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James Freas  
Acting Director

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## PUBLIC HEARING/WORKING SESSION MEMORANDUM

**DATE:** July 30, 2015  
**MEETING DATE:** August 3, 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.

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### PETITION #150-15

### 15 South Gate Park

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Request for Special Permit/Site Plan Approval to Extend a Non-Conforming use to allow a five-unit multi-family dwelling, to waive one parking stall, and to allow parking within a setback.

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The Land Use Committee (the "Committee") held a public hearing on July 14, 2015, which was held open so that the petitioner could respond to questions/concerns that were raised in the Planning Department's memorandum and at the public hearing by the Committee.

### Revisions to Site Plan

The petitioner provided a revised site plan (**ATTACHMENT A**) prepared by the architect, which shows the relocation of the driveway to the underground garage from the north side to the south side of the site. The site plan also shows new plantings along the rear property line and throughout the site. The petitioner indicated that a CAD drawn site plan would be provided to the Planning Department and the Land Use Committee in time to be included in the Friday packet. The Planning Department did not have time to review such plans prior to the issuance of this memo; however, based on the architect's plan it appears that the revisions improve the site layout. The Planning Department's main concern is the maneuverability within the garage. To provide the greatest amount of space as possible, the Planning Department suggests limiting the parking garage to six vehicles.

## **Traffic and Parking**

At the public hearing, there were concerns raised regarding traffic and parking. Based on the standard vehicle trip rates published by the Institute of Transportation Engineer's (ITE), a residential building of this type will add approximately 3 vehicles<sup>1</sup> during the peak community hours, or one vehicle every twenty minutes, and 33 daily vehicle trips. In terms of parking, the petitioner is proposing at least nine parking stalls where ten are required. However, one unit is 460 square feet and is unlikely to have more than one occupant, and the size of the remaining units is modest in comparison to many residential units in Newton. In addition, there is no on-street parking during the winter months in Newton, and therefore a purchaser or renter of one of the units that has more than two cars would need to find a private lot or risk being towed on a daily basis during the winter months.

If there are concerns with the narrow width of certain streets and cars parking on both sides of the street, the neighborhood may consider petitioning Traffic Council to remove parking on one side of the street. The Planning Department does not believe that this development will substantially change the existing concerns regarding these issues. The relocation of the garage entrance should also help to alleviate some of the concerns regarding additional traffic on Adena Road.

## **Project Density**

The Planning Department believes that the number of units is appropriate given the size of the lot and is in keeping with the density of the neighborhood, which consists of mostly two-family dwellings and a median lot area of approximately 6,600 square feet (**ATTACHMENT B**). The Planning Department also believes that the modest size of the proposed units will contribute to diversifying the City's housing stock and is consistent with the neighborhood. Finally, it is rare to see a project where additional modestly-sized residential units are created by restoring an existing structure without increasing its bulk and mass.

## **Parking Garage**

In the revised site plan the petitioner relocated the garage entrance to the south side of the property. Based on the revised site plan the slope of the driveway will be reduced from the original plan and the parking stalls will be reoriented. If approved, the City Engineer will review the final plans prior to the issuance of a building permit, and the petitioner will need to provide a turning template for all of the parking stalls.

## **Landscape Plan**

The revised site plan indicates landscaping throughout the site, including screening along the rear property line with Arborvitae trees. The Planning Department does not have any concerns with the proposed landscaping.

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<sup>1</sup> Institute of Transportation Engineers, Trip Generation Manual, 7<sup>th</sup> Edition, Volume 2, LUC 220 "Apartment Buildings"

