



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

**James Freas**  
Acting Director

---

**PUBLIC HEARING/WORKING SESSION MEMORANDUM**

**DATE:** December 11, 2015  
**MEETING DATE:** December 15, 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.

---

**PETITION #229-15**

**28 ORCHARD AVENUE**

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

---

The Land Use Committee (Committee) held a public hearing on October 13, 2015 and November 17, 2015, which were 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 revised site plan on December 2, 2015 (**ATTACHMENT A**).

**Revised Site Plan.** In response to a question raised regarding the ability to maneuver vehicles within the street, the petitioners redesigned the proposed on-site parking facility. The redesigned facility accommodates parking for two vehicles and their turning movements. The revised layout eliminates the need for vehicles exiting the parking facility to make turning movements in the street or use adjacent driveways. Additionally, the planting schedule surrounding the redesigned parking facility has been strengthened to minimize the visual impact from abutting properties and the street.

The Planning Department believes the redesigned parking facility adequately accommodates vehicle turning movements. As previously recommended, the Planning Department encourages the

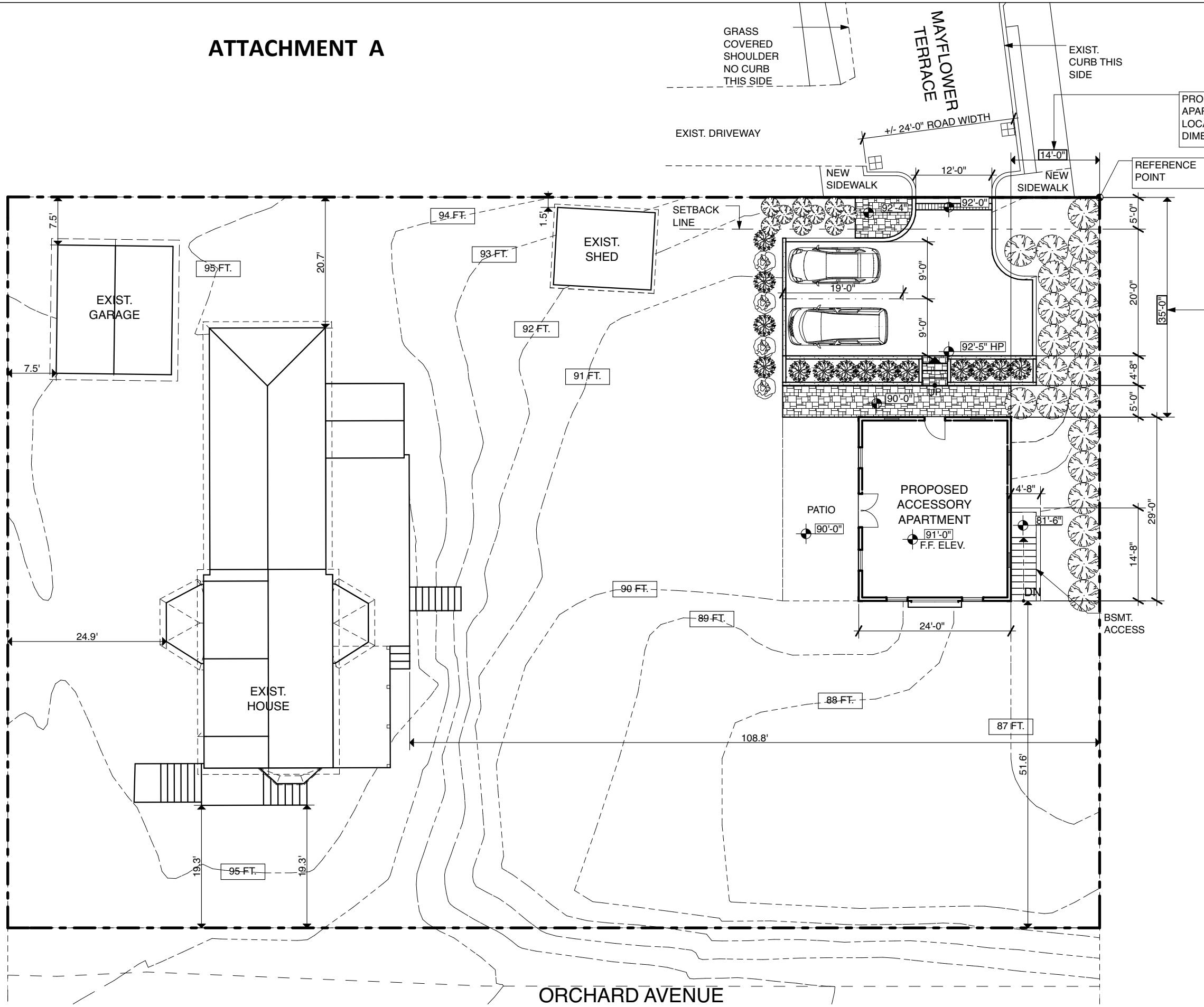
petitioners to consider eliminating one proposed parking stall. This would help to further subordinate the accessory use to the principal single-family residence use.

**Recommendation.** The Planning Department believes the petitioners have provided responses to all the concerns/questions raised. The Planning Department is supportive of the strengthened landscape planting schedule; however, continues to encourage the petitioners to consider the elimination of one proposed parking stall. Should the Committee determine this accessory use is appropriate, the Planning Department recommends that the Committee consider certain conditions.

**ATTACHMENTS**

**Attachment A:** Revised Site Plan prepared by StudioPph, dated December 2, 2015

# ATTACHMENT A



1/16" = 1'-0"

1

PROPOSED SITE PLAN

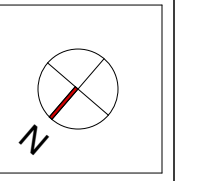
ORCHARD AVENUE

NOT FOR CONSTRUCTION

**COPYRIGHT NOTE:**  
The architect expressly reserves the common law copyrights and other property rights in these drawings. These drawings are the property of the architect and shall not be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of the architect.

**ARCHITECT:**  
**Studio Pph**  
architecture\_design  
46 Heatherland Road  
Newton, MA 02461  
617.893.0061  
info@studiopp.com  
www.studiopp.com

**OWNER:**  
**Lee / Brennan**  
28 Orchard Avenue  
Waban MA 02468  
617.719.8384  
leebrennan@comcast.net



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

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

**DATE:**  
December 02, 2015

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

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

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