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Candace Havens
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PUBLIC HEARING/WORKING SESSION MEMORANDUM

Date: August 1, 2014
To: Land Use Committee of the Board of Aldermen
From: Candace Havens, 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 in staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to the staff analysis previously provided at the public hearing/working session.

PETITION #227-14

64 Perkins Street

A request to extend a nonconforming structure to construct a one-story addition, which will increase the floor area ratio (FAR) from .53 to .59, where .44 is the maximum allowed by right.

The Land Use Committee (Committee) held a public hearing on July 15, 2014. The petitioner submitted revised plans prior to the public hearing but after the Planning Department's (Department) memo and the original plans were sent to Committee members. As such, the Committee held open the public hearing to provide additional time for the Committee to review the revised plans and for staff to update its review.



The petitioner is continuing to propose a third-story addition above the existing garage, but is no longer proposing a second garage bay. The elimination of the second garage bay reduces the square footage of the proposed addition from approximately 726 square feet to approximately 400 square feet, and the proposed FAR from .65 to .59. Since the petitioner is not extending the footprint of the existing building, it does not appear that a landscaping plan or a drainage plan is required. The Department believes that eliminating the second bay is a significant improvement to the project, as it will maintain the existing footprint and surrounding vegetation.

Recommendation. The Department of Planning and Development continues to recommend **approval with conditions.**