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October 19, 2012

Alderman Ted Hess-Mahan  
Chairman, Land Use Committee  
Board of Aldermen  
City of Newton  
1000 Commonwealth Ave.  
Newton, MA 02459

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Newton City Clerk  
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David A. Olson, CMC  
Newton, MA 02459

Re: 49-71 Needham Street Board of Aldermen Docket # 213-12

Dear Alderman Hess-Mahan;

This letter will summarize certain additional information requested by the Committee and by the Planning Department and Engineering Department at the public hearing held September 11, 2012 which has been submitted to the City agencies since that date.

Fire Department

The Fire Department requested turning motions for a 45' template. That has been submitted and approved by the Fire Department as of September 20, 2012. A copy of the turning radius plan is attached as sheet C-8.

Engineering Department

The Associate City Engineer requested:

- Fire truck turning template (see above)
- Construction Management Plan was submitted September 28 to Engineering. Comments were received October 17, and a revised plan incorporating such comments is submitted (copy attached as sheet C-7)

Planning Department

In addition to the above plans the Planning Department requested:

- Site lighting plan (submitted September 28, copy attached sheet 1 of 1)
- Roof plan (cross section submitted October 5, copy attached as sheet A2-3)

Urban Design Commission

The Urban Design Commission reviewed the plans on September 19 and suggested an amendment to the site and landscaping plan to move the trees at the front of the property closer

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to the buildings to be certain that they are out of the right of way. That change also improved the alignments of the sidewalks between the buildings and with adjacent properties. The revised site plan and landscape plans were submitted to the Planning Department on October 4 (copy attached – see specifically sheet C-5).

Director of Transportation

The Director of Transportation has commented on the plans by a memorandum dated October 12, 2012. The plans have been amended to reflect his comments, and we call the Committees particular attention to re-alignment of the H/C driveway crossings suggested (copy attached as sheet C-2).

Signage

The Urban Design Commission also reviewed the proposed signage plan for the Project including specifically the proposed pylon sign. Based on the recommendations of the Urban Design Commission the sign has been redesigned as a project identification sign (copy attached – see sheet A2-2).

Historic Commission

The petitioner is pleased that the Historic Commission reviewed the project on September 27, 2012 and found that the buildings on the site are “not preferably preserved”.

Undergrounding

The possibility of undergrounding utilities adjacent to the site was discussed at the public hearing. The petitioner recognizes that undergrounding the utilities would be an enhancement to its property, but that in the absence of an overall funded plan it would be impractical to propose the expense of undergrounding for a single property.

The petitioner is willing to propose a contribution of \$1.00 per square foot of building (\$19,200.00) to be paid towards undergrounding of utilities at such time as either the City of Newton or the Commonwealth actually commences a project of undergrounding the utility lines with sufficient funding in place or committed from governmental or private sources to undertake the project for at least the section of Needham Street from Winchester Street to Columbia Street.

The petitioner is further willing that this obligation run with its land for a period of 5 years from the date of its special permit.

We look forward to further responding to any questions the Committee may have on Tuesday evening.

Very truly yours,

  
Alan J. Schlesinger

cc: Land Use Committee  
Linda Finucane Committee Clerk  
James Freas, Planning Department  
Ouida C.M. Young