



City of Newton, Massachusetts
Department of Planning and Development
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Ruthanne Fuller
Mayor

Barney Heath
Director

PUBLIC HEARING MEMORANDUM

Public Hearing Date: March 6, 2018
Land Use Action Date: May 8, 2018
City Council Action Date: May 21, 2018
90-Day Expiration Date: June 4, 2018

DATE: March 2, 2018

TO: City Council

FROM: Barney Heath, Director of Planning and Development
Jennifer Caira, Chief Planner for Current Planning
Neil Cronin, Senior Planner

SUBJECT: **Petition #134-18**, for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #201-17 to restructure conditions pertaining to inclusionary zoning at **386-394 Watertown Street**, Ward 1, Nonantum, on land known as Section 14, Block 14, Lot 35, containing approximately 9, 542 sq. ft. of land in a district zoned Business Use 1. Ref: §7.3.3, and §7.4, of Chapter 30 of the Newton Revised Zoning Ordinance, 2015.

The purpose of this memorandum is to provide the City Council and the public with technical information and planning analysis which may be useful in the special permit decision making process of the City Council. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the City Council will want to consider in its discussion at a subsequent Public Hearing/Working Session.



386-394 Watertown Street

EXECUTIVE SUMMARY

The property located at 386-394 Watertown Street is comprised of two lots totaling 9,542 square feet. Both lots are located in the Business Use 1 (BU-1) zone in Nonantum. The petitioner received a special permit (Council Order #201-17) to demolish the existing structure and construct a three-story mixed-use building incorporating 9 residential units and first-floor commercial space (**Attachment A**). The petitioner is required to provide inclusionary zoning units due to the total number of units in the development. Inclusionary zoning units require a three-step approval process involving the City and the Department of Housing and Community Development (DHCD). Council Order #201-17 required the petitioner to complete all steps prior to the issuance of a building permit. The petitioner requests to restructure certain of those steps; therefore, the petitioner requires an amendment to the Council Order #201-17.

The Planning Department consulted with DCHD for best practices to ensure inclusionary units are provided in accordance with DHCD and the Department of Housing and Urban Development (HUD) guidelines, and ultimately, be eligible to be listed on the Subsidized Housing Inventory (SHI). Staff believes the Council Order can be amended while still requiring the petitioner to complete the certification process in accordance with DHCD and HUD guidelines.

I. SIGNIFICANT ISSUES FOR CONSIDERATION

When reviewing this request, the Council should consider whether:

- The specific site is an appropriate location for the proposed modifications to Council Order #201-17. (§7.3.3.C.1.)
- The proposed modifications to Council Order #201-17 will adversely affect the neighborhood. (§7.3.3.C.2.)
- The proposed modifications to Council Order #201-17 will create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3.)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4.)

II. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The principal use of the site is and will remain mixed use.

B. Building and Site Design

The petitioner is not proposing any changes to the structure or site.

C. Inclusionary Zoning

Council Order #201-17 requires the petitioner to provide three inclusionary zoning units in the development. Inclusionary units require a three-step approval process involving the petitioner, the City, and DHCD to ensure the inclusionary units are approved and eligible for listing on the SHI. The Planning Department drafted Council Order #201-17 requiring the petitioner to complete the approval process prior to the issuance of a building permit. The petitioner seeks to amend this condition to restructure the requirements.

In summary, the three stages of certification for inclusionary units is detailed below. Council Order #201-17 required the petitioner to complete the following steps prior to the issuance of a building permit.

1. Submittal of an Inclusionary Housing Plan (IHP) for review and approval to the Director of Planning and Development. The IHP provides a breakdown of all units in the development including bedroom type, square footage, finishes, floor plans, and level(s) of affordability for inclusionary zoning units. The IHP also includes an Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMRSP) with information for the lottery for resident selection. The IHP is approved by the Director of Planning and Development.
2. The petitioner submits the Local Action Unit application, including the IHP, AFHMRSP, and draft regulatory agreement to DHCD for review and approval. Once approved, the petitioner can begin marketing the lottery for the inclusionary zoning units at the development.
3. The petitioner enters into a Regulatory Agreement and Declaration of Restrictive Covenants with the City and DCHD concerning the inclusionary zoning units. This agreement is recorded at the Middlesex Registry of Deeds.

