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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: July 5, 2012

To: John Lojek, Commissioner of Inspectional Services

From: Seth Zeren, Chief Zoning Code Official
Eve Tapper, Chief Planner for Current Planning

ET

Cc: Jason Rosenberg and Laurance Lee, attorneys representing applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to amend an approved site plan

RECEIVED
Newton City Clerk
2012 JUL 10 PM 1:40
David A. Olson, CMC
Newton, MA 02459

Applicant: Brae Burn Country Club	
Site: 326-358 Fuller Street	SBL: 53040 0013 ¹
Zoning: SR1	Lot Area: 193.5 acres
Current use: Country Club and Golf Course	Proposed use: Country Club and Golf Course

BACKGROUND:

The property at 326-358 Fuller Street (and associated parcels, see footnote 1 below) consists of a total of 193.5 acres utilized as a country club and golf course. The applicant proposes to expand and alter the clubhouse and adjacent landscaping that was approved as part of Board Order #270-97.

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

- Architectural plans, by Jason Bailey, TMS Architects, unsigned and unstamped, dated 6/4/12
 - Existing lower level floor plan
 - Proposed lower level floor plan
 - Elevations
- Existing site plan, signed and stamped by Robert E. Weidknecht, Landscape Architect, dated 5/24/12
- Proposed site plan, signed and stamped by Robert E. Weidknecht, Landscape Architect, dated 5/24/12
- Brae Burn C.C. Schedule of Operations and Occupancy, dated 3/9/12
- Summary of Parking Management Plan
- Copy of Board Order #270-97, dated 11/3/97

¹ The parcel on which the clubhouse is located; the golf course is located on several parcels, including 333 Fuller Street 32027 001, 90 Stanton Avenue 43045 0027, 83 Stanton Avenue 43044 0007A, 29 Kinmoth Road 53029 0001, 89 Moffat Road 53040 0012, 246 Windsor Road 53031 0026, 243 Windsor Road 53031 0025

ADMINISTRATIVE DETERMINATIONS:

1. The existing golf club is a nonconforming use in the Single Residence 1 District and operates under a number of special permits dating back to the 1950's. The use of the clubhouse is limited to members and their guests and the club does not propose any increase in the overall membership. Therefore, the renovations to the dining rooms and the additional outdoor seating do not represent an extension of the nonconforming use.
2. The Commissioner of Inspectional Services has determined that the proposed addition of 32 seasonal, outdoor seats does not represent an increase in the overall parking demand for the country club use and, therefore, no additional parking is required per Section 30-19.
3. The alterations to the building footprint and outdoor eating areas constitute an alteration of the clubhouse area site plan approved as part of Board Order #270-97. To alter the clubhouse area as proposed, the applicant must obtain an amendment to B.O. #270-97 from the Board of Aldermen.
4. The applicant must comply with all prior special permit conditions and approvals. Planning staff recommends that the applicant work with the Planning Department to consolidate all previous special permits, requirements, and conditions into one current special permit document and site plan that can govern future alterations to the use or site.
5. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
	Expand clubhouse footprint and alter outside eating areas and landscaping	Amend B.O. #270-97