

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF NEWTON

Massachusetts

DATE: March 5, 2021

TO: Land Use Committee of the City Council

FROM: Barney S. Heath, Director of Planning and Development
Neil Cronin, Chief Planner for Current Planning
Katie Whewell, Senior Planner

SUBJECT: 351 Otis Street- SP #265-20
Consistency Request

Please find attached the approved site plan under Council Order #265-20 and a site plan depicting proposed changes to the special permit plans being sought by the petitioner for the above-referenced special permit.

The Planning Department notes the changes include an approximately 91 square foot pool proposed to the rear of the single-family dwelling, enlarged patio space behind the garage and proposed retaining walls. There are retaining walls proposed that exceed four feet in height around the proposed pool, however they are outside of the setbacks.

The petitioner is expected to present the proposed modified plans at the upcoming meeting of the Land Use Committee; staff will be prepared to discuss them as well.

cc: Inspectional Services Department

LEGEND

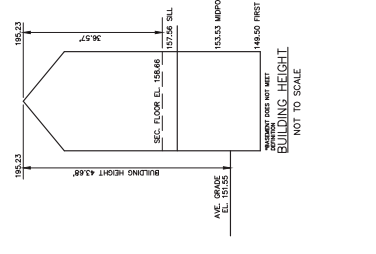
-----	BUILDING
-----	PROPERTY LINE W/ BEGINS DISTANCE
-----	CONCRETE
-----	STONING FENCE
-----	POWERT FENCE
-----	SMOKE LINE
-----	SEWER LINE
-----	WATER LINE
-----	ELECTRICAL LINE
-----	GAS LINE
-----	WATER VALVE
-----	SEWER MANHOLE
-----	ELECTRICAL MANHOLE
-----	CATCH BASIN
-----	UTILITY POLE
-----	LIGHT POLE
-----	DECIDUOUS TREE
-----	CONIFEROUS TREE

TESTPIST LOG

TESTPIST #1 (ELEV.=142.03)
 0'-15" TOPSOIL
 15'-36" SANDY LOAM WITH GRAVEL & FEW COBBLES
 MOTTLING @ 70"
 PERC RATE: B.M.P.H.

TESTPIST #2 (ELEV.=141.84)
 0'-15" TOPSOIL
 15'-30" SANDY LOAM WITH GRAVEL & FEW COBBLES
 MOTTLING @ 70"
 PERC RATE: B.M.P.H.

WATER @ 90"
 MOTTLING @ 70"
 PERC RATE: B.M.P.H.



Address: #351 Olds Street, Newton

As-Built Average Grade Calculation

Segment	A	B	C	D	E	F	TABLE
Length of Segment	Height of High Point	Height of Low Point	Average	Height of High Point	Height of Low Point	Average	TABLE
1	11.00	151.00	151.00	2007.59	151.00	151.00	2007.59
2	24.30	151.09	148.81	3052.33	150.30	149.50	3052.33
3	10.00	148.77	148.77	148.77	148.77	148.77	148.77
4	26.10	148.37	148.19	3872.20	148.30	148.30	3872.20
5	20.04	150.38	148.41	2953.90	148.40	148.40	2953.90
6	10.00	150.00	149.00	149.00	149.00	149.00	149.00
7	6.86	153.79	153.79	1053.03	153.79	153.79	1053.03
8	9.00	154.09	153.95	1470.50	154.00	154.00	1470.50
9	6.80	154.09	154.09	1024.74	154.09	154.09	1024.74
10	6.80	154.64	154.64	1024.74	154.64	154.64	1024.74
11	22.52	154.71	154.08	3476.77	154.39	154.39	3476.77
TOTAL	172.87			28197.64			28197.64