Current Planning consulted with the Housing Division and DHCD for best practices when structuring Council Orders that provide inclusionary zoning units. Staff has learned the IHP, AFHMRSP, and draft Regulatory Agreement and Declaration of Restrictive Covenants should be approved and submitted to DHCD as part of the Local Action Unit application prior to the issuance of a building permit. Prior to the issuance of a temporary certificate of occupancy, the petitioner should complete the lottery for the inclusionary units and record the Regulatory Agreement and Declaration of Restrictive Covenants at the Middlesex Registry of Deeds. Staff believes Council Order #201-17 can be amended accordingly while still ensuring the inclusionary zoning units are provided per DHCD and HUD guidelines and eligible for listing on the SHI. At this time, the IHP, including the AFHMRSP and draft regulatory agreement has not been submitted to the Housing Division for review and approval.

III. TECHNICAL REVIEW

A. Technical Considerations (Chapter 30, Newton Zoning Ordinance):

The petitioner is seeking the following relief:

- Amend Council Order #201-17

IV. PETITIONER'S RESPONSIBILITIES

The petition is considered complete at this time.

ATTACHMENTS:

Attachment A: Council Order #201-17

Attachment B: DRAFT Council Order #134-18

CITY OF NEWTON
IN CITY COUNCIL

November 6, 2017

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the Site, as defined below, will be in harmony with the conditions, safeguards, and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL for a three-story mixed use development with a total gross floor area up to 14,313 square feet which shall incorporate no more than nine residential units (approximately 11,490 square feet), not exceeding 2,714 square feet of commercial space, all in accordance with the recommendation of the Land Use Committee (the "LUC") and the reasons given by the Committee therefore, through its Chairman, Councilor Marc C. Laredo.

1. The specific site is an appropriate location for the Project as the site plan maximizes the benefits of the Nonantum commercial village center location by expanding needed housing choices, and retaining commercial space. (§7.3.3.C.1)
2. The mixed use building as developed and operated will not adversely affect the neighborhood as the Project is designed to fit within the context of the existing commercial village center, and will contribute to the vitality and walkability of the village. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians because the project will utilize an existing right-of-way to provide vehicular and pedestrian access to the site while not disrupting vehicles and pedestrians on Watertown Street. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. Exceptions to the parking requirements, including reducing the number of stalls from two per unit to 1.25 per unit, to locate parking within a setback, and within five feet of a residential structure, to waive the screening requirements for parking lots, are in the public interest or in the interest of safety, or protection of environmental features for the following reasons:
 - a) The approximately 827.75 square foot average size of the units will likely attract tenants who have only one automobile per unit and or use public transit, making

a parking waiver appropriate at this site. Covered bicycle parking will also be provided in the parking facility to encourage bike use.

- b) The location of parking within property boundary setbacks and within five feet of a residential structure makes for the most efficient layout of the parking lot and helps to maximize the number of stalls that will be available.

PETITION NUMBER: #201-17

PETITIONER: JLM Realty Trust

LOCATION: 386-394 Watertown Street (the Project Site)

OWNER: JLM Realty Trust

ADDRESS OF OWNER: 386 Watertown Street Newton, MA 02458

TO BE USED FOR: A mixed use development of 14,313 square feet with a building height of three stories, incorporating nine residential units, and 2,714 square feet of commercial space, not more than 16 on-site parking stalls located below-grade

CONSTRUCTION: Masonry structure over a wood frame

EXPLANATORY NOTES: §4.1.2.B.3, and §4.1.3 to allow a building of three-stories and 36 feet in height; §4.1.2.B.3, and §4.1.3 to allow an FAR of 1.49; §5.1.4 to allow a reduction in the parking requirement; §5.1.8.A and §5.1.13 to allow parking within a setback and within five feet of a building containing dwelling units,, §5.1.9.A and §5.1.13 to waive the screening requirements of parking facilities; §5.11. and §5.11.15.A to allow the lot area per unit to be decreased in conjunction with an additional inclusionary unit

ZONING: Business 1

Approved subject to the following Conditions.

