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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^{ET}
Alexandra Ananth, Senior Planner

RE: Information for May 7, 2013 Working Session

DATE: May 3, 2013

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 #259-12(4)

9 Ripley St.

Request for four attached dwellings, for waivers to the side and rear setback requirements, and to allow parking in the side setback.

This project had a public hearing on October 9, 2012 and was subsequently withdrawn in February 2013. The project was refiled and had a new public hearing on April 9, 2013. The proposal is to attach a second dwelling to the existing single-family dwelling and add a separate building with two attached dwelling units for a total of four attached dwelling units. The Planning Department and the Land Use Committee expressed concerns about the mass of the proposed structures, and the varying architectural styles.



- **Mass of Units.** At the public hearing there was some confusion about the size of the units and the amount of square footage reduced since the project was originally filed. The project was originally filed in August 2012 with a total of 10,191 square feet, 13 bedrooms, and an FAR of

approximately .53. The project was then reduced for a working session in November to 9,141 square feet and 12 bedrooms with an FAR of approximately .47. Currently the project (and the subject of the public hearing in April) is proposed with a total of 8,520 square feet, 11 bedrooms, and an approximate FAR of .44. The Planning Department's memorandum prepared for the public hearing reported on the reduction between November and today, not from last August to today. A summary of the unit size and number of bedrooms is attached (**ATTACHMENT "A"**).

- **Landscape Plan.** Since the public hearing a landscape plan was submitted. The petitioner will have to comply with the Tree Preservation Ordinance and must replace caliper inches removed. The landscape plan submitted does not compare caliper inches to be removed to caliper inches to be planted. This should be clearly detailed on a plan prior to the issuance of a building permit.
- **Density Analysis/Neighborhood Context.** The Planning Department prepared a Density Analysis of the surrounding neighborhood (**ATTACHMENT "B"**). There are seven other lots with the lot area and frontage for attached dwellings although none of the owner property owners have expressed an interest to date. In addition, most of the lots that currently have a single-family dwellings on them are large enough that a two-family could be constructed there by-right.
- **Recommendation.** The Planning Department does like the location of the site for attached dwellings in a Multi-Residence zone close to a village center and transportation, and appreciates the variety of unit sizes proposed. Two units are modestly sized and one unit is considered accessible. The Planning Department is still concerned with the varying architectural styles proposed on the lot but acknowledges that this does not seem to be a concern of the neighbors as the neighborhood also contains a mix of styles. The petitioner has also made the argument that they are preserving the original building which they tout as a benefit to the neighborhood and which was found preferably preserved by the Newton Historical Commission. However, the Planning Department notes that if one of the aims is to preserve this structure it should be restored to its original mansard roof (which would add approximately 600 additional square feet to this unit) and not be diminished or obscured with a faux Victorian style building located directly in front of it. The Planning Department recommends **Approve with Conditions**.

9 Ripley Street Project History

Original Submission: August 16, 2012

| Unit Number | Square Feet | Number of Bedrooms |
|-------------|-------------|--------------------|
| Unit 1 | 3,311 | 4 |
| Unit 2 | 2,498 | 3 |
| Unit 3 | 1,805 | 3 |
| Unit 4 | 2,577 | 3 |
| TOTAL | 10,191 sf | 13 |

FAR: .53

Revised Submission: November 1, 2012

| Unit Number | Square Feet | Number of Bedrooms |
|-------------|-------------|--------------------|
| Unit 1 | 2,811 | 3 |
| Unit 2 | 2,251 | 3 |
| Unit 3 | 1,502 | 3 |
| Unit 4 | 2,577 | 3 |
| TOTAL | 9,141 sf | 12 |

FAR: .47

Current Submission: February 26, 2013

| Unit Number | Square Feet | Number of Bedrooms |
|-------------|-------------|--------------------|
| Unit 1 | 3,143 | 3 |
| Unit 2 | 1,647 | 3 |
| Unit 3 | 1,224 | 2 |
| Unit 4 | 2,506 | 3 |
| TOTAL | 8,520 sf | 11 |

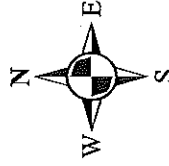
FAR: .44

9 Ripley St. Land Use Map

City of Newton,
Massachusetts

A = attached dwelling potential

| Legend | |
|---------------------------|----------------------|
| Single Family Residential | [White box] |
| Multi-Family Residential | [Cross-hatched box] |
| Mixed Use | [Diagonal lines box] |
| Open Space | [Dotted box] |



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Setti D. Warren
GIS Administrator - Douglas Greenfield



259 12(4)
ATTACHMENT B

Map Date: May 01, 2013



| Address | Lot Area | # Units | Lot Area/Unit |
|-------------------------|------------------|----------|-----------------|
| 9 Ripley | 19,384 | 1 | 19,384 |
| 19-21 Ripley | 9,078 | 2 | 4,539 |
| 27 Ripley | 10,464 | 1 | 10,464 |
| 31 Ripley | 10,403 | 1 | 10,403 |
| 35-37 Ripley | 9,457 | 2 | 4,729 |
| 41-43 Ripley | 8,985 | 2 | 4,493 |
| 47-49 Ripley | 8,649 | 2 | 4,325 |
| 52 Ripley | 9,876 | 1 | 9,876 |
| 46-48 Ripley | 8,530 | 2 | 4,265 |
| 42-44 Ripley | 10,819 | 2 | 5,410 |
| 34-36 Ripley | 7,000 | 2 | 3,500 |
| 30 Ripley | 11,922 | 3 | 3,974 |
| 24 Ripley | 8,147 | 1 | 8,147 |
| 18-22 Ripley | 14,114 | 2 | 7,057 |
| 40 Chase St | 14,286 | 2 | 7,143 |
| 30 Chase St | 30,000 | 1 | 30,000 |
| 18 Chase St | 23,055 | 1 | 23,055 |
| 10-12 Chase St | 12,527 | 5 | 2,505 |
| 15 Chase St | 10,359 | 3 | 3,453 |
| 21 Chase St | 5,843 | 2 | 2,922 |
| 25 Chase St | 7,857 | 2 | 3,929 |
| 31 Chase St | 7,036 | 1 | 7,036 |
| 37 Chase St | 6,950 | 2 | 3,475 |
| 41 Chase St | 8,319 | 2 | 4,160 |
| 47-49 Chase St | 16,957 | 2 | 8,479 |
| 57 Chase St | 11,996 | 1 | 11,996 |
| 65 Chase St | 10,794 | 1 | 10,794 |
| 3 Ripley St | 5,950 | 1 | 5,950 |
| 62 Chase St | 7,192 | 1 | 7,192 |
| 71-73 Herrick Rd | 22,000 | 2 | 11,000 |
| 82 Herrick Rd | 11,984 | 1 | 11,984 |
| 83 Herrick Rd | 18,473 | 1 | 18,473 |
| 91 Herrick Rd | 13,168 | 1 | 13,168 |
| 92-94 Herrick Rd | 12,936 | 2 | 6,468 |
| 102 Herrick Rd | 16,567 | 1 | 16,567 |
| 108 Herrick Rd | 11,998 | 1 | 11,998 |
| 114 Herrick Rd | 12,006 | 1 | 12,006 |
| 120 Herrick Rd | 15,000 | 1 | 15,000 |
| 128 Herrick Rd | 13,299 | 1 | 13,299 |
| Avg | 12,137.95 | | 9,297.81 |
| 9 Ripley St. Proposed | 19,384 | 4 | 4,846 |