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January 9, 2019

RECEIVED
Newton City Clerk
2019 JAN -9 PM 3:14
DAVID A. OLSON, CMC
Newton, MA 02459

BY HAND

Ms. Nadia Khan
Committee Clerk
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition of Happy Munchkins Day School, Inc. /1440-1450 Washington Street

Dear Nadia,

Enclosed please find an original special permit application and an original general permit application together with thirteen packets of information relative to the above matter consisting of the following:

1. A copy of the special permit application.
2. A copy of the administrative site plan review memorandum.
3. Plan entitled "Topographic Site Plan Newton, Massachusetts Showing Existing Conditions at #1440-1450 Washington Street" dated April 16, 2018 by VTP Associates, Inc.
4. Plan entitled "Topographic Site Plan Newton, Massachusetts Showing Proposed Conditions at #1440-1450 Washington Street" dated April 16, 2018 by VTP Associates, Inc.
5. TDM Plan dated January 2019 by Planning Horizons.
6. Floor Plans dated March 29, 2018, revised November 2, 2018 and November 6, 2018 by JC Architect.
7. Project Description.

I have also enclosed a CD containing electronic copies of the aforementioned plans and materials (I have given one to Jennifer as well) and a check in the amount of \$750.00 representing the filing fee. Additionally, I have enclosed an authorization form from the Lincoln Park Baptist Church authorizing our firm to execute documents on its behalf.

SCHLESINGER AND BUCHBINDER, LLP

Ms. Nadia Khan

January 9, 2019

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Please feel free to call me if you have any questions respecting the foregoing.

Sincerely,



Stephen J. Buchbinder

SJB/mer
enclosures

cc: (By Hand, w/enclosures)

Ms. Jennifer Caira, Chief Planner

Mr. Neil Cronin, Senior Planner

Mr. John Daghlian, Associate City Engineer

Jonah Temple, Assistant City Solicitor

(By First Class Mail, w/enclosures)

Deputy Chief Israel Jimenez

Ms. Nan Xu

**LINCOLN PARK BAPTIST CHURCH
1450 WASHINGTON STREET
NEWTON, MA 02465**

January 7, 2019

Ms. Nadia Khan
Chief Committee Clerk
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449


Re: 1440-1450 Washington Street

Dear Ms. Khan,

This letter will serve to confirm that Katherine Adams and/or Stephen J. Buchbinder of the law firm of Schlesinger and Buchbinder, LLP are authorized to sign any and all documents on behalf of the Lincoln Park Baptist Church with respect to a special permit application relative to the above-referenced property.

Very truly yours,

Lincoln Park Baptist Church

By: 
Yun Zhao
Temporary Chairman of the Executive Committee

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED

5.1.4; 5.1.9; 5.1.13 and 7.3.3 (see also 6.3.4.B.3.a; 6.3.4.B.3.b, and 6.3.4.B.3.c.)

RECEIVED
NEWTON CITY CLERK
2018 JAN - 9 PM 3:14
DAVID A. OLSON, Clerk
Newton, MA 02459

PETITION FOR: Special Permit/Site Plan Approval
 Extension of Non-Conforming Use and/or Structure
 Site Plan Approval

STREET 1440-1450 Washington Street WARD

SECTION(S) 32 BLOCK(S) 14 LOT(S) 0013 and 0014

APPROXIMATE SQUARE FOOTAGE (of property) 41,051 square feet ZONED MR1

TO BE USED FOR: daycare center

CONSTRUCTION: wood

EXPLANATORY REMARKS: Special permit sought for (a) waiver of 15 parking stalls required by Section 5.1.4 pursuant to Section 5.1.13, and (b) waiver of parking facility landscaping requirements required by Section 5.1.9 pursuant to 5.1.13.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Happy Munchkins Day School, Inc.

SIGNATURE *Stephen J. Buchbinder*
By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS 6 Talbot Street, Newton, MA 02465

TELEPHONE N/A E-MAIL N/A

ATTORNEY Stephen J. Buchbinder, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

TELEPHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com

PROPERTY OWNER (PRINT) Lincoln Park Baptist Church

SIGNATURE *Stephen J. Buchbinder*
By: Stephen J. Buchbinder, duly authorized

ADDRESS 1440-1450 Washington Street, Newton, MA 02465

TELEPHONE N/A E-MAIL N/A

RECEIVED
Planning & Development
Department Endorsement
JAN - 9 2018
Planning NSC



City of Newton, Massachusetts

Department of Planning and Development

1000 Commonwealth Avenue, Newton, Massachusetts 02459

Telephone (617) 796-1120
Telefax (617) 796-1086
www.newtonma.gov

Ruthanne Fuller
Mayor

GENERAL PERMIT APPLICATION

Barney Heath
Director

PROJECT #: ZONING DISTRICT: MR1 DATE RECEIVED:

PROJECT DESCRIPTION: applicant seeks to operate a daycare center for up to 45 children and 6 staff

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 1440-1450 Washington Street CITY/ZIP: 02465

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): Section 32, Block 14, Lot 0014

PROPERTY OWNER INFORMATION

NAME: Lincoln Park Baptist Church PHONE: N/A

MAILING ADDRESS: 1450 Washington Street, Newton, MA 02465 E-MAIL ADDRESS: N/A

PROPERTY OWNER CONSENT

- I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

Lincoln Park Baptist Church

By: Stephen J. Buchbinder (Signature) 1-9-19 (Date)
Stephen J. Buchbinder, duly authorized

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT/AGENT INFORMATION

NAME: Stephen J. Buchbinder, Esquire, Schlesinger and Buchbinder, LLP

BUSINESS PHONE: 617-965-3500 CELL PHONE: 617-538-7392

MAILING ADDRESS: 1200 Walnut Street, Newton, MA 02461-1267 E-MAIL ADDRESS: sjbuchbinder@sab-law.com

X Stephen J. Buchbinder (Signature) 1-9-19 (Date)
(Application/Agent Signature)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

Table with 2 columns: Permit/Review Process and checkboxes. Rows include Zoning Review Application, Administrative Site Plan Review, Sign Permit, Special Permit/Site Plan Approval, Fence Appeal, Comprehensive Permit, Variance Application, Historic Preservation Review, Conservation Commission Review, and Other, describe.

Comments:

PERMIT INTAKE INITIALS AND DATE STAMP