

# SPECIAL PERMIT APPLICATION

## TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections

PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

4.4.1; 6.4.36; 7.3.3. And Amend Board order #19-15

- PETITION FOR:  Special Permit/Site Plan Approval  
 Extension of Non-conforming Use and/or Structure  
 Site Plan Approval

STREET 131-181 Needham Street WARD 5  
SECTION(S) 51028 BLOCK(S) 0010, 0011, 0012, 0013, LOT(S) 0014, 0015  
APPROXIMATE SQUARE FOOTAGE (of property) 11 acres ZONED MU-1  
TO BE USED FOR: Veterinary Hospital

CONSTRUCTION: Interior Fit out only to existing Building N-3

EXPLANATORY REMARKS: Petition to amend Board order #19.15 to allow a veterinary hospital in an existing Building N-3 in the Newton-Nexus project.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Veterinary Emergency Group  
SIGNATURE [Signature]  
ADDRESS 7 Legion Drive, Suite 3A, Valhalla, New York 10595  
TELEPHONE 917-617-7314 Email glattstein@veg.vet

ATTORNEY Frank G. Stearns, Esquire c/o Holland & Knight LLP  
ADDRESS 10 St. James Avenue, Boston, MA 02116  
TELEPHONE 617-854-1406 Email frank.stearns@hklaw.com

PROPERTY OWNER Wellford Corporation (By: Newton Technology Park LLC/Crosspoint Associates)  
ADDRESS \_\_\_\_\_  
TELEPHONE 781-916-8680 Email kmccormack@crosspointassociates.com  
SIGNATURE OF OWNER \_\_\_\_\_

RECEIVED  
Planning & Development  
Department  
SEP 18 2018  
Planning NSC

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NEWTON CITY CLERK  
SEP 18 AM 9:29  
David A. Olson, CMO  
Newton, MA 02459

## Veterinary Emergency Group

In 2015, Crosspoint Associates initiated a major redevelopment of this site which was a former light manufacturing site that had become principally used by office tenants. Working closely with the city, a comprehensive special permit and site plan approval ( # 19-15) was granted on April 21, 2015. The site plan approval and special permit allowed the buildings on the site to be re-developed for a mix of office, retail, service, restaurant, bank, and uses similar or accessory thereto. The mix of intended uses was integral to the issuance of a shared parking special permit designed to foster a vibrant mixed use development which encourages visitors to park once and utilize multiple tenant spaces as part of that single vehicle trip. It was recognized that the mix of office, retail, restaurant and service uses had different peak periods which would contribute to the vibrancy of the center without concentrating the traffic or parking demand at any one time of day. The special permit made specific findings that the site was appropriate for these mix of uses.

Crosspoint has made material progress attracting tenants to Newton Nexus. Current tenants include retail, restaurants, banks, offices and the Boston Ballet school.

Veterinary Emergency Group is a veterinary medical group practice that focuses on providing emergency and urgent care to pets. Their core business is to provide veterinary services nights, weekends and holidays when most primary care veterinary offices are closed. Presently, without this type of business, most people who have a medical emergency or urgent care need for their pet outside of regular business hours have limited options. In the greater Boston area there is Angell Memorial Animal hospital which is the dominant full service animal hospital in this region. Yet, like the proliferation of urgent care centers for humans, there is strong demand for urgent care for pets, which can arise outside of regular business hours. Traveling to a full service downtown center like Angell Memorial should not be the only option.

The facility does not board animals. There is no kennel component to the use. Any animals within the premises are there because they are under the direct care and supervision of the trained emergency medical staff.