



Setti D. Warren  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

176-12  
Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Candace Havens  
Director

M E M O R A N D U M

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 JULY 17, 2012 WORKING SESSION

DATE: JULY 13, 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 #176-12

1099 BEACON STREET

SPECIAL PERMIT FOR NEW SIGNAGE, SITE PLAN APPROVAL FOR ADDITION ON EXISTING BUILDING AND MODIFICATIONS TO EXISTING PARKING FACILITIES.

The petitioner is proposing to merge three lots into one new lot, add an addition onto the existing building, install new signage and modify the existing parking lot. This project had a public hearing on July 10, 2012. Since the public hearing the petitioner has submitted the following additional information discussed below.

- **Changes to the site plan.** The petitioner is proposing an internal pedestrian crossing of alternate materials/texture than the rest of the parking lot to encourage pedestrians to use the crosswalk and to help with traffic calming within the site. The parking lot will be asphalt and the pedestrian crossing will be concrete with a "broom" finish to ensure it is not slippery when wet. The petitioner is also proposing a new fence along the western property line for the length of the existing building (white composite 6 ft. in height) and will paint the western side of the building white to match the fence (in response to abutter request). The petitioners are adding a bench for employees at the northwest corner of the site. The roof will be of consistent material but will be black as requested by abutters. Rooftop equipment will be replaced with new but will remain.

- **Lighting.** The petitioner submitted cut sheets of proposed lighting and details are shown on submitted photometric plan. Proposed poles are 20 ft. tall and building mounted lights at the back of the building will be set on motion sensors.
- **Curb Cut Width.** The Associate City Engineer feels strongly that the curb cut at the street be widened to 32 feet as shown on plans, for truck maneuverability. He notes that the cracked sidewalk panels are a result of trucks riding over the sidewalk and that a wider driveway opening would eliminate this issue. Although the Planning Department prefers a narrower curb cut for pedestrians, a wider curb cut will save the petitioner from regular repairs.