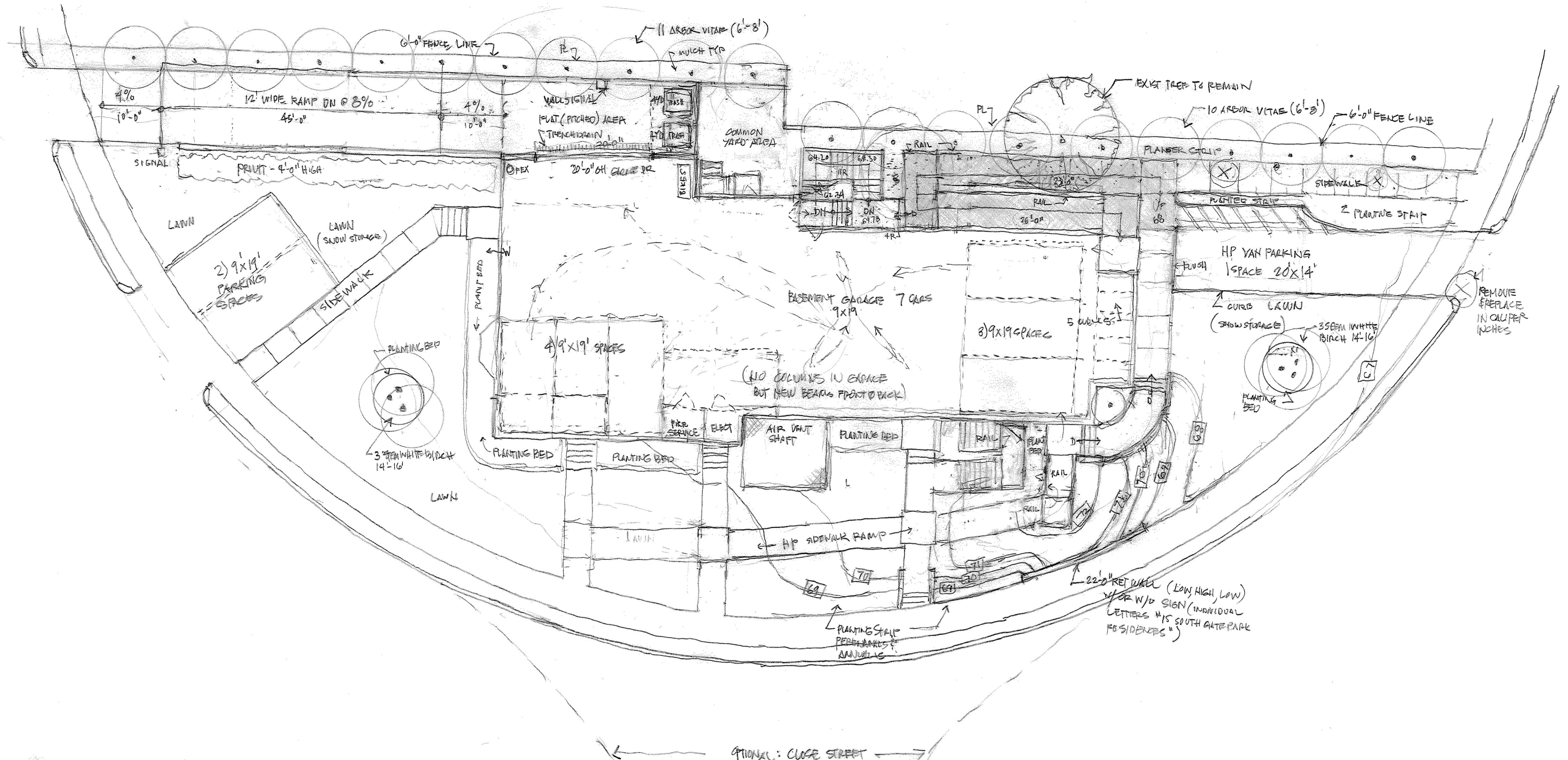
**Affordability**

In order to comply with the Inclusionary Housing Requirements of the Newton Zoning Ordinance the petitioner will make one of the 1,200 square foot rental units affordable (80% of AMI). The petitioner has also agreed to market the accessible unit with full handicap accessibility.

**ATTACHMENTS:**

- Attachment A:** Revised Site Plan (drawn by the architect)
- Attachment B:** Neighborhood Comparison of lot area, dwelling units, square footage and bedrooms (completed by the Planning Department and separately by the petitioner)
- Attachment C:** Email from petitioner summarizing changes to site plan

