

G. MICHAEL PEIRCE, ESQ.
ATTORNEY AT LAW

March 15, 2013

IN HAND DELIVERY

Alderman Theodore Hess-Mahan, Chairman
Land Use Committee
Newton Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RECEIVED
Newton City Clerk
2013 MAR 15 PM 3:28
David A. Olson, CMC
Newton, MA 02459

Re: 288 Nevada Street/attached dwellings/special permit filing

Dear Chairman Hess-Mahan:

I am writing on behalf of Steve Edsall, who is proposing to construct two (2) 2-unit attached dwellings at the above-referenced address, located next to the large formerly Silver Lake Cordage Company property at 308 Nevada Street. We have a 50,000 square foot site which presently contains a severely distressed and overgrown two-family house and, in the rear, the last remnants of Silver Lake.

Our project would be to remove the existing 2-family house and replace it with four (4) newly constructed units. Except for some very minor encroachments into the 25' side yard setbacks for bays, and a slight waiver for our driveway location, we meet or substantially exceed all relevant dimensional controls for a development of this type. We have also gone through the Conservation Commission and have an approved Order of Conditions which allows for the project as proposed. We have also reached out to the immediate residential abutters and I believe we have their support for the project. All have expressed their opinion that the new quality housing we will construct will be a marked improvement to the property and the streetscape. There is also a substantial landscape plan designed for the project.

I wish to highlight certain distinctive aspects of our proposal, as they relate to our immediate 'neighborhood.' As the enclosed assessors map shows, we are abutted on 2 sides by manufacturing zoned property, with those properties to the rear actually being used for manufacturing/warehousing/construction activities. On the east is the aforementioned old cordage property, with its massive parking lot being our most immediate abutting use. We mention this as an appropriate justification for the allowance of the waiver to allow our site driveway to be located less than 10' from that sideline.

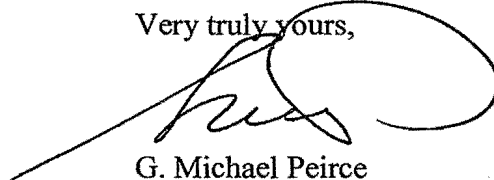
Newton Wellesley Executive Office Park
60 Walnut Street, 4th Floor • Wellesley, Massachusetts 02481
Tel: 781-239-0400 Fax: 877-243-0405
mpeirce@gmpeircelaw.com

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Our units are modest in size, with only 2 stories of living space-there are no half-stories. Parking is in enclosed two-car garages. We have had our plan reviewed and approved by Assistant Chief Gagnon, and have enhanced fire safety by including a fire hydrant on site and will sprinker the rear 2-unit building. The above-referenced landscape plan adds additional plantings along our only residential abutter, as well as providing additional screening on the parking lot abutter. Please note we are preserving the old stone wall at the street, with apportion to be reconstructed to allow for the relocation of the curb cut to the east.

We look forward to a complete presentation at the upcoming public hearing.

Very truly yours,

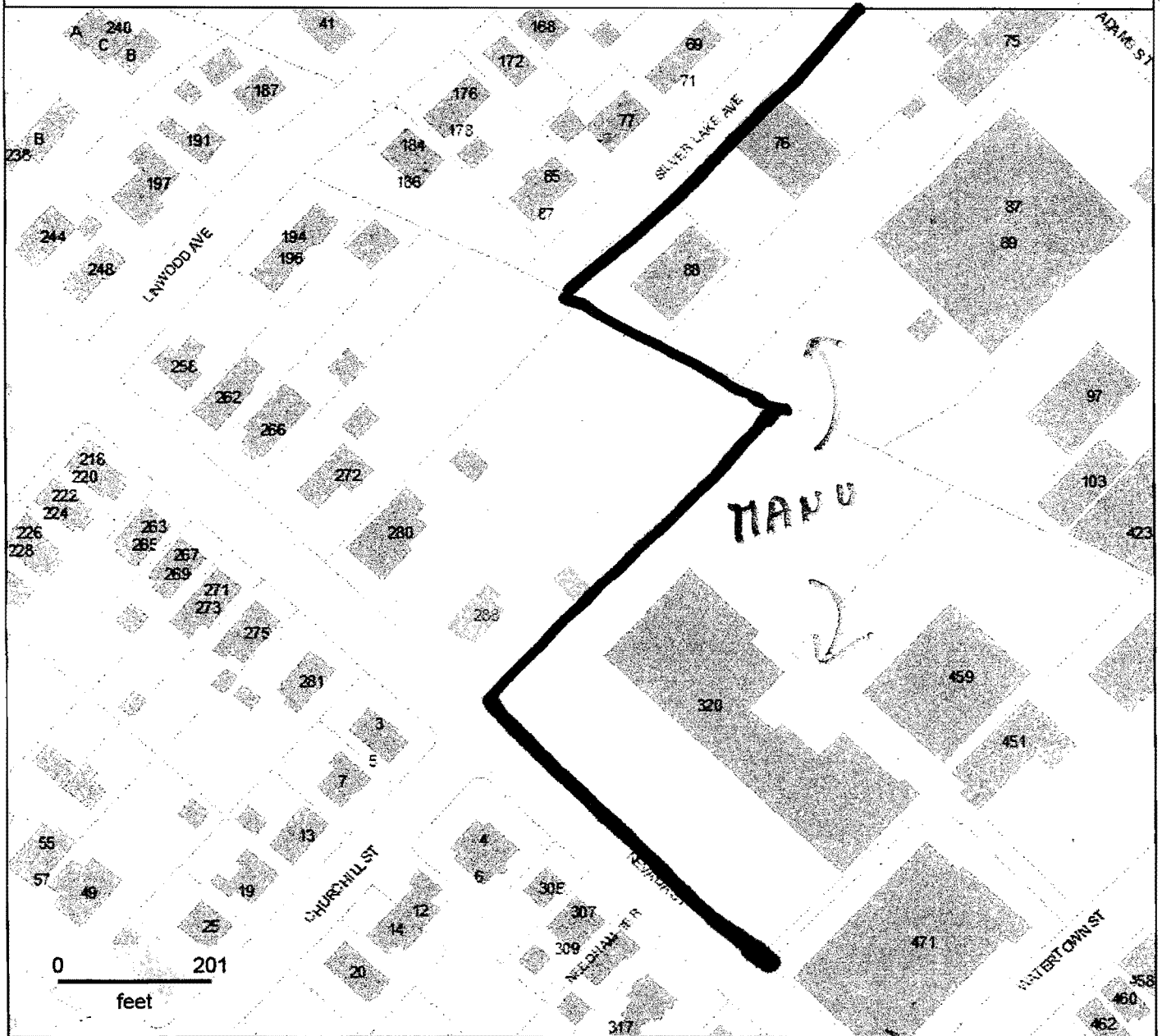


G. Michael Peirce

Cc: Land Use Committee
Eve Tapper
Steve Edsall

3/15/2013

City of Newton



0 201
feet

Property ID: 14008 0011
Address: 288 NEVADA ST
Owner: CEDRONE NICHOLAS J



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.

