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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: June 25, 2013

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Jim Koert, C.U. Inc, dba My Gym of Newton
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to allow a for-profit education use

Applicant: My Gym of Newton	
Site: 30 Ossipee Road	SBL: 93480 34200
Zoning: MAN	Lot Area: 93,480 square feet / 34,200 square feet
Current use: Biotechnology	Proposed use: For-profit education use

BACKGROUND:

The property at 30 Ossipee Road is a 4,800 square foot space within a larger building at 1238 Chestnut Street. The proposed space was previously occupied by the Microfluidics Corporation (a biotechnology corporation). The applicant proposes to use the site for a for-profit educational use providing physical education to children ages 1-8.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by James Keort, dated 6/25/13
- Description of My Gym of Newton, prepared by James Keort, undated
- Plot Plan, signed and stamped by Andrew John Browne, surveyor, dated 7/27/12
- Aerial Map/Parking Plan
- Interior Floor Plan

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ADMINISTRATIVE DETERMINATIONS:

1. The applicant provides for-profit educational services, which are allowed in all districts by special permit per section 30-5(b)(2).
2. My Gym of Newton employs six staff members in total. On weekdays, the applicant proposes a maximum number of three employees on site at one time during classes, and an estimated maximum of 15 students. On weekends, the staff remains at three, but there can be up to 24 students.
3. There are 178 parking stalls available between the two commonly held lots for the site in total. The building owner has allotted 20 parking stalls to the space proposed to be used by My Gym of Newton. According to Section 30-19, the use of the property for My Gym of Newton will require six parking stalls for its employees. With an excess of 14 stalls, no waiver from the parking requirements is necessary.
4. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-5(b)(2)	Special permit to allow a for-profit education use	S.P. per §30-24

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