# ATTACHMENT A

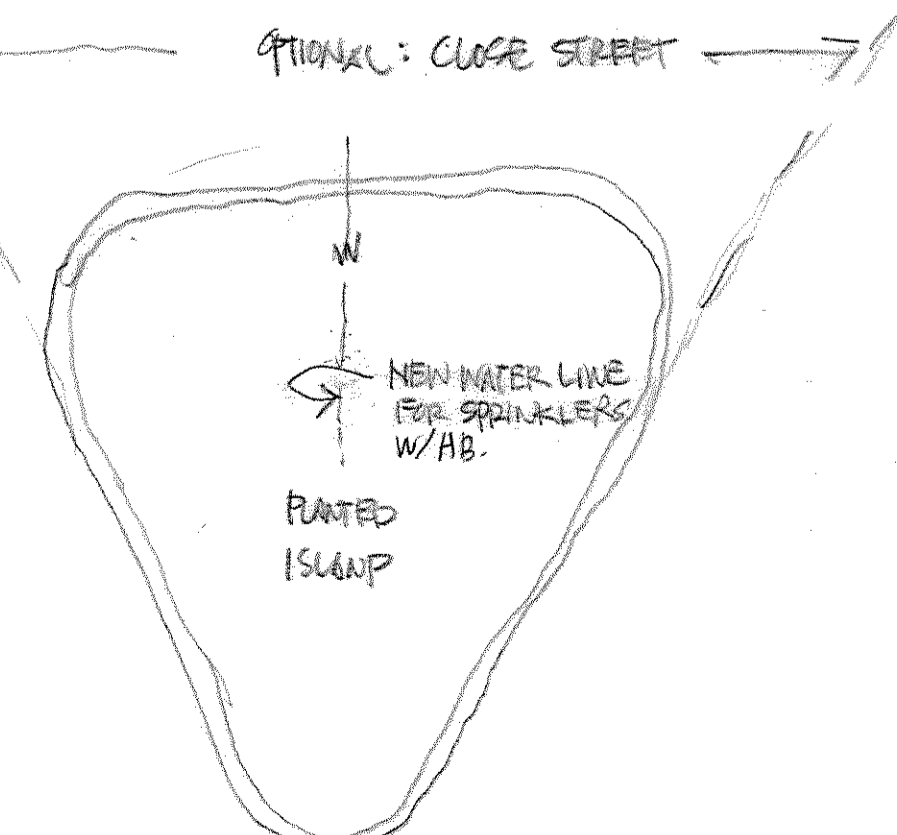


NOTE: PLANT MATERIALS NOTED ON PLAN

BUILDING HEIGHT: EXISTING

OPEN SPACE: SEE ENG SITE PLAN

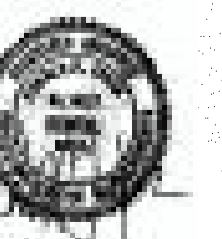
LOT COVERAGE: SEE ENG SITE PLAN



15 SOUTH GATE PARK  
 SITE & LANDSCAPE PLAN  
 1" = 10'-0" 0-28-2015

RONALD F. JAREK, ARCHITECT  
 487 WATERFORD STREET  
 NEWTONVILLE, MA 02460

LA-1



	Lot Area (LA)	Units (U)	Bedrooms (BR)	Square Footage (SF)					SF/U (House Only)	SF/U (Total)	SF/BR (House Only)	SF/BR (Total)	LA/U Unit	
				House	Basement	Attic	Total	Garage						Shed
105-107 Adena Rd	5,400	2	6	1,958		1,200	3,158	342		979	1,579	326	526	2,700
108 Adena Rd	5,670	1	3	2,451	1,436		3,887		126	2,451	3,887	817	1,296	5,670
109-111 Adena Rd	5,400	2	6	2,520	1,260		3,780			1,890	1,890	420	630	2,700
112-114 Adena Rd	5,670	2	4	2,168			2,168			1,084	1,084	542	542	2,835
115-117 Adena Rd	5,400	2	6	3,696	1,600		5,296			2,648	2,648	616	883	2,700
118 Adena Rd	5,454	1	3	1,448	672	336	2,456			2,456	2,456	483	819	5,454
122 Adena Road	5,670	1	3	1,568	592		2,160		160	2,160	2,160	523	720	5,670
121-123 Adena Road	7,404	3	10	5,474	2,143		7,617			2,539	2,539	547	762	2,468
24-26 Derby Road	6,721	2	4	2,250	508		2,758	380		1,379	1,379	563	690	3,361
14-16 Derby Road	6,441	2	8	5,416	2,664		8,080	380		4,040	4,040	677	1,010	3,221
3 North Gate Park	12,595	1	3	1,520	1,042		2,562	400		2,562	2,562	507	854	12,595
11 North Gate Park	5,711	1	3	1,176	576		1,752			1,752	1,752	392	584	5,711
15 North Gate Park	5,519	1	3	1,554	594		2,148			2,148	2,148	518	716	5,519
28-30 North Gate Park	7,102	2	4	1,768	884		2,652			1,326	1,326	442	663	3,551
31-33 North Gate Park	6,119	2	4	2,672	1,136		3,808	342		1,904	1,904	668	952	3,060
32-34 North Gate Park	7,102	2	4	1,856	884		2,740	384		1,370	1,370	464	685	3,551