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:

- a. Civil Plan Set, prepared by VTP Associates, consisting of three (3) sheets:
 - i. Site Plan, signed and stamped by Joseph R. Porter, Professional Land Surveyor, dated June 12, 2017 revised August 31, 2017, and October 12, 2017.
 - ii. Grading, Drainage, and Utility Plan, signed and stamped by Joseph R. Porter, Professional Land Surveyor, dated June 12, 2017 revised August 31, 2017.
 - iii. Detail Sheet, signed and stamped by Joseph R. Porter, Professional Land Surveyor, dated June 12, 2017 “as may further be revised in accordance with the site plan referenced in Condition #1.1.iii
 - b. Architectural Plans, entitled “Park View Building” 386-390 Watertown Street, signed and stamped by Ronald F. Jarek, Registered Architect, consisting of the following fourteen (14) sheets, last revised October 12, 2017:
 - i. Sheet A-0 Title Sheet, dated revised
 - ii. Sheet A-1 General Notes and Materials
 - iii. Sheet A-2 Basement Floor Plan
 - iv. Sheet A-3 Ground Floor Plan
 - v. Sheet A.4 Second Floor Plan
 - vi. Sheet A.5 Third Floor Plan
 - vii. Sheet A-6 Roof Plan
 - viii. Sheet A-7 Unit Plans
 - ix. Sheet A-8 Front and Rear Elevations
 - x. Sheet A-9 Side Elevations
 - xi. Sheet A.10 Detail Sheet
 - xii. Sheet A.11 Exterior Perspectives
 - xiii. Sheet A-12 3D Street View
 - xiv. Sheet LA-1 Landscape Plan
2. In accordance with the City’s Inclusionary Zoning Ordinance (§5.11.4), two (2) of the residential units in the Project shall be made available to households earning up to 80% of Area Median Income (AMI), as designated by the U.S. Department of Housing and Urban Development, adjusted for household size. As proposed in the Preliminary Inclusionary Housing Plan , one (1) of these units shall be made available to households earning up to 80% AMI, and (1) of these units shall be made available to households earning up to 50% AMI. Monthly housing costs (inclusive of heat, hot water, electricity, water and sewer, and one parking space) shall not exceed 30% of the applicable monthly income limit for that unit. The Inclusionary Units shall be designated as Local Preference units, as permitted and defined by the Massachusetts Department of Housing and Community Development (DHCD).

3. To the extent permitted by applicable regulations of DHCD, the Inclusionary Units shall be eligible for inclusion on the State's Subsidized Housing Inventory (SHI) as Local Action Units through DHCD's Local Initiative Program. Prior to the issuance of any Building Permits for the construction of the Project, the Petitioner, City, and DHCD will enter into a Regulatory Agreement and Declaration of Restrictive Covenants, in a form approved by the Law Department, which will establish the affordability restriction for the Inclusionary Units in perpetuity.
4. Prior to the issuance of any Building Permits for the construction of the Project, the Petitioner shall provide a final Inclusionary Housing Plan and Affirmative Marketing and Resident Selection Plan for review by the Director of Planning and Development. The Inclusionary Housing Plan and Affirmative Marketing and Resident Selection Plan must meet the requirements of DHCD's guidelines for Affirmative Fair Housing Marketing and Resident Selection and be consistent with §5.11.9. of the Newton Zoning Ordinance. The Inclusionary Housing Plan and Affirmative Marketing and Resident selection plan should treat the units the same with respect to Affirmative Marketing and advancing Fair Housing in Newton. In accordance with DHCD's current guidelines, the units will be affirmatively marketed and leased through a lottery.
5. Prior to the issuance of any Building Permit, the petitioner shall provide a final Operations and Maintenance Plan (O&M) for stormwater management to the Engineering Division of Public Works for review and approval. Once approved, the O&M must be adopted by applicant, and recorded at the Middlesex Registry of Deeds. A certified copy of the O&M shall be submitted to the Engineering Division of Public Works.
6. Prior to the issuance of any Building Permit, the petitioner shall provide a final plan showing the combination of the two lots the Engineering Division of Public Works for review and approval. Once approved, the Plan must be recorded at the Middlesex Registry of Deeds. A certified copy of the Plan shall be submitted to the Engineering Division of Public Works.
7. Prior to the issuance of any Building Permit, the petitioner shall provide a lighting plan for the parking facility showing compliance with Section 5.10.A of the Newton Zoning Ordinance to the Director of Planning and Development and the Commissioner of Inspectional Services for review and approval.
8. All residential units will conform to the Massachusetts Architectural Access Board (MAAB) requirements for "Group 1" units. In addition, per MAAB guidelines, 5% of the units shall be designed as "Group 2A" units, which are designed spatially for immediate wheelchair use.
9. The trash and recycling disposal shall be handled by a private entity and collection shall be scheduled at such times to minimize any disruption of the on-site parking.
10. All on-Site landscaping associated with this Special Permit/Site Plan Approval shall be installed and maintained in good condition. Any plant material that becomes diseased or dies shall be replaced on an annual basis with similar material.