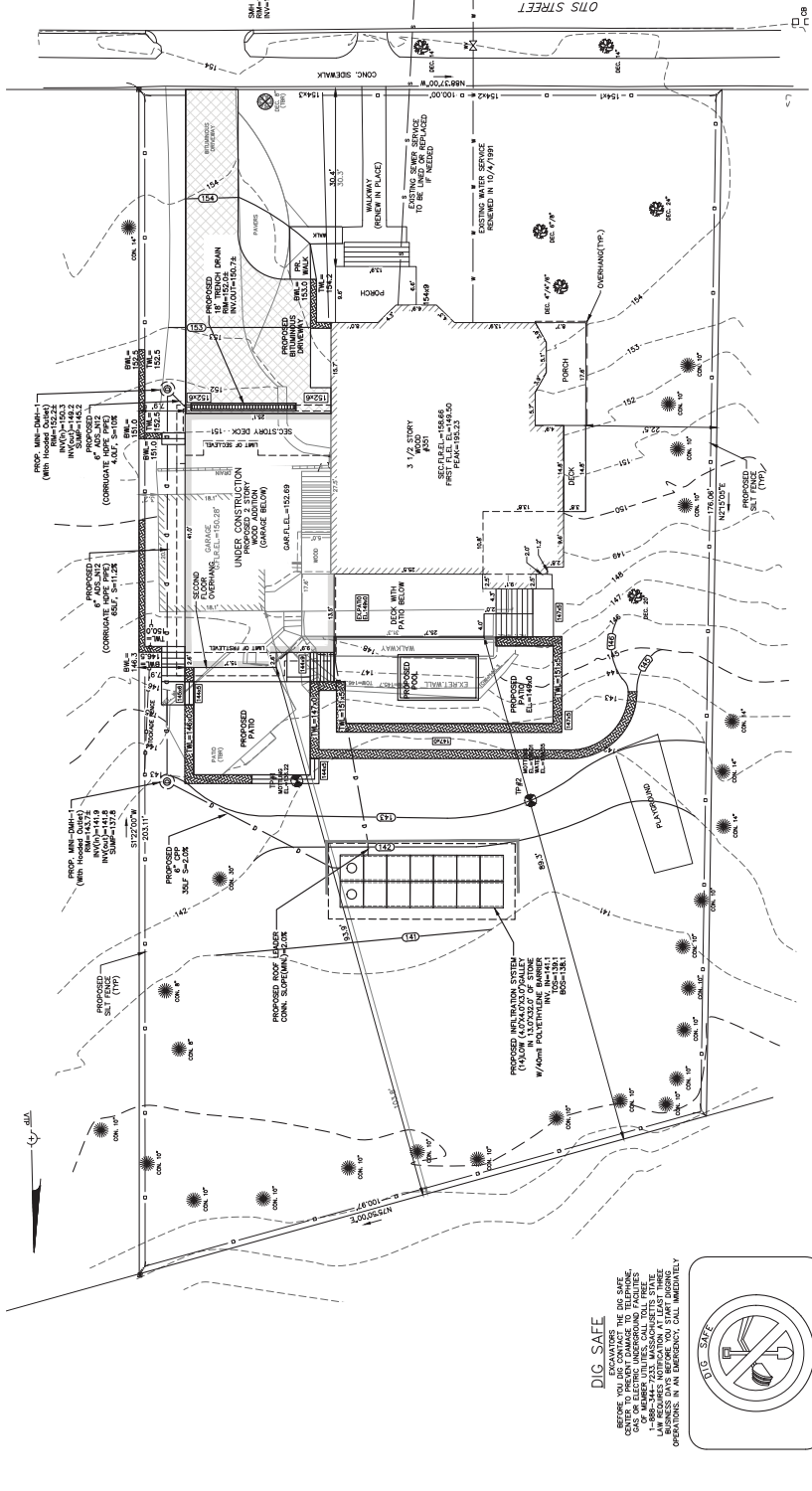
Total Column F / Total Column B = Average Grade
Average Grade: 151.55'

Address: #351 Olds St.

Proposed Average Grade Calculation

Segment	A	B	C	D	E	F	TABLE
Length of Segment	Height of High Point	Height of Low Point	Average	Height of High Point	Height of Low Point	Average	TABLE
1	11.00	151.00	151.00	2146.08	151.00	151.00	2146.08
2	6.00	154.76	154.65	154.71	152.05	153.38	152.05
3	10.00	154.77	154.77	154.77	154.77	154.77	154.77
4	8.70	154.77	154.15	154.46	153.03	153.84	153.03
5	17.00	154.04	151.61	152.83	150.72	151.78	150.72
6	10.00	153.30	153.30	153.30	153.30	153.30	153.30
7	9.00	156.30	148.00	148.00	150.35	149.18	148.00
8	9.00	148.50	148.50	148.50	148.50	148.50	148.50
9	11.00	147.40	144.50	145.95	147.75	146.08	144.50
10	13.50	148.40	147.90	148.15	148.15	148.15	148.15
11	15.70	144.50	144.40	144.45	144.45	144.45	144.45
12	4.00	149.50	148.00	148.75	148.75	148.75	148.75
13	5.40	152.50	151.50	152.00	152.00	152.00	152.00
14	15.00	152.00	152.00	2272.50	152.00	152.00	2272.50
15	15.00	152.00	152.00	2272.50	152.00	152.00	2272.50
16	9.00	154.20	153.00	153.60	154.26	153.73	153.00
17	9.00	154.20	153.00	153.60	154.26	153.73	153.00
TOTAL	252.70			38044.18			38044.18

Total Column F / Total Column B = Average Grade
Average Grade: 150.79'



ZONING CHART
 NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	SUBMISSION: PROPOSED
LOT AREA	18,681	18,681	18,681
EXISTING IMPERVIOUS AREA	4,722.80	4,722.80	4,722.80
PROPOSED IMPERVIOUS AREA	5,681.00	5,681.00	5,681.00
4X5 LOT AREA (400 ± MAX):	747.20	747.20	747.20
INCREASE IN IMPERVIOUS AREA (±L):	988.2	988.2	988.2
958.20 > 400.00 (DRAINAGE REQUIRED)			

TOPOGRAPHIC SITE PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #351 OTIS STREET

SCALE: 1" = 10'

DATE: MARCH 9, 2022
 REVISED: JANUARY 21, 2021

PROJECT: 214221

VTP ASSOCIATES, INC.

LAND SURVEYORS - CIVIL ENGINEERS
 157 ADAMS ST., SUITE 3
 NEWTON, MA 02459
 (617) 332-8271

