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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: January 19, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Frank Stearns, Attorney
CP Needham Street, LLC
Banfield Pet Hospital
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow a veterinary hospital use and to amend Board Orders #91-15 and 182-09(2)

Applicant: Needham Chestnut Realty LLC	
Site: 180 Needham Street	SBL: 83028 0001
Zoning: MU1	Lot Area: 8,960 square feet
Current use: Restaurant	Proposed use: Veterinary hospital

BACKGROUND:

The property at 180 Needham Street consists of 8,960 square feet improved with a two-story building with 3,364 square feet of vacant space formerly occupied by a 105-seat restaurant on the first floor and 3,782 square feet of space on the second floor occupied by a for-profit educational use. The petitioner requests a special permit to allow a veterinary hospital in the vacant first floor space. No changes to the site plan are proposed.

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

- Zoning Review Application, prepared by Frank Stearns, attorney, dated 12/11/2020
- Board Order #91-15
- Project Narrative, submitted 12/11/2020

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to introduce a veterinary hospital use to the 3,364 square foot first-floor commercial space. Per Sections 4.4.1 and 6.4.36, a special permit is required to allow a veterinary hospital use in the Mixed Use 1 zoning district.
2. Per section 5.1.4, the previous restaurant required one parking stall per every three seats, plus one stall per every three employees at the busiest shift. which resulted in a requirement of 39 parking stalls. The proposed veterinary hospital requires one parking stall per every 200 square feet for a total of 17 stalls. As the parking credit from the previous use exceeds the parking requirement for the proposed use, the parking requirement is satisfied.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Amend council orders #91-15 and #182-09(2)	
§4.4.1 §6.3.14.B.2	Request to allow a veterinary hospital	S.P. per §7.3.3