11. All construction activity shall be limited to 7AM-6PM Monday through Friday and 8AM-5PM on Saturdays excluding holidays, unless extended or restricted by the Commissioner of Inspectional Services or the Commissioner of Public Works. Interior work may occur at times outside of the hours specified above, but only after the building is fully enclosed, and only if the work complies with the provisions of the Noise Control Ordinance of the City of Newton. In addition, access to and egress from the Site for work conducted outside of the hours specified above, shall be from Watertown Street only.
12. The Petitioner shall communicate regular construction updates to the Nonantum Neighborhood Association and all immediate abutters during construction as appropriate.
13. The Petitioner shall comply in all material respects with the final Construction Management Plan to be submitted for review and approval to the Commissioner of Inspectional Services, in consultation with the Director of Planning and Development, the Fire Department, the Commissioner of Public Works, the City Engineer, and the Director of Transportation. The Final Construction Management Plan shall include, but not be limited to, the following provisions:
 - a. 24-hour contact information for the general contractor of the Project. This contact information shall be provided to the Commissioner of Inspectional Services and to the Newton Police Department, shall be posted on a construction activity website to be established by the Petitioner, and shall be posted on the job site.
 - b. The proposed schedule of the Project, including the general phasing of the construction activities.
 - c. Site plan(s) showing the proposed location of contractor and subcontractor parking, on-site material storage area(s), on-site staging areas(s) for delivery vehicles, and location of any security fencing.
 - d. Proposed truck route(s) that minimize travel on local streets.
 - e. Proposed methods for dust control including but not limited to: covering trucks for transportation of excavated material; minimizing storage of debris on-site by using dumpsters and regularly emptying them; using tarps to cover piles of bulk building materials and soil; and locating a truck washing station to clean muddy wheels on all truck and construction vehicles before exiting the Site.
 - f. Proposed methods of noise control, in accordance with the City of Newton's Noise Ordinance. Staging activities shall be conducted in a manner that will minimize off-site impacts of noise. Noise producing staging activities shall be located as far as practical from noise sensitive locations.
 - g. A plan for rodent control during construction.
 - h. Offer to provide a pre-construction survey at no charge to the owners of the properties abutting the Site for the purposes of establishing a baseline from which to evaluate the construction impact, if any on the abutting properties.

