

SUMMARY

As part of its request for special permit relief, the petitioner is seeking to add three new signs, two to the porte cochere at the front of the hotel and one to the southern wall facing Route 95.

Additionally, the petitioner seeks authorization for two other existing signs: a freestanding sign at the front entrance on Grove Street and a sign on the back of the hotel's elevator penthouse facing Route 95. It appears that signage has been at these locations since the hotel opened as a Holiday Inn in 1965. However, the dimensions of these signs exceed permissible limits.

The most recent Board Order dealing with signage at the property is Board Order 747-86, which restricted the number, dimensions and locations of proposed signage. An amendment to this Board Order is therefore required.

SUMMARY

As part of its request for special permit relief, the petitioner is seeking to add a retractable awning over a portion of the pool deck to provide a shaded area for patrons of the hotel. Because the awning will include a permanent frame, Commissioner of Inspectional Services John Lojek has determined that it is a structure under the provisions of the Newton Zoning Ordinances. Because the building is currently nonconforming in certain respects, the awning will require special permit relief pursuant to Section 30-21(b) as an extension of a nonconforming structure. An amendment to the current approved site plan is also required.

SUMMARY

In 2003 and 2009, wireless carriers obtained building permits to install wireless telecommunications equipment at the hotel. These building permits were approved under the city's administrative review procedure for such facilities. However, since the site is subject to oversight by the Board of Aldermen through the special permit process, site plan approval is required. The city therefore has requested that the petitioner seek to amend the current site plan to reflect the installation of this previously approved equipment.