

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 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 the following a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #114-17, which allowed waivers to the number, size, location and height of signs in the form of a comprehensive sign package and reduced the number of required parking stalls, by modifying the comprehensive sign package, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Gregory Schwartz:

1. The specific site is an appropriate location for the proposed modifications to Council Order #114-17 because the site is being redeveloped and a comprehensive sign package is necessary to ensure the appropriate amount and location of signage. (§7.3.3.C.1.)
2. The proposed modifications to Council Order #114-17 will not adversely affect the neighborhood because the sign package is limited to the Boylston Street/Route 9 frontage. (§7.3.3.C.2.)
3. The proposed modifications to Council Order #114-17 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: #424-18

PETITIONER: Atrium Wellness Center, LLC.

LOCATION: 300 Boylston Street, on land known as Section 82, Block 2, Lot 1, containing approximately 125,771 square feet of land

OWNER: Atrium Wellness Center, LLC.

ADDRESS OF OWNER: 250 First Avenue, Suite 200
Needham, MA 02494

TO BE USED FOR: Amendment to Council Order #114-17 to amend the comprehensive sign package.

EXPLANATORY NOTES: To amend Council Order #114-17; and §5.2.13 to amend the comprehensive sign package.

ZONING: Business 1 district

This Special Permit/Site Plan Approval amends Council Order #114-17 by modifying the approved comprehensive sign package. This Special Permit/Site Plan Approval does not affect reduction in the number of parking stalls allowed by Council Order #114-17. All other conditions of Council Order #114-17 remain in full force and effect.

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. A set of drawings entitled "Proposed Signage, Lifetime Center, 300 Boylston Street," prepared by Stantec for the Bullfinch Companies, Inc., consisting of four sheets, dated May 16, 2018.
 - b. The drawings referenced above in subparagraph "a" shall be revised to show Sign "C" located closer to Signs "A" and "B". Such relocation shall be reviewed and approved by the Director of Planning and Development prior to the issuance of a building permit.
2. The final design, color, and illumination of the proposed signs shall be reviewed and approved by the Director of Planning and Development for consistency with the submitted sign package.
3. All signage shall be restricted to the Boylston Street/Route 9 frontage to ensure proper wayfinding and limit intrusion into the residential neighborhood to the south.
4. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
 - a. Recorded a certified copy of this order for the approved Special Permit/Site plan with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of such recorded order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1, including the revision stated in Condition #1.b.