36-38 North Gate Park	7,200	2	5	2,694	1,170		3,864	400		1,932	1,932	539	773	3,600
37-39 North Gate Park	8,018	2	5	2,376	1,092		3,468	400		1,734	1,734	475	694	4,009
42-44 North Gate Park	7,200	2	4	2,692	1,346		4,038	342		2,019	2,019	673	1,010	3,600
46-48 North Gate Park	7,200	2	4	1,392	1,196		2,588	342		1,294	1,294	348	647	3,600
47-49 North Gate Park	7,666	2	4	2,664	1,332	585	4,581	380		2,291	2,291	666	1,145	3,833
50-52 North Gate Park	7,200	2	4	2,268	1,134		3,402	342		1,701	1,701	567	851	3,600
23 Princess Rd	23,665	1	4	3,566	1,722	619	5,907			5,907	5,907	892	1,477	23,665
25 Princess Rd	6,717	1	4	2,369	728		3,097	80		3,097	3,097	592	774	6,717
29 Princess Rd	7,280	1	3	1,705	837		2,542			2,542	2,542	568	847	7,280
33 Princess Rd	6,828	1	3	1,914	837		2,751	240		2,751	2,751	638	917	6,828
37 Princess Rd	6,376	1	3	1,504	804	338	2,646	380		2,646	2,646	501	882	6,376
41 Princess Rd	5,923	1	4	1,792	864	414	3,070	180		3,070	3,070	448	768	5,923
47 Princess Rd	5,471	1	3	1,664	832		2,496			2,496	2,496	555	832	5,471
160 Randlett Park	8,773	1	4	2,185	900	450	3,535			3,535	3,535	546	884	8,773
48-50 Rangeley Rd	6,274	2	6	3,528			3,528			1,764	1,764	588	588	3,137
52-54 Rangeley Rd	5,646	2	4	2,442	1,221	611	4,274			2,137	2,137	611	1,069	2,823
56-58 Rangeley Rd	5,708	2	4	2,468	1,234		3,702			1,851	1,851	617	926	2,854
59-61 Rangeley Rd	8,010	2	4	2,384	390		2,774	360		1,387	1,387	596	694	4,005
62-64 Rangeley Rd	6,198	2	4	2,442	1,221		3,663	360		1,832	1,832	611	916	3,099
65-67 Rangeley Rd	6,630	2	4	2,520	1,176		3,696	360		1,848	1,848	630	924	3,315
12-14 South Gate Park	7,891	2	4	2,998	1,499	750	5,247	400		2,624	2,624	750	1,312	3,946
18-20 South Gate Park	9,664	2	6	2,734	1,360		4,094	486		2,047	2,047	456	682	4,832