14. The Petitioner shall be responsible for securing and paying police details that may be necessary for traffic control throughout the construction process as required by the Police Chief.
15. The Petitioner shall be responsible for repairing any damage to public ways and property caused by any construction vehicles. All repair work shall be done prior to the issuance of a final Certificate of Occupancy, unless the Commissioner of Public Works determines that the damage to the public way is so extensive that it limits the use of the public way. In such case the repair work must be initiated within one month of the Commissioner making such determination and shall be conducted consistent with City Construction Standards, and shall be completed within an appropriate time frame, as determined by the Commissioner.
16. At the Petitioner's sole expense, the Petitioner shall locate all utility service lines on site underground, including any utility service lines along the Project's frontage on Watertown Street if such lines are present, subject to necessary approvals from utility companies.
17. No building permit for the vertical construction of the Project shall be issued pursuant to this Special Permit/Site Plan approval until the Petitioner has:
 - a. Recorded a certified copy of this Council order with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of such recorded Council order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Obtained a written statement from the Department of Planning and Development that confirms the final building permit plans and façade elevations are consistent with plans approved in Condition #1.
 - d. Submitted a final Inclusionary Housing Plan for review and approval by the Director of Planning and Development that is certified as compliant by the Director of Planning and Development with the information required to be included in such Plan pursuant to §5.11.9. of the Zoning Ordinance.
 - e. Submitted final engineering, utility, and drainage plans, and an Operations and Maintenance plan for Stormwater Management, for review and approval by the City Engineer. A statement certifying such approval shall have been filed with the City Clerk, the Commissioner of Inspectional Services, and the Director of Planning and Development.
 - f. Submitted a final plan of land, recorded at the Middlesex Registry of Deeds, to the Engineering Division of Public Works in accordance with Condition #6.
 - g. Submitted a lighting plan of the parking facility to the Commissioner of Inspectional Services and the Director of Planning and Development in accordance with Condition #7.
 - h. Submitted a final Construction Management Plan (CMP) for review and approval

by the Commissioner of Inspectional Services in consultation with the Director of Planning and Development, the Fire Department, the Commissioner of Public Works, the City Engineer, and the Director of Transportation.

- i. Submitted to the Law Department copies of fully executed Regulatory Agreements and Affordable Housing Restriction for all Deed Restricted Units, as described in Conditions 2 through 4.
18. No final occupancy permit for the use covered by this Special Permit/Site Plan approval shall be issued until the Petitioner has:
- a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect and civil engineer certifying compliance with Condition #1.
 - b. Submitted to the Department of Inspectional Services, the Department of Planning and Development, and the Engineering Division final as-built survey plans in paper and digital format.
 - c. Filed with the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that all engineering details for the project site have been constructed to standards of the City of Newton Public Works Department.
 - d. Filed with the Department of Inspectional Services a statement by the Director of Planning and Development approving final location, number, and type of plant materials, final landscape features, fencing, and parking areas.
 - e. Provided evidence satisfactory to the Law Department that the Regulatory Agreements for all Deed Restricted Units have been recorded at the Southern Middlesex District Registry of Deeds and/or Southern Middlesex Land Court, as appropriate.
 - f. Deed Restricted Units shall be constructed and available for occupancy coincident with market rate units; such that no more than four market rate units may receive occupancy permits until the corresponding affordable unit has received its occupancy permit.
 - g. The Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for portions of the buildings, including both the residential and commercial space, prior to installation of required on-site landscaping/ exterior hardscape improvements required per the approved plans , Prior, however, to issuance of any temporary certificate of occupancy pursuant to this condition, the Commissioner of Inspectional Services shall require that the Petitioner first file a bond, letter of credit, cash or other security in the form satisfactory to the Law Department in an amount not less than 135% of the value of the aforementioned remaining improvements.

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 2 absent (Councilors Leary and Lennon)

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on November 8, 2017. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

(SGD) DAVID A. OLSON, City Clerk
Clerk of the City Council

I, David A. Olson, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty Days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the City Clerk on _____ and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

(SGD) DAVID A. OLSON, City Clerk
Clerk of the Council

CITY OF NEWTON
IN CITY COUNCIL

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the Site, as defined below, will be in harmony with the conditions, safeguards, and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #201-17 to restructure the conditions pertaining to inclusionary zoning in accordance with the recommendation of the Land Use Committee (the "LUC") and the reasons given by the Committee therefore, through its Chairman, Councilor Gregory Schwartz.

