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James Freas
Acting Director

PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: November 13, 2015
MEETING DATE: November 17, 2015
TO: Land Use Committee of the Board of Aldermen
FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Stephen Pantalone, Senior Planner
CC: Petitioner

In response to questions raised at the Land Use Committee public hearing, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #180-15

28 Sumner Street

Request for Special Permit/Site Plan Approval to allow three single-family attached dwellings.

The Land Use Committee (the "Committee") held a public hearing on September 10, 2015, which was held open so that the petitioner could respond to questions/concerns that were raised at the public hearing by the Committee.

The petitioner revised the site plan to move Units 2 and 3 and the associated driveway farther away from the side lot line and to provide an offset between Units 2 and 3. The modification results in the elimination of the zoning relief relating to the driveway and an increase in the setback of the proposed building by approximately five to ten feet. The abutting neighbor had suggested a further revision to the site plan so that the garage for Unit 2 faces Sumner Street. The petitioner consulted with the Senior Planner that staffs the Newton Historical Commission, who encouraged the petitioner to maintain the orientation facing the side lot line, in order to preserve the prominence of the original structure from Sumner Street. The petitioner also provided an example of a by-right alternative for a two-family dwelling, which could be located 7.5 feet from the side lot line, and could have a driveway along the side lot line. The Planning Department believes that the proposed project is well designed and supports the project as proposed.

The Committee raised a question of whether other lots on Sumner Street could be developed with single-family attached dwellings. The answer is no, as the lots on the western side of Sumner Street are in a single-family district and do not have enough lot area, and the lots on the eastern side of Sumner Street do not have the enough lot area.

Recommendation

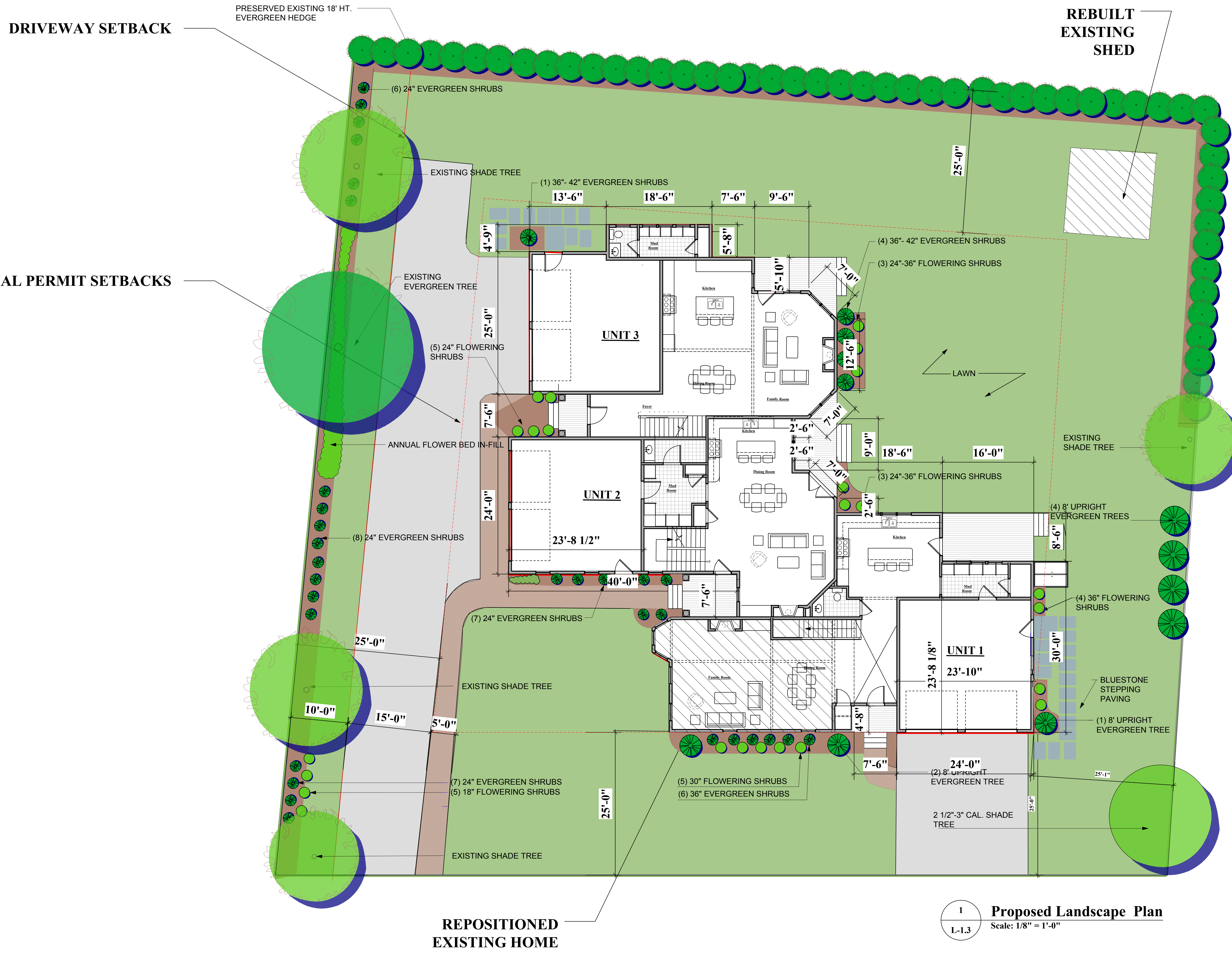
The Planning Department continues to recommend **APPROVAL WITH CONDITIONS**.