NEIGHBORHOOD COMPARISON - PREPARED BY PLANNING DEPARMENT USING ASSESSORS DATABASE

	Lot Area (LA)	Units (U)	Bedrooms (BR)	Square Footage (SF)						SF/U (House Only)	SF/U (Total)	SF/BR (House Only)	SF/BR (Total)	LA/U Unit
				House	Basement	Attic	Total	Garage	Shed					
24-26 South Gate Park	7,400	2	6	3,548	1,323		4,871	342		2,436	2,436	591	812	3,700
28-30 South Gate Park	6,608	2	5	3,327	1,244		4,571	342		2,286	2,286	665	914	3,304
29-31 South Gate Park	6,558	2	4	1,848	884		2,732			1,366	1,366	462	683	3,279
32-34 South Gate Park	6,555	2	4	2,958	1,344		4,302			2,151	2,151	740	1,076	3,278
33-35 South Gate Park	6,600	2	4	1,768	884		2,652		64	1,326	1,326	442	663	3,300
36-38 South Gate Park	6,555	2	4	2,332			2,332			1,166	1,166	583	583	3,278
37-39 South Gate Park	7,200	2	4	2,724			2,724			1,362	1,362	681	681	3,600
42-44 South Gate Park	6,555	2	5	2,700	1,314		4,014			2,007	2,007	540	803	3,278
43-45 South Gate Park	7,200	2	4	2,576	1,176		3,752	476		1,876	1,876	644	938	3,600
46-48 South Gate Park	6,555	2	4	2,488	1,244		3,732	342		1,866	1,866	622	933	3,278
47-49 South Gate Park	7,200	2	6	2,778	1,335		4,113			2,057	2,057	463	686	3,600
50-52 South Gate Park	6,555	2	4	2,798	1,354	621	4,773	342		2,387	2,387	700	1,193	3,278
53-55 South Gate Park	7,200	2	4	2,853	1,300		4,153		96	2,077	2,077	713	1,038	3,600
327 Waltham St	5,670	1	3	1,508	884		2,392			2,392	2,392	503	797	5,670
329-331 Waltham St	5,670	2	4	2,270			2,270	360		1,135	1,135	568	568	2,835
335-337 Waltham St	5,886	2	4	2,414	1,177		3,591	342		1,796	1,796	604	898	2,943
339 Waltham St	5,670	1	3	1,989	1,491		3,480	400		3,480	3,480	663	1,160	5,670
350-352 Waltham St	8,625	2	7	2,974	1,180		4,154	324		2,077	2,077	425	593	4,313
354-356 Waltham St	8,076	2	7	3,150	1,212		4,362	176		2,181	2,181	450	623	4,038
358-360 Waltham St	4,712	2	6	4,000			4,000			2,000	2,000	667	667	2,356
359 Waltham St	8,869	1	6	3,192	1,596	798	5,586			5,586	5,586	532	931	8,869
362-364 Waltham St	4,838	2	8	3,640			3,640			1,820	1,820	455	455	2,419
366 Waltham St	4,962	1	4	1,942	947	352	3,241			3,241	3,241	486	810	4,962
367 Waltham St	15,900	1	4	2,074	980	490	3,544	609		3,544	3,544	519	886	15,900
371 Waltham St	12,852	3	6	3,215	962		4,177		180	1,392	1,392	536	696	4,284
377 Waltham St	10,789	1	4	2,919	1,378		4,297	400		4,297	4,297	730	1,074	10,789
<b>Median</b>	<b>6,604</b>	<b>2</b>	<b>4</b>	<b>2,447</b>			<b>3,616</b>			<b>2,067</b>	<b>2,067</b>	<b>565</b>	<b>811</b>	<b>3,600</b>
<b>Project (15 South Gate Park</b>	<b>14,120</b>	<b>5</b>	<b>9</b>	<b>6,039</b>			<b>6,039</b>			<b>1,208</b>	<b>1,208</b>	<b>671</b>	<b>671</b>	<b>2,824</b>

Northgate/Southgate Park  
Neighborhood Comparables

Prepared by Petitioner

No.	Street	# of BRs	Lot Size* (sq.ft.)	Units*	Lot Area per unit
15	South Gate Pk	9	14,120	5	2,824
29-31	South Gate Pk	4	6,558	2	3,279
33-35	South Gate Pk	4	6,600	2	3,300
37-39	South Gate Pk	4	7,200	2	3,600
43-45	South Gate Pk	4	7,200	2	3,600
53-55	South Gate Pk	4	7,200	2	3,600
57-59	South Gate Pk	4	7,200	2	3,600
63	South Gate Pk	3	6,873	1	6,873
69	South Gate Pk	3	7,485	1	7,485
South Gate Pk (N) Ave					4,240
12-14	South Gate Pk	4	7,891	2	3,946
18-20	South Gate Pk	6	9,664	2	4,832
24-26	South Gate Pk	6	7,400	2	3,700
28-30	South Gate Pk	5	6,555	2	3,278
32-34	South Gate Pk	4	6,555	2	3,278
36-38	South Gate Pk	4	6,555	2	3,278
42-44	South Gate Pk	5	6,555	2	3,278
46-48	South Gate Pk	4	6,555	2	3,278
50-52	South Gate Pk	4	6,555	2	3,278
56-58	South Gate Pk	5	6,555	2	3,278
60-62	South Gate Pk	4	6,555	2	3,278
66	South Gate Pk	2	6,555	1	6,555
South Gate Pk (S) Ave					3,771
28-30	North Gate Pk	4	7,102	2	3,551
32-34	North Gate Pk	8	7,200	2	3,600
36-38	North Gate Pk	5	7,200	2	3,600
42-44	North Gate Pk	4	7,200	2	3,600
46-48	North Gate Pk	4	7,200	2	3,600
50-52	North Gate Pk	4	7,200	2	3,600
56	North Gate Pk	4	7,200	1	7,200
62	North Gate Pk	3	7,972	1	7,972
North Gate Pk (S) Ave					4,590
3	North Gate Pk	3	12,595	1	12,595
11	North Gate Pk	3	5,711	1	5,711
15	North Gate Pk	3	5,519	1	5,519
121-123	Adena Rd*	10	7,404	3	2,468
31-33	North Gate Pk	4	6,555	2	3,278
37-39	North Gate Pk	5	8,018	2	4,009
47-49	North Gate Pk	4	7,666	2	3,833
53-55	North Gate Pk	4	7,680	2	3,840
59-61	North Gate Pk	4	8,255	2	4,128
North Gate Pk (N) Ave					5,042

