

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections..

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

4.1.3; 5.1.8.B.1; 5.1.8.B.2; 5.1.8.C.1; 5.1.8.C.2; 5.1.9.A; 5.1.9.B; 5.1.9.B.1; 5.1.9.B.2; 5.1.9.B.3; 5.1.9.B.4; 5.1.10.A.1; 5.1.12; 5.1.13; 6.10.3.C; 6.10.3.D.1; 6.10.3.D.5; 6.10.3.F.2; 7.3; 7.4; 7.8.2.C.1; 7.8.2.C.2

PETITION FOR: [X] Special Permit/Site Plan Approval
[ ] Extension of Non-Conforming Use and/or Structure
[ ] Site Plan Approval

STREET 24-26 Eliot Street WARD 5

SECTION(S) 51 BLOCK(S) 025 LOT(S) 0001

APPROXIMATE SQUARE FOOTAGE (of property) 25,320 square feet ZONED BU2

TO BE USED FOR: Registered Marijuana Dispensary ("RMD")

CONSTRUCTION: masonry

EXPLANATORY REMARKS: Special permit sought (1) for the operation of an RMD pursuant to Section 6.10.3.C.(2) for a waiver of the location requirements for an RMD pursuant to Sections 6.10.3.D.1 and 6.10.3.F.2; (3) to allow an RMD to locate in a nonconforming structure pursuant to Sections 4.1.3, 6.10.3.D.5, and 7.8.2.C.2; (4) for waivers for parking facility requirements pursuant to Section 5.1.13 as follows: a) minimum stall dimensions pursuant to Sections 5.1.8.B.1 and 2; b) minimum aisle width for two-way traffic pursuant to Sections 5.1.8.C.1 and 2; c) perimeter screening (Section 5.1.9.A); d) interior landscaping (Section 5.1.9.B.1); e) interior planting area (Section 5.1.9.B.2); f) interior tree planting (Section 5.1.9.B.3); g) bumper overhang area landscaping (Section 5.1.9.B.4); and h) 1-foot candle lighting (Section 5.1.10.A.1). See attached Exhibits 1 through 7.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Cypress Tree Management, Inc.

SIGNATURE [Signature] By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS 419 Boylston Street Suite 300, Boston, MA 02116

TELEPHONE N/A E-MAIL N/A

ATTORNEY Stephen J. Buchbinder, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

TELEPHONE 617-965-3500 E-MAIL sibuchbinder@sab-law.com

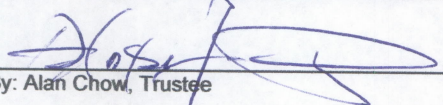
PROPERTY OWNER SIGNATURE ON FOLLOWING PAGE

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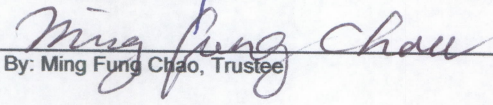
RECEIVED Planning & Development Department Endorsement 11.7.17 2018 Planning [Signature]



PROPERTY OWNER (PRINT) 24-26 Elliot Street Realty Trust

SIGNATURE 

By: Alan Chow, Trustee

SIGNATURE 

By: Ming Fung Chao, Trustee

ADDRESS P.O. Box #265, Brookline, MA 02446

TELEPHONE N/A E-MAIL N/A

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