



2013 00193754

Bk: 62575 Pg: 297 Doc: DECIS
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CITY OF NEWTON

IN BOARD OF ALDERMEN

August 12, 2013

RECEIVED
NEWTON CITY CLERK
#80-13
2013 AUG 14 PM 4:43
David A. Olson, CMC
Newton, MA 02459

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action 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, hereby grants the following SPECIAL PERMIT/SITE PLAN APPROVAL to increase the Floor Area Ratio (FAR) above that which is allowed by right, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Ted Hess-Mahan.

The Board finds that:

1. The proposed Floor Area Ratio (FAR) of .48 where .45 is the maximum allowed by right is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood. The lot is 5,771 square feet and the new house will have a gross floor area of 2,789 square feet. The additional 210 square feet will increase the gross floor area by 3% above what is allowed by-right.
2. The increase in FAR is will not increase the footprint or perceived mass of the dwelling.
3. The creation of a two-car garage under the existing deck will be a benefit to the neighborhood as it will help prevent vehicles from parking on the street or in the driveway.
4. With the exception of FAR the proposed structure meets all dimensional requirements including lot coverage and open space.

RECEIVED
NEWTON CITY CLERK
2013 SEP -4 PM 1:42
David A. Olson, CMC
Newton, MA 02459

PETITION NUMBER: #180-13

PETITIONER: Surge Capital Corp.

LOCATION: 20 Burrage Road, Ward 7, on land known as SBL 73, 28, 06, containing approximately 5,771 square feet of land

OWNER: Surge Capital Corp.

A True Copy
Attest

City Clerk of Newton, Mass.

- a) Recorded a certified copy of this board 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 board order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c) Submitted a revised stamped site plan to the Engineering Division for review and approval.
 - d) Obtained a written statement from the Planning and Development Department that confirms the building permit plans are consistent with plans approved in Condition #1.
6. No Occupancy Permit for the use covered by this Special Permit/Site Plan Approval shall be issued until the petitioners have:
- a) Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or engineer certifying compliance with Condition #1.
 - b) Submitted to the Department of Inspectional Services, The Engineering Division of Public Works, and the Department of Planning and Development a final as-built survey plan in paper and digital format.
 - c) Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development, a statement from the Engineering Division certifying that the final site construction details have been constructed to the standards of the City of Newton Engineering Division.
 - d) Filed with the Commissioner of Inspectional Services a statement from the Planning Department approving final site features.

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 1 absent (Alderman Fischman) 1 vacancy

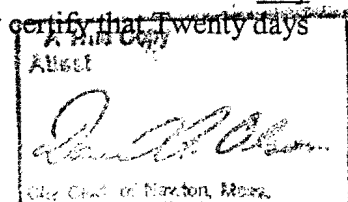
The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on August 14, 2013. The undersigned further certifies that 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 Board of Aldermen

I, David A. Olson, as the Clerk of the Board of Aldermen 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~~ Twenty days



have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 5/14 and that NO APPEAL to said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST.



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