\* faces 15 Northgate Pk

**Stephen Pantalone**

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**From:** Terry Morris <tpmorris.landuse.law@comcast.net>  
**Sent:** Wednesday, July 29, 2015 4:56 PM  
**To:** Marc C. Laredo; Susan Albright; James R. Cote; John W. Harney; Deborah J. Crossley; Gregory R. Schwartz; Richard Lipof  
**Cc:** Theodore M. Hess Mahan; Barbara Brousal-Glaser; Stephen Pantalone; Linda M. Finucane; 'Anthony'; 'ron jarek'; 'Verne Porter'  
**Subject:** 15 Southgate Park Revised Site Plan  
**Attachments:** 15.South Gate Pk.Site-Landscape Plan(Drawn).7.28.15.pdf

Dear Mark and Members of the Land Use Committee,

On Saturday, July 25, our development team met with approximately 45 neighbors at 15 Southgate Park along with the three Ward 3 Aldermen. From my client's perspective it was a positive and constructive meeting. One of the key concerns expressed was the proximity of the garage entrance to the intersection of Adena Road and Northgate Park. This location taken together with the view that Northgate Park has been used as a shortcut through the neighborhood, caused some to question whether the garage entry could be moved to Southgate Park, which does not share these characteristics.

In response to this suggestion, over the last few days the team has taken a critical look at the feasibility and ramifications of doing so. We are pleased to report we have come up with a solution that enables us to make the following changes resulting in considerable improvement to the site plan, while addressing concerns expressed at the meeting on Saturday.

In the interest of giving the Committee and all interested parties maximum lead time to review the revised site plan we are forwarding you the attached Site Plan/Landscape drawn by the project architect in consultation with the project engineer. By copy of this email we are requesting that the plan be posted on city website for all to see. Committee members, the clerk's office and planning staff can expect to receive a CAD-drawn PDF file of the attached plan converted to a Proposed Conditions Site Plan on Friday with a full-size paper copy in the Friday Packet.

By way of summary, moving the ramp achieves the following:

1. eliminates any potential conflicts with traffic using Adena Road and through traffic in general;
2. preserves the 30-inch tree on the westerly lot line;
3. allows us to reconfigure the garage entrance and pick up a potential 7<sup>th</sup> parking space;
4. allows us to plant a significant number of Arbor vitae on site along the western boundary with 28-30 Northgate Park where there was a privacy concern;
5. enables us to relocate much of the handicap ramp access to the HP Unit 1 behind the building and out of the side/front setback, thus improving aesthetic appearance along the streetscape.

One other unresolved issue at the public hearing was the method of compliance with the affordable housing requirement.

In particular Ald. Jim Cote had asked whether there might be some way to provide for additional affordability. In response my client has decided to make one of the 1,200 square foot units available for affordable rental. In addition he will be constructing and marketing (not simply designing) the 460 sf unit (#1) with full handicap accessibility, which by virtue of its size should be relatively affordable while filling an unmet need in today's market.

We look forward to seeing you on Tuesday, August 4.

Be Well,