



2014 00118981

Bk: 64061 Pg: 305 Doc: DECIS
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#131-14

CITY OF NEWTON

IN BOARD OF ALDERMEN

May 19, 2014

ORDERED:

That the Board, 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 approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to allow a single free-standing sign, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Alderman Marc Laredo:

1. The erection of a single free-standing sign on a site with low visibility from Washington Street, which is a major commercial corridor, is in the public interest as it will improve way-finding for customers and will provide visibility to an otherwise isolated business along Washington Street. (30-20(1))
2. The location of the proposed free-standing sign will not create a nuisance or serious hazard to pedestrians or vehicles, as the sign is set back from any pedestrian or vehicular travel way. (30-24(d)(3))

PETITION NUMBER: #131-14

PETITIONER: Artisan Childcare Center

LOCATION: 2330 Washington Street, Ward 4, Newton Lower Falls, on land known as SBL 42, 31, 18, containing approximately 28,277 sq. ft. of land

OWNER: Curtis House, LLC ✓

ADDRESS OF OWNER: 132 Charles Street, Newton, MA 02466

TO BE USED FOR: Free-Standing Sign

EXPLANATORY NOTES: §30-20(1) and §30-24 to permit a freestanding sign.

ZONING: Business 1

Approved subject to the following conditions:

RECEIVED
Newton City Clerk
2014 MAY 21 PM 1:55
David A. Olson, City Clerk
Newton, MA 02459

RECEIVED
Newton City Clerk
2014 AUG 11 PM 4:47
David A. Olson, City Clerk
Newton, MA 02459

40195-91

A True Copy
Attest

City Clerk of Newton, Mass.

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 the following plans:
 - a. "Proposed Sign Detail," prepared by Hresko Associates, Inc, Landscape Architects, dated March 28, 2014, Sheet SKA 1.04.
 - b. "Proposed Sign Location," prepared by Hresko Associates, Inc, Landscape architects, dated March 28, 2014 and revised by Gus Miragias on April 15, 2014, Sheet L 1.04.
 - c. A sign rendering, designed by Danthonia Designs and Spring Valley Signs, undated.
2. That the illumination of the free-standing sign shall be indirect and shielded and shall not cross into Washington Street or onto adjacent properties.
3. That the free-standing sign shall not be illuminated from one half hour after closing to one half hour before opening.
4. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
 - a. Recorded a certified copy of this Board Order for the approved Special Permit/Site Plan Approval 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. Obtained a written statement from the Planning Department that confirms the Building Permit plans are consistent with plans approved in Condition #1.
5. No Final Inspection and/or Occupancy Permit for the free-standing sign constructed pursuant to 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 the sign company certifying compliance with Condition #1.
 - b. Obtained a written statement from the Planning Department that confirms the free-standing sign was constructed pursuant to the plans approved in Condition #1.

Under Suspension of Rules

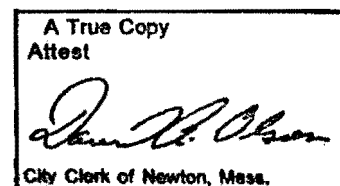
Readings Waived and Approved

21 yeas 0 nays 2 absent (Aldermen Albright and Baker 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 May 21, 2014. 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:

Linda M. Filliciale, acting
(SGD) DAVID A. OLSON, City Clerk
Clerk of the Board of Aldermen
LINDA M. FILICIALE



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 days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 5/21 and that NO APPEAL to said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

Brian M. Fenwick, acting
(SGD) ~~DAVID A. OLSON~~, City Clerk
Clerk of the Board of Aldermen

A True Copy
Attest
David A. Olson
City Clerk of Newton, Mass.