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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: December 4, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Alan Schlesinger, Attorney
Needham Street Village Shops, LLC
Barney S. Heath, Director of Planning and Development
Alissa Giuliani, City Solicitor

RE: Request to allow a bank and to amend Board Order #213-12(1) and (2)

Applicant: Needham Street Village Shops LLC	
Site: 71 Needham Street	SBL: 51028 0020
Zoning: MU1	Lot Area: 58,875 square feet
Current use: Vacant	Proposed use: Bank

BACKGROUND:

The property at 71 Needham Street consists 58,875 square feet improved with two newly constructed single-story commercial buildings and accessory parking allowed by Special Permit #213-12(1) and (2). The special permits authorized the extension of the nonconforming retail and personal service uses, as well as 110 seats for restaurant use. A bank use is proposed for 1,947 square feet of commercial space which has been vacant since construction. The petitioner requests an amendment to the existing special permits to allow for occupancy by a bank.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Alan Schlesinger, attorney, dated 10/26/2018
- Special Permit #213-12(1) and (2), dated November
- Site Plan, prepared by Fusion Design Consultants, dated 9/10/2018, 10/2/2018
- Proposed Floor Plan, prepared by Fusion Design Consultants, dated 9/10/2018, 10/2/2018

ADMINISTRATIVE DETERMINATIONS:

1. Special Permits #212-12(1) and (2) were granted in 2012, authorizing the continued nonconforming retail uses on the site, as well as to allow personal service uses and restaurants with more than 50 seats. A total of 14 parking stalls were also waived, as well as various dimensional requirements relative to outdoor parking. The special permits also allowed for a free-standing sign.
2. The applicant proposes to introduce a bank use (Beal Bank) to a vacant commercial space on site. Per Section 4.4.1, a special permit is required to allow a bank use in the Mixed Use 1 zoning district.
3. There are 64 existing parking stalls on the property. For the purposes of parking, a bank use is treated as a personal service use, which was contemplated by the previous special permits which waived 14 parking stalls. The proposed use does not increase the parking requirement allowed by the previous special permits, and no waiver is required.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Amend Special Permits 212-12(1) and (2)	
§4.4.1	To allow a bank	S.P. per §7.3.3