ATTACHMENTS:

Attachment A: Revised Proposed Landscape Plan

Attachment B: Alternative By-Right Two Family Dwelling

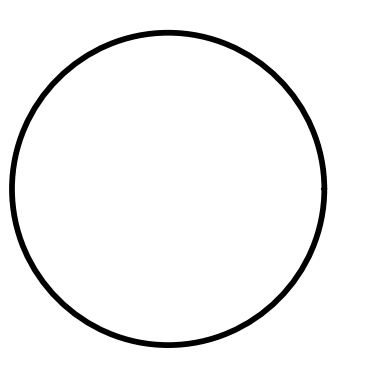
ATTACHMENT A



New Residences
 28 Sumner St
 Newton, MA

OWNER
**EIGHTH RUN
 LLC**

architects
mckay
 35 Bryant Street
 Dedham
 Ma. 02026
 ph. 781.326.5400
 www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	10.13.15	
2	11.6.15	

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 These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
 Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

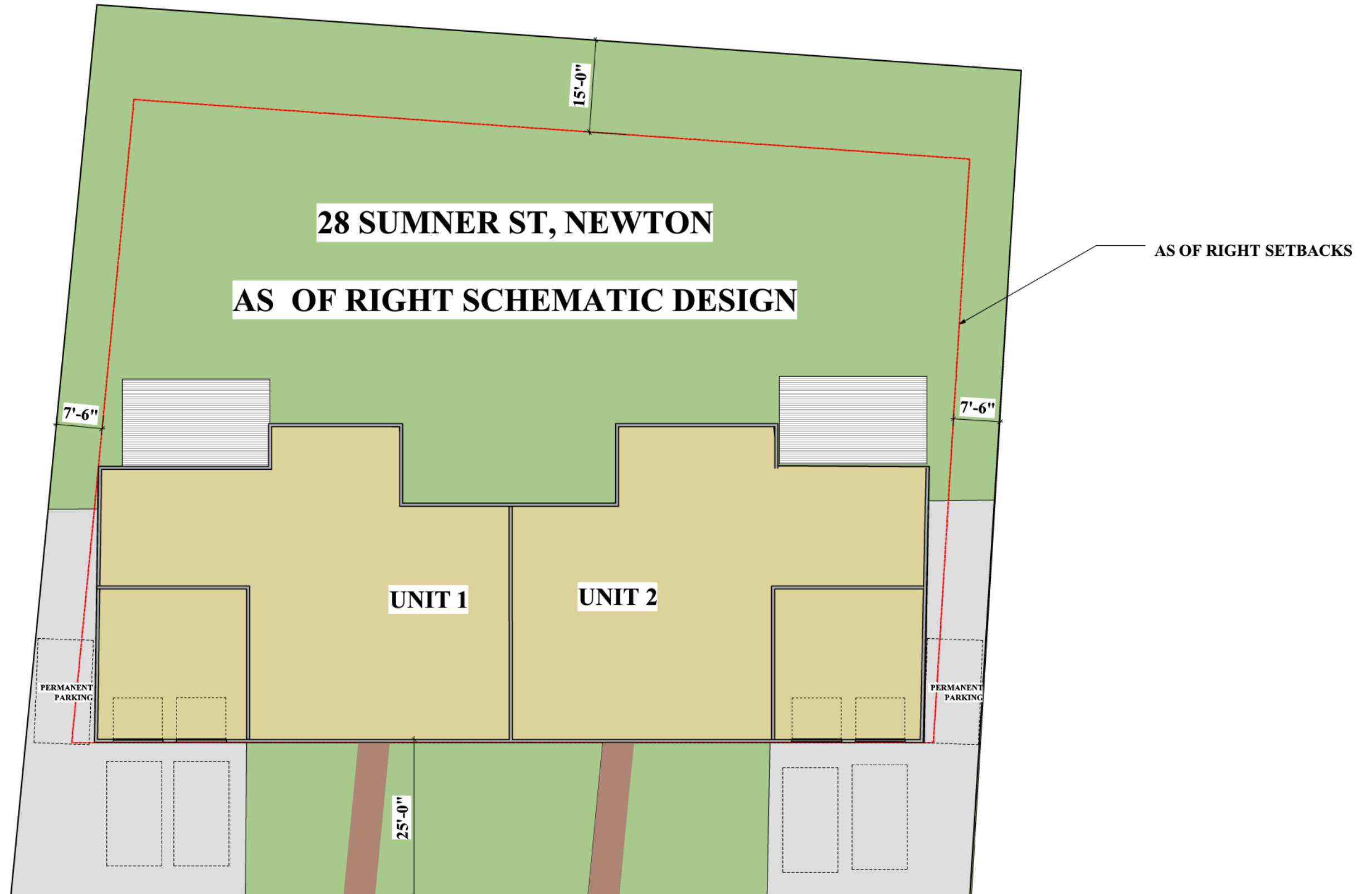
Proposed Landscape Plan

JOB NO. 0002
 DATE 10/6/15

L-1.3

1 Proposed Landscape Plan
 Scale: 1/8" = 1'-0"

REPOSITIONED EXISTING HOME



*** EXISTING HOUSE TO
BE DEMOLISHED**