

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:

The undersigned hereby makes application for a permit to build or alter a structure and/or use of a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

30-13, Table A and Footnote 1; 30-13(g); 30-15(v)(1); 30-15, Table 3; 30-19(d)(22); 30-19(h); 30-19(h)(2)a); 30-19(h)(2)b);
 30-19(h)(2)e); 30-19(h)(4)a); 30-19(h)(5)a); 30-19(i); 30-19(i)(1)a); 30-19(j); 30-19(j)(1)a); 30-19(j)(2)d); 30-19(l);
 30-19(l)(2); 30-19(l)(3); 30-19(m); 30-23; 30-24; 30-24(i)(7).

PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:

- Special Permit/Site Plan
 Site Plan Only
 Extension of Non-Conforming Use(s) and/or Structure(s)
 Amendment of Board Order # _____

STREET 327 Grove Street WARD 4

SECTION(S) 42 BLOCK(S) 011 LOT(S) 0003A

APPROXIMATE SQUARE FOOTAGE (of property) 9.4 acres ZONE Public Use (Mixed Use 3 Transit-Oriented District)

TO BE USED FOR: a mixed use development consisting of 225,000 square feet of office space, 290 residential apartment units, 20,000 square feet of retail space and an 8,000 square foot community center.

CONSTRUCTION: construction of three new buildings, office (Building A), residential apartments (Building B) and retail/community (Building C)

EXPLANATORY REMARKS: Special permit sought for: (1) mixed use development in excess of 20,000 square feet pursuant to Section 30-13(g); (2) reduced minimum setbacks for side setback of proposed office building (Building A) and front setback of retail/community building (Building C) pursuant to Section 30-15(v)(1) (see also Section 30-15, Table 3); (3) the following principal uses pursuant to Section 30-13, Table A and Footnote 1 thereto: office use on the ground floor; medical office use; retail and personal service establishments of more than 5,000 square feet; eating and drinking establishments of more than 5,000 square feet; retail banking and financial services; and health club on the ground floor; (4) waivers pursuant to Section 30-19(m) as follows: (a) as to the parking garage for the office building (Building A): stall width (Section 30-19(h)(2)a)); stall depth (Section 30-19(h)(2)b)); maneuvering space for end stalls (Section 30-19(h)(2)e)); minimum width for entrance and exit driveways (Section 30-19(h)(4)a)); number of required off-street loading facilities (Section 30-19(1)(2)) and/or design standards of same (Section 30-19(1)(3)); (b) as to the residential apartment building (Building B): maneuvering space for end stalls (Section 30-19(h)(2)e)); tandem stalls (Section 30-19(h)(5)a)); landscape screening requirements (Section 30-19(i)(1)a)); 1-foot candle lighting requirement (Section 30-19(j)(1)a)); surfacing and curbing requirements (Section 30-19(j)(2)d)); and number of required off-street loading facilities (Section 30-19(1)(2)).

and/or design standards of same (Section 30-19(1)(3)); and (c) as to the retail/community building (Building C): number of required off-street loading facilities (Section 30-19(1)(2)) and/or design standards of same (Section 30-19(1)(3)); (5) shared parking pursuant to Section 30-19(d)(22); and (6) approval of a comprehensive sign package pursuant to Section 30-24(i)(7).

The undersigned agree to comply with the requirements of the Zoning Ordinances and Rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) BH Normandy Riverside, LLC

SIGNATURE *Stephen J. Buchbinder* PHONE N/A E-MAIL N/A
Stephen J. Buchbinder, its attorney, duly authorized

ADDRESS 99 Summer Street, Boston, MA 02110

ATTORNEY Stephen J. Buchbinder, Esquire PHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

PROPERTY OWNER Massachusetts Bay Transportation Authority

OWNER'S ADDRESS 327 Grove Street, Newton, MA 02466

SIGNATURE OF OWNER *Stephen J. Buchbinder*
Stephen J. Buchbinder, Esquire, duly authorized

DATE August 29, 2012

PLANNING AND DEVELOPMENT
DEPARTMENT ENDORSEMENT

**BH NORMANDY RIVERSIDE LLC
c/o Normandy Real Estate Partners
53 Maple Avenue
Morristown, New Jersey 07960**

August 22, 2012

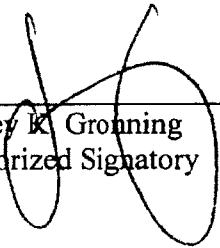
Alderman Ted Hess-Mahan
Chairman
Land Use Committee
Newton Board of Alderman
Newton City Hall
1000 Commonwealth Avenue
Newton, Massachusetts 02459-1449

Re: The Station at Riverside/327 Grove Street

Dear Chairman Hess-Mahan:

This letter will serve to confirm that Stephen J. Buchbinder, Esquire, is authorized to sign a special permit application and any and all related documents respecting the above matter on behalf of BH Normandy Riverside LLC as petitioner and lessee.

Very truly yours,



Jeffrey K. Gronning
Authorized Signatory



Office of the Secretary
Department of Transportation
100 State Street, 15th Floor
Boston, MA 02109
www.mass.gov/dot



August 22, 2012

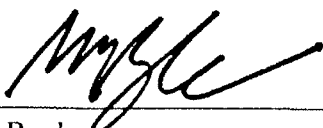
Alderman Ted Hess Mahan
Chairman
Land Use Committee
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1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: The Station at Riverside/327 Grove Street

Dear Chairman Hess-Mahan,

This letter will serve to confirm that Stephen J. Buchbinder, Esquire is authorized to sign a special permit application and any and all related documents respecting the above matter on behalf of the Massachusetts Bay Transit Authority as owner.

Very truly yours,
Massachusetts Bay Transit Authority

By: 
Mark Boyle
Its agent, duly authorized