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**Candace Havens**  
Director

MEMORANDUM

To: Land Use Committee of the Board of Aldermen

From: Candace Havens, Director of Planning and Development  
Eve Tapper, Chief Planner for Current Planning<sup>ET</sup>  
Alexandra Ananth, Senior Planner

RE: Information for December 4, 2012 Working Session

DATE: November 30, 2012

CC: Petitioners  
John Lojek, Commissioner of Inspectional Services

In response to questions raised at the Land Use Committee public hearings, previous working session meetings 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 #212-12

1081 Washington St.

Request to waive two parking stalls, to locate five stalls within the side setback, to waive lighting, surfacing, and maintenance requirements for parking facilities of greater than five stalls, and to waive one required loading dock in order to construct a new two-story building for retail use.

This project had a public hearing on September 11, 2012, which was continued and closed on November 13, 2012.

- **Size and Scale of the building.** Since the September public hearing the petitioner has reduced the size of the proposed two-story building to from ~5,800 sq. ft. to ~4,500 sq. ft. and the building is now conforming with regard to setback requirements. The petitioner has added architectural details to the north and east side elevations facing



residential abutters.

- **Parking.** A retail building of this size requires one stall per 300 square feet of building size and one stall for every three employees on the largest shift. As proposed this building requires 15 stalls for size ( $4500/300=15$ ) and one stall for employees (2 employees=1 stall), for a total of 16 required parking stalls. The previous uses on the site (two dwelling units and 1,300 square feet of retail use) had a parking requirement of ten stalls, for which the petitioners are grandfathered. The property currently contains four nonconforming parking stalls. Utilizing the City's A-B+C formula (Section 30-19(c)) to calculate the required number of parking stalls, the proposed project requires ten stalls ( $16-10+4=10$ ). The petitioner is proposing eight stalls and therefore requires a waiver of two stalls for the proposed use. Should the Board choose to approve this special permit, future uses of the building would be limited to permitted uses in the Business 2 zone that require 16 stalls or less, or will be required to amend the special permit to seek a waivers from the parking requirements.
- **Signs.** The petitioners are proposing a 100 square foot primary sign and have agreed to no secondary signs. All signs must meet the sign ordinance.
- **Dumpster screening, fencing, lighting and snow removal.** The proposed dumpster will be screened with wood stockade fencing. The petitioner is also proposing a 6 ft. high fence on the east and north property lines. The petitioner is proposing 8 ft. tall light poles in the parking area and is seeking a waiver from the one foot candle lighting requirement. The petitioner is proposing that snow will be pushed and stored near the dumpster and east property line.
- **Trash Removal.** The petitioner is proposing to wheel a small dumpster out to the street for collection. The Planning Department recommends the Committee consider a condition that prohibits deliveries and pickups during the hours of 10:00 p.m. to 8:00 a.m.
- **Use restrictions.** The petitioner submitted proposed use restrictions at the last public hearing that have been included in a draft Board Order. The Planning Department is concerned that this list of restrictions may limit the viability of this commercial property in the future. While we understand that neighbors are concerned about possible future uses, the parking requirement already limits what can go into this building as-of-right. Arbitrarily limiting the uses further could result in a prolonged vacancy on this site which is located in a well-traveled important commercial corridor in the City.