1. The specific site is an appropriate location for the amendment to Council Order #201-17 because the site is governed by a special permit allowing the construction of a three-story building which will contain inclusionary zoning units. (§7.3.3.C.1)
2. The amendment to Council Order #201-17 as developed and operated will not adversely affect the surrounding neighborhood. (§7.3.3.C.2)
3. The amendment to Council Order #201-17 will not create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

PETITION NUMBER: #201-17

PETITIONER: JLM Realty Trust

LOCATION: 386-394 Watertown Street (the Project Site)

OWNER: JLM Realty Trust

ADDRESS OF OWNER: 386 Watertown Street Newton, MA 02458

TO BE USED FOR:	A mixed use development of 14,313 square feet with a building height of three stories, incorporating nine residential units, and 2,714 square feet of commercial space, not more than 16 on-site parking stalls located below-grade
CONSTRUCTION:	Masonry structure over a wood frame
EXPLANATORY NOTES:	§4.1.2.B.3, and §4.1.3 to allow a building of three-stories and 36 feet in height; §4.1.2.B.3, and §4.1.3 to allow an FAR of 1.49; §5.1.4 to allow a reduction in the parking requirement; §5.1.8.A and §5.1.13 to allow parking within a setback and within five feet of a building containing dwelling units,, §5.1.9.A and §5.1.13 to waive the screening requirements of parking facilities; §5.11. and §5.11.15.A to allow the lot area per unit to be decreased in conjunction with an additional inclusionary unit
ZONING:	Business 1

Approved subject to the following Conditions.

This special permit supersedes, consolidates, and restates provisions of prior special permits to the extent that those provisions are still in full force and effect. Any conditions in prior special permits not set forth in this special permit #134-18 are null and void.

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
 - a. Civil Plan Set, prepared by VTP Associates, consisting of three (3) sheets:
 - i. Site Plan, signed and stamped by Joseph R. Porter, Professional Land Surveyor, dated June 12, 2017 revised August 31, 2017, and October 12, 2017.
 - ii. Grading, Drainage, and Utility Plan, signed and stamped by Joseph R. Porter, Professional Land Surveyor, dated June 12, 2017 revised August 31, 2017.
 - iii. Detail Sheet, signed and stamped by Joseph R. Porter, Professional Land Surveyor, dated June 12, 2017 “as may further be revised in accordance with the site plan referenced in Condition #1.1.iii
 - b. Architectural Plans, entitled “Park View Building” 386-390 Watertown Street, signed and stamped by Ronald F. Jarek, Registered Architect, consisting of the following fourteen (14) sheets, last revised October 12, 2017:

- i. Sheet A-0 Title Sheet, dated revised
 - ii. Sheet A-1 General Notes and Materials
 - iii. Sheet A-2 Basement Floor Plan
 - iv. Sheet A-3 Ground Floor Plan
 - v. Sheet A.4 Second Floor Plan
 - vi. Sheet A.5 Third Floor Plan
 - vii. Sheet A-6 Roof Plan
 - viii. Sheet A-7 Unit Plans
 - ix. Sheet A-8 Front and Rear Elevations
 - x. Sheet A-9 Side Elevations
 - xi. Sheet A.10 Detail Sheet
 - xii. Sheet A.11 Exterior Perspectives
 - xiii. Sheet A-12 3D Street View
 - xiv. Sheet LA-1 Landscape Plan
2. In accordance with the City's Inclusionary Zoning Ordinance (§5.11.4), two (2) of the residential units in the Project shall be made available to households earning up to 80% of Area Median Income (AMI), as designated by the U.S. Department of Housing and Urban Development, adjusted for household size. As proposed in the Preliminary Inclusionary Housing Plan, one (1) of these units shall be made available to households earning up to 80% AMI, and (1) of these units shall be made available to households earning up to 50% AMI. Monthly housing costs (inclusive of heat, hot water, electricity, water and sewer, and one parking space) shall not exceed 30% of the applicable monthly income limit for that unit. The Inclusionary Units shall be designated as Local Preference units, as permitted and defined by the Massachusetts Department of Housing and Community Development (DHCD).
3. To the extent permitted by applicable regulations of DHCD, the Inclusionary Units shall be eligible for inclusion on the State's Subsidized Housing Inventory (SHI) as Local Action Units through DHCD's Local Initiative Program. Prior to the issuance of any Occupancy Permits for the construction of the Project, the Petitioner, City, and DHCD will enter into a Regulatory Agreement and Declaration of Restrictive Covenants, in a form approved by the Law Department, which will establish the affordability restriction for the Inclusionary Units in perpetuity.
4. Prior to the issuance of any Building Permits for the construction of the Project, the Petitioner shall provide a final Inclusionary Housing Plan and Affirmative Marketing and Resident Selection Plan for review and approval by the Director of Planning and Development. The Inclusionary Housing Plan and Affirmative Marketing and Resident Selection Plan must meet the requirements of DHCD's guidelines for Affirmative Fair Housing Marketing and Resident Selection and be consistent with §5.11.9. of the Newton Zoning Ordinance. The Inclusionary Housing Plan and Affirmative Marketing and Resident

selection plan should treat the units the same with respect to Affirmative Marketing and advancing Fair Housing in Newton. In accordance with DHCD's current guidelines, the units will be affirmatively marketed and leased through a lottery.

