approval with conditions.**

ATTACHMENT A: UNIT SIZES

UNIT SIZES – 22-26 Beecher Terrace

Unit	Bedrooms	Net Area	Garage	Gross Area
Unit 1	3	2,572	378	2,572
Unit 2	3	2,791	439	3,230
Unit 3	3	2,162	418	2,580
Unit 4	2	1,924	461	2,385
				10,767