

## RIDER-CONTINUATION SHEET

CURRENTLY THE CLUBHOUSE HAS AT GROUND LEVEL TWO RESTAURANT-TYPE FACILITIES SERVING CLUB MEMBERS AND GUESTS. THE EXISTING GRILLE ROOM HAS 120 SEATS; AND THE EXISTING GRILLE LOUNGE HAS 32 SEATS; AND FINALLY THE EXISTING GRILLE LOUNGE BAR HAS 4 SEATS. THE GROSS SQUARE FOOTAGE FOR THOSE ROOMS IS 5,972 SF.

THE PROPOSED ALTERATIONS WOULD CREATE 396 SF OF EXPANDED INTERIOR HEATED SPACE. THE EXISTING SEATING WILL BE RE-ARRANGED TO CREATE MORE SPACE BETWEEN TABLES WITHIN THE EXISTING BUILDING AREA. EXISTING AND PROPOSED SEATING WITHIN THE BUILDING REMAINS THE SAME, 156 SEATS.

THE PROPOSED OUTDOOR TERRACE AREA WOULD HAVE 32 SEATS. THESE 32 SEATS ARE AN INCREASE IN SEATING FOR THE FACILITY. HOWEVER, THE 32 OUTDOOR SEATS WILL BE FOR SEASONAL USE; THERE WILL BE NO INCREASE IN MEMBERSHIP; THE CLUBHOUSE IS LIMITED TO MEMBERS AND THEIR GUESTS; THE NATURE OF THE USE OF THE FACILITY IS NOT CHANGING; AND THE EXISTING PARKING SPACES HAVE PROVEN TO BE ADEQUATE.

THE TYPICAL DEMAND AND OPERATIONS FOR THE CLUB AS TO SEATING FOR DINING AND OTHER FUNCTIONS ARE THAT, EXCEPT FOR LIMITED NUMBERS OF TIMES DURING THE YEAR, PORTIONS OF THE SEATING/DINING AND SEATING FOR OTHER FUNCTIONS ARE NOT ALL IN USE AT THE SAME TIME. THAT WAS THE PRIMARY REASON FOR THE PARKING WAIVER GRANTED IN SPECIAL PERMIT #207-97. THAT IS STILL TRUE TODAY. IN ADDITION, THE PARKING MANAGEMENT PLAN SET FORTH IN THAT 1997 SPECIAL PERMIT IS IN EFFECT TO THIS DAY. SEE ATTACHED PARKING MANAGEMENT PLAN, AND ALSO SCHEDULE OF OPERATIONS AND OCCUPANCY.

PORTIONS OF THE FACADES ON THE EAST AND SOUTH ELEVATIONS WOULD BE CHANGED PER PLANS TO ACCOMMODATE THE TERRACE SEATING AREA AND ALSO THE TWO EXPANSIONS OF THE INDOOR AREA, I.E., A ROUNDED EXPANSE OF GLASS FOR THE GRILLE BAR/LOUNGE, AND A BAY WINDOW FOR THE GRILLE ROOM DINING.

PRESENTLY THERE IS A TENT-LIKE STRUCTURE IMMEDIATELY ADJOINING THE SOUTHEAST CORNER OF THE BUILDING. THIS HAS BEEN USED FOR SEASONAL SEATING. THIS WOULD BE ELIMINATED ALONG WITH THE PATIO SURFACE BENEATH THE TENT. THIS WOULD BE REPLACED BY THE MORE EXPANSIVE PERMANENT TERRACE PROPOSED ABOVE, IN ORDER TO MEET THE MEMBERS' DEMAND FOR OUTDOOR SEATING AND DINING FOR SEASONAL USE.

THE PETITION, IF APPROVED, WILL NOT BE SUBSTANTIALLY MORE DETRIMENTAL TO THE NEIGHBORHOOD IN THAT THERE WILL BE NO INCREASE IN PARKING OR TRAFFIC; THE FACADE CHANGES ARE SMALL, AND IN KEEPING WITH THE STYLE OF THE CLUBHOUSE BUILDING; AND THE INTERIOR AND EXTERIOR ALTERATIONS ARE SUFFICIENTLY DISTANT FROM THE RESIDENTIAL NEIGHBORS.

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