

Middlesex South Registry of Deeds
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Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

#368-20
14 Hollis Street

CITY OF NEWTON

IN CITY COUNCIL

November 2, 2020

RECEIVED
2020 NOV -4 PM 4:53
CITY CLERK
NEWTON, MA 02459

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to exceed the floor area ratio (the "FAR") from .45 to .55, where .48 is the maximum allowed by-right, and to extend the nonconforming height, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The specific site is an appropriate location for the proposed addition and detached garage which exceed the FAR because the addition is subordinate to the existing structure and the proposed garage meets all dimensional standards set forth for detached structures. (§7.3.3.C.1)
2. The proposed addition and detached garage which exceed the FAR will not adversely affect the neighborhood because the addition is subordinate to the existing structure and is similar in scale with structures on similarly sized and smaller lots in the neighborhood. (§7.3.3.C.2)
3. The proposed addition and detached garage which exceed the FAR will not create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. The proposed increase in FAR from .45 to .55, where .48 is the maximum allowed by-right, is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood because the addition is subordinate to the existing structure and will not be visible from the street. (§3.1.3; §7.8.2.C.2)
6. The proposed alteration of nonconforming height is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the height is