5. Prior to the issuance of any Building Permit, the petitioner shall provide a final Operations and Maintenance Plan (O&M) for stormwater management to the Engineering Division of Public Works for review and approval. Once approved, the O&M must be adopted by applicant, and recorded at the Middlesex Registry of Deeds. A certified copy of the O&M shall be submitted to the Engineering Division of Public Works.
6. Prior to the issuance of any Building Permit, the petitioner shall provide a final plan showing the combination of the two lots the Engineering Division of Public Works for review and approval. Once approved, the Plan must be recorded at the Middlesex Registry of Deeds. A certified copy of the Plan shall be submitted to the Engineering Division of Public Works.
7. Prior to the issuance of any Building Permit, the petitioner shall provide a lighting plan for the parking facility showing compliance with Section 5.10.A of the Newton Zoning Ordinance to the Director of Planning and Development and the Commissioner of Inspectional Services for review and approval.
8. All residential units will conform to the Massachusetts Architectural Access Board (MAAB) requirements for "Group 1" units. In addition, per MAAB guidelines, 5% of the units shall be designed as "Group 2A" units, which are designed spatially for immediate wheelchair use.
9. The trash and recycling disposal shall be handled by a private entity and collection shall be scheduled at such times to minimize any disruption of the on-site parking.
10. All on-Site landscaping associated with this Special Permit/Site Plan Approval shall be installed and maintained in good condition. Any plant material that becomes diseased or dies shall be replaced on an annual basis with similar material.
11. All construction activity shall be limited to 7AM-6PM Monday through Friday and 8AM-5PM on Saturdays excluding holidays, unless extended or restricted by the Commissioner of Inspectional Services or the Commissioner of Public Works. Interior work may occur at times outside of the hours specified above, but only after the building is fully enclosed, and only if the work complies with the provisions of the Noise Control Ordinance of the City of Newton. In addition, access to and egress from the Site for work conducted outside of the hours specified above, shall be from Watertown Street only.
12. The Petitioner shall communicate regular construction updates to the Nonantum Neighborhood Association and all immediate abutters during construction as appropriate.
13. The Petitioner shall comply in all material respects with the final Construction Management Plan to be submitted for review and approval to the Commissioner of Inspectional Services, in consultation with the Director of Planning and Development, the Fire Department, the

Commissioner of Public Works, the City Engineer, and the Director of Transportation. The Final Construction Management Plan shall include, but not be limited to, the following provisions:

- a. 24-hour contact information for the general contractor of the Project. This contact information shall be provided to the Commissioner of Inspectional Services and to the Newton Police Department, shall be posted on a construction activity website to be established by the Petitioner, and shall be posted on the job site.
 - b. The proposed schedule of the Project, including the general phasing of the construction activities.
 - c. Site plan(s) showing the proposed location of contractor and subcontractor parking, on-site material storage area(s), on-site staging areas(s) for delivery vehicles, and location of any security fencing.
 - d. Proposed truck route(s) that minimize travel on local streets.
 - e. Proposed methods for dust control including but not limited to: covering trucks for transportation of excavated material; minimizing storage of debris on-site by using dumpsters and regularly emptying them; using tarps to cover piles of bulk building materials and soil; and locating a truck washing station to clean muddy wheels on all truck and construction vehicles before exiting the Site.
 - f. Proposed methods of noise control, in accordance with the City of Newton's Noise Ordinance. Staging activities shall be conducted in a manner that will minimize off-site impacts of noise. Noise producing staging activities shall be located as far as practical from noise sensitive locations.
 - g. A plan for rodent control during construction.
 - h. Offer to provide a pre-construction survey at no charge to the owners of the properties abutting the Site for the purposes of establishing a baseline from which to evaluate the construction impact, if any on the abutting properties.
14. The Petitioner shall be responsible for securing and paying police details that may be necessary for traffic control throughout the construction process as required by the Police Chief.
15. The Petitioner shall be responsible for repairing any damage to public ways and property caused by any construction vehicles. All repair work shall be done prior to the issuance of a final Certificate of Occupancy, unless the Commissioner of Public Works determines that the damage to the public way is so extensive that it limits the use of the public way. In such case the repair work must be initiated within one month of the Commissioner making such determination and shall be conducted consistent with City Construction Standards, and shall be completed within an appropriate time frame, as determined by the Commissioner.

16. At the Petitioner's sole expense, the Petitioner shall locate all utility service lines on site underground, including any utility service lines along the Project's frontage on Watertown Street if such lines are present, subject to necessary approvals from utility companies.
17. No building permit for the vertical construction of the Project shall be issued pursuant to this Special Permit/Site Plan approval until the Petitioner has:
 - a. Recorded a certified copy of this Council order with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of such recorded Council order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Obtained a written statement from the Department of Planning and Development that confirms the final building permit plans and façade elevations are consistent with plans approved in Condition #1.
 - d. Received approval from Director of Planning and Development for the Inclusionary Housing Plan and Affirmative Fair Housing and Resident Selection Plan which shall be authorized by the Mayor and provided evidence of submission of the Local Action Unit Application to DHCD.
 - e. Submitted final engineering, utility, and drainage plans, and an Operations and Maintenance plan for Stormwater Management, for review and approval by the City Engineer. A statement certifying such approval shall have been filed with the City Clerk, the Commissioner of Inspectional Services, and the Director of Planning and Development.
 - f. Submitted a final plan of land, recorded at the Middlesex Registry of Deeds, to the Engineering Division of Public Works in accordance with Condition #6.
 - g. Submitted a lighting plan of the parking facility to the Commissioner of Inspectional Services and the Director of Planning and Development in accordance with Condition #7.
 - h. Submitted a final Construction Management Plan (CMP) for review and approval by the Commissioner of Inspectional Services in consultation with the Director of Planning and Development, the Fire Department, the Commissioner of Public Works, the City Engineer, and the Director of Transportation.
 - i. Submitted to the Law Department copies of fully executed Regulatory Agreements and Affordable Housing Restriction for all Deed Restricted Units, as described in Conditions 2 through 4.
18. No final occupancy permit for the use covered by this Special Permit/Site Plan approval shall be issued until the Petitioner has:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect and civil engineer certifying compliance with Condition #1.

- b. Submitted to the Department of Inspectional Services, the Department of Planning and Development, and the Engineering Division final as-built survey plans in paper and digital format.
- c. Filed with the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that all engineering details for the project site have been constructed to standards of the City of Newton Public Works Department.
- d. Filed with the Department of Inspectional Services a statement by the Director of Planning and Development approving final location, number, and type of plant materials, final landscape features, fencing, and parking areas.
- e. Provided evidence confirming the marketing, lottery, and resident selection for the Inclusionary Units has been completed to the Director of Planning and Development for review and approval.
- f. Entered into a Regulatory Agreement and Declaration of Restrictive Covenants for each of the Inclusionary Units with the City of Newton and the Department of Housing and Community Development, in a form approved by the Law Department, which will establish the affordability restriction for the Inclusionary Units in perpetuity.
- g. Deed Restricted Units shall be constructed and available for occupancy coincident with market rate units; such that no more than four market rate units may receive occupancy permits until the corresponding affordable unit has received its occupancy permit.
- h. The Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for portions of the buildings, including both the residential and commercial space, prior to installation of required on-site landscaping/ exterior hardscape improvements required per the approved plans , Prior, however, to issuance of any temporary certificate of occupancy pursuant to this condition, the Commissioner of Inspectional Services shall require that the Petitioner first file a bond, letter of credit, cash or other security in the form satisfactory to the Law Department in an amount not less than 135% of the value of the aforementioned remaining improvements.