 **SCHLESINGER AND
BUCHBINDER, LLP**
ATTORNEYS AT LAW
1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267

48-16

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR, JR.
BARBARA D. DALLIS
PAUL N. BELL
KATHERINE BRAUCHER ADAMS
JULIA V. WILDE
FRANKLIN J. SCHWARZER
RACHAEL C. CARVER

TELEPHONE (617) 965-3500
FACSIMILE (617) 965-6824

OF COUNSEL
ROBIN GORENBERG

E-Mail: aschlesinger@sab-law.com

February 9, 2016

BY HAND

David A. Olson
Clerk, City Counsel
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition of Storage Development Partners, LLC / 255-257 Newtonville Avenue

Dear David,

Enclosed please find an original special permit application together with fourteen packets of information relative to the above matter consisting of the following:

1. A copy of the general permit application
2. A copy of the special permit application
3. A copy of the previous zoning review memorandum.
4. Land Development Plans prepared by BL Companies issued on February 5, 2016 consisting of twenty-five (25) sheets, as follows:
 - a. Cover Sheet
 - b. Existing Conditions Survey dated May 15, 2015
 - c. General Notes dated February 5, 2016 (GN-1)
 - d. Demolition Plan dated February 5, 2016 (DM-1)
 - e. Site Plan dated February 5, 2016 (SP-1)
 - f. Grading and Drainage Plan dated February 5, 2016 (GD-1)
 - g. Utility Plan dated February 5, 2016 (SU-1)
 - h. Sedimentation and Erosion Control Plan dated February 5, 2016 (EC-1)
 - i. Sedimentation and Erosion Control Notes dated February 5, 2016 (EC-2)
 - j. Conceptual Landscape Plan dated February 5, 2016 (LL-1)
 - k. Landscape Details dated February 5, 2016 (LL-2)
 - l. Site Lighting Plan dated February 5, 2016 (LP-1)
 - m. Details dated February 5, 2016 (DN-1)
 - n. Details dated February 5, 2016 (DN-2)
 - o. Details dated February 5, 2016 (DN-3)
 - p. Details dated February 5, 2016 (DN-4)
 - q. Details dated February 5, 2016 (DN-5)

RECEIVED
CITY OF NEWTON
2016 FEB -9 PM 1:37
D.A. OLSON
CLERK, CITY COUNSEL
1000 COMMONWEALTH AVENUE
NEWTON, MA 02459

SCHLESINGER AND BUCHBINDER, LLP

Mr. David A. Olson
February 9, 2016

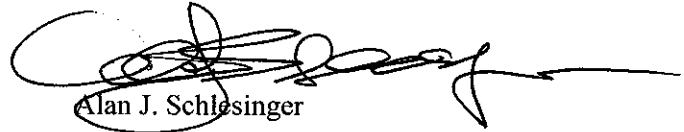
Page 2

- r. Details dated February 5, 2016 (DN-6)
- s. Details dated February 5, 2016 (DN-7)
- t. Massing Model Plan dated February 5, 2016 (MA-1)
- u. Floor Plans – Main Level dated February 5, 2016
- v. Floor Plans – Second Level dated February 5, 2016
- w. Floor Plans – Third Level dated February 5, 2016
- x. Exterior Elevations (North and West) dated February 5, 2016
- y. Exterior Elevations (South and East) dated February 5, 2016

I have also enclosed a CD containing electronic copies of the aforementioned plans as well as a check in the amount of \$750.00 representing the filing fee. I am submitting a CD to Alexandra Ananth as well.

Please feel free to call me if you have any questions.

Sincerely,



Alan J. Schlesinger

AJS/fjs
enclosures

cc: (By Hand, w/enclosures)

Ms. Alexandra Ananth, Chief Planner

Mr. John Daghlian, Associate City Engineer (with Stormwater Management Report dated February 5, 2016)

Ouida C. M. Young, Associate City Solicitor

(By First Class Mail, w/enclosures)

Assistant Fire Chief Michael Castro

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:

The undersigned hereby makes application for a permit to build or alter a structure and/or use of a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

Sections 4.3.2.B.1; 4.3.2.B.2; 4.3.3; 5.1.4; 5.1.8.A; 5.1.8.B.3; 5.1.8.B.4; 5.1.9.A; 5.1.10.A; 5.1.13; 7.3; 7.4

PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-Conforming Use(s) and/or Structure(s)
- Amendment of Board Order # _____

RECEIVED
 NEWTON CITY CLERK
 2016 FEB -9 PM 1:38
 DANIEL A. GIBSON, CLERK
 NEWTON, MA 02459

STREET 255-257 Newtonville Avenue WARD _____
 SECTION(S) 12 BLOCK(S) 016 LOT(S) 0008

APPROXIMATE SQUARE FOOTAGE (of property) 75,634 square feet ZONE MAN

TO BE USED FOR: a storage warehouse

CONSTRUCTION: masonry/asphalt

EXPLANATORY REMARKS: The applicant is seeking a special permit for (1) a building of three stories pursuant to Sections 4.3.2.B and 4.3.3; (2) building height of 36 feet pursuant to Section 4.3.3; (3) FAR of 1.5 pursuant to Section 4.3.3; (4) a waiver of 36 parking stalls pursuant to Sections 5.1.4 and 5.1.13; (5) parking within a side setback pursuant to Sections 5.1.8.A and 5.1.13; (6) the waiver of the accessible parking requirement of Sections 5.1.8.B.3 and 5.1.8.B.4 pursuant to Section 5.1.13; (7) to waive the landscape screening requirements of Section 5.1.9.A pursuant to Section 5.1.13; (8) to waive the lighting requirements of Section 5.1.10.A pursuant to Section 5.1.13; and (9) to allow a building greater than 20,000 square feet pursuant to Section 4.3.2.B.1.

The undersigned agree to comply with the requirements of the Zoning Ordinances and Rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) Storage Development Partners, LLC
 SIGNATURE [Signature] PHONE 617-965-3500 E-MAIL aschlesinger@sab-law.com
 Alan J. Schlesinger, Esquire, its attorney duly authorized
 ADDRESS _____

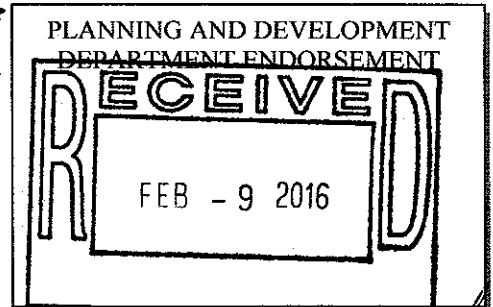
ATTORNEY Alan J. Schlesinger, Esquire PHONE 617-965-3500 E-MAIL aschlesinger@sab-law.com
 ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

PROPERTY OWNER Norcross Trust

OWNER'S ADDRESS 25 Fisher Avenue, Newton, MA 02461

SIGNATURE OF OWNER [Signature]
 Dorothy Norcross, Trustee, duly authorized

DATE February 8, 2016



[Handwritten signature]



City of Newton, Massachusetts

Department of Planning and Development

1000 Commonwealth Avenue, Newton, Massachusetts 02459

Telephone **48-16**
(617) 796-1120
Telefax
(617) 796-1086
www.newtonma.gov

Setti D. Warren
Mayor

GENERAL PERMIT APPLICATION

James Freas
Acting Director

PROJECT #: _____ ZONING DISTRICT: MAN DATE RECEIVED: _____

PROJECT DESCRIPTION: The applicant seeks to construct a new self-service storage facility at the site. A special permit is required for certain dimensional, design and parking relief.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 255-257 Newtonville Avenue CITY/ZIP: Newton 02458

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 12 016 0008

PROPERTY OWNER INFORMATION

NAME: Norcross Trust PHONE: n/a ALT. PHONE: n/a

MAILING ADDRESS: 25 Fisher Avenue, Newton 02461 E-MAIL ADDRESS: n/a

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X *Wendy Norcross*
(Property Owner Signature)

2/8/16
(Date)

X _____
(Property Owner Signature)

(Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT/AGENT INFORMATION

NAME: Alan J. Schlesinger, Esquire PHONE: 617-965-3500 ALT. PHONE: n/a

MAILING ADDRESS: 1200 Walnut Street, Newton, MA 02461 E-MAIL ADDRESS: aschlesinger@sab-law.com

X *Alan J. Schlesinger*
(Application/Agent Signature)

Feb 9 2016
(Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
X	Special Permit/Site Plan Approval	X	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe

Comments: _____

