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James Freas  
Acting Director

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## PUBLIC HEARING/WORKING SESSION MEMORANDUM

**DATE:** November 13, 2015  
**MEETING DATE:** November 17, 2015  
**TO:** Land Use Committee of the Board of Aldermen  
**FROM:** James Freas, Acting Director of Planning and Development  
Alexandra Ananth, Chief Planner of Current Planning  
Daniel Sexton, Senior Planner  
**RE:** Information for Working Session  
**CC:** Petitioners

In response to questions raised at the Land Use Committee public hearings and/or staff's technical reviews, the Planning Department is providing the following information for the upcoming continued public hearing and/or working session. This information is supplemental to staff analysis previously provided at the public hearing.

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### PETITION #229-15

28 ORCHARD AVENUE

Proposal to construct a detached accessory structure for an accessory apartment accessory to a single-family dwelling.

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The Land Use Committee (Committee) held a public hearing on October 13, 2015, which was held open so that the petitioners could respond to questions/concerns that were raised in the Planning Department's memorandum and at the public hearing by the Committee and public. The petitioner's design professional provided a letter and revised site plan on November 5, 2015 in response to the questions/concerns that were raised (**ATTACHMENT A**).

**Snow Storage.** According to the Director of Operations for the Department of Public Works, the current approach used to remove and store snow from Mayflower Terrace would change in order to provide access to the proposed driveway for the accessory apartment if developed.

**Traffic and Pedestrian Hazards.** In response to the concerns raised regarding carrying capacity, traffic volume, and vehicle and pedestrian interactions on Mayflower Terrace and the surrounding roadways, the Planning Department solicited input from the Transportation Division of Public Works. The City's Traffic Engineer indicated that the development of a new driveway access and accessory apartment, with a maximum of potentially two new vehicles, should have a negligible impact on traffic volume and capacity of the area's roadways. Vehicle queuing at Brewster Road/Woodward

Street may change slightly, but will not result in a noticeable difference. Since this residential neighborhood is largely built-out, and the petitioner is proposing one accessory apartment, the potential for hazardous interactions between pedestrian and vehicles is minimal. The petitioner should consider constructing a sidewalk segment linking the existing sidewalks on either side of Mayflower Terrace at the terminus of the street to improve pedestrian circulation. For these reasons, the Transportation Division does not foresee issues with the proposed project.

The Planning Department concurs with the Transportation Division's suggestion to construct a sidewalk segment linking the two existing sidewalks on either side of Mayflower Terrace at the terminus of the street to improve pedestrian circulation as a public benefit.

**Revised Site Plan.** The petitioners are proposing to modify the previously proposed site plan by:

- reducing the number of on-site parking stalls from two to one; and
- decreasing the total area of hardscape (i.e. walkways, parking, and patio).

The Planning Department believes these changes help to subordinate the accessory apartment to the principal dwelling, lessen the visual impact of the project, and minimize off-site impacts within the surrounding neighborhood. Furthermore, these changes appear to reduce the overall footprint of the development. Additionally, the Planning Department notes that the revised site plan includes a sidewalk segment linking the existing sidewalks on either side of Mayflower Terrace at its terminus, as previously proposed by the Transportation Division.

**Recommendation.** The Planning Department believes the petition is complete at this time. The Planning Department recommends approval with conditions.

## **ATTACHMENTS**

**Attachment A:** Letter and Revised Site Plan from StudioPph, dated November 5, 2015

# ATTACHMENT A

Studio Pph  
architecture\_design  
46 Heatherland Road  
Newton, MA 02461  
617.893.0061  
info@studiopph.com  
www.studiopph.com

November 05, 2015

City of Newton  
Planning & Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: Proposed Accessory Apartment  
28 Orchard Avenue  
Waban, MA 02468

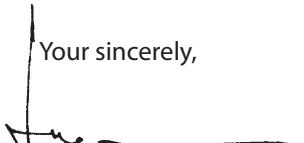
To whom it may concern:

Following the Land Use Committee meeting on October 13 of this year, and in view of some of the concerns raised by neighbors and by the members of the Committee, my client Linda Brennan and I have consulted with the City Planning Department. As a result of our discussions, we propose the following changes/additions to the project:

- to reduce the number of on-site parking stalls from two to one;
- to provide sidewalk segment links between both sides of Mayflower Terrace, abutting the property at 28 Orchard Avenue ;
- to reduce the overall area of the proposed hardscape (paths, parking and on-grade patio).

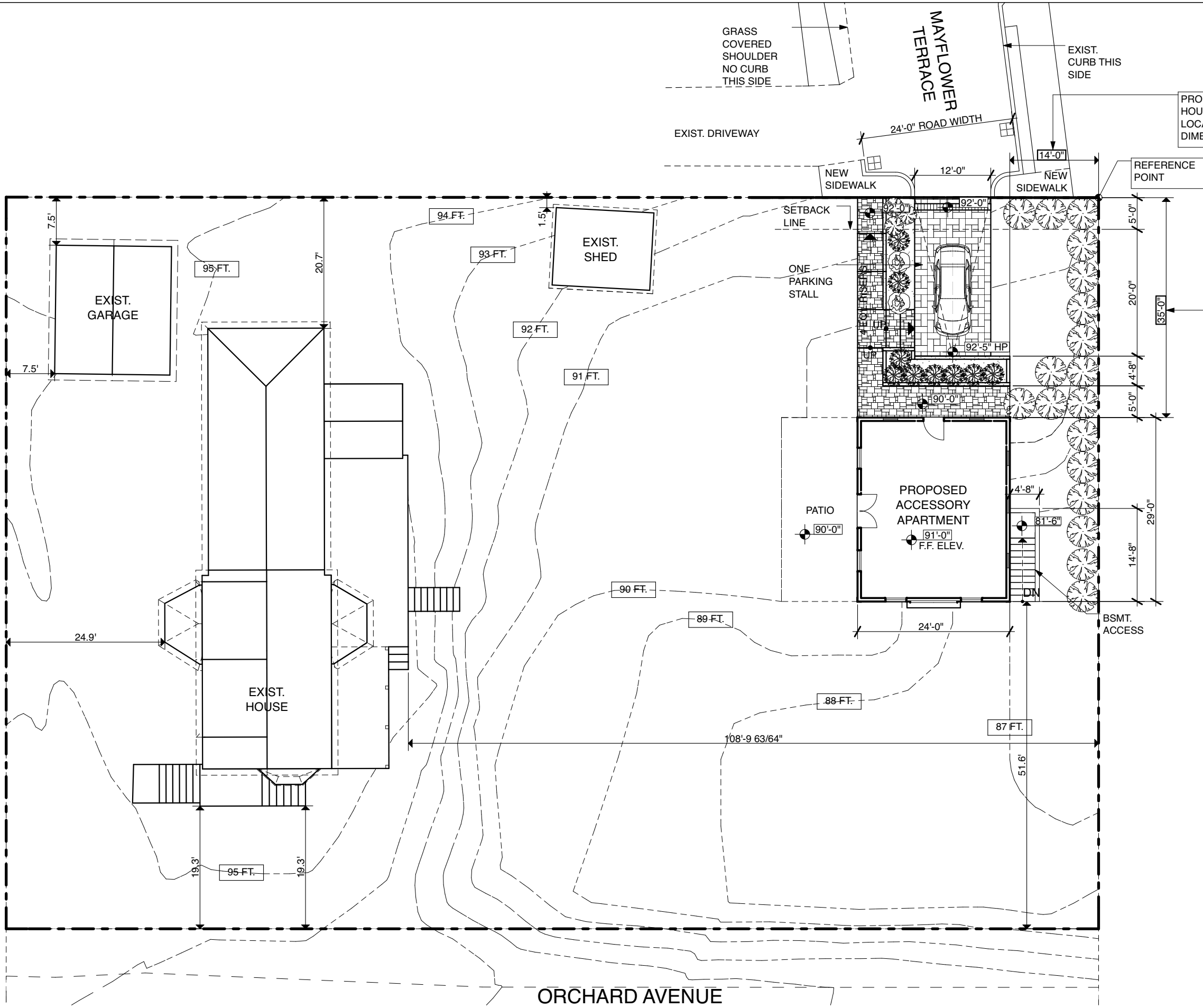
These proposed changes and additions are illustrated on the revised site plan drawing accompanying this submission. Thank you and please contact me with any questions.

Your sincerely,



Florin Luca \_ principal





1 1/16" = 1'-0"

PROPOSED SITE PLAN

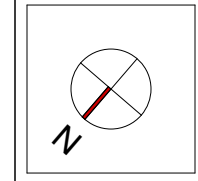
ORCHARD AVENUE

NOT FOR CONSTRUCTION

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**OWNER:**  
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leebrennan@comcast.net



**PROJECT:**  
**WABAN ACCESSORY APARTMENT**  
28 Orchard Avenue Waban MA 02468

**ISSUE SET:**  
**ZONING REVIEW**

**DATE:**  
November 05, 2015

**TITLE:**  
**SITE PLAN**

**SCALE:**  
1/16" = 1'-0"

**SHEET NUMBER:**  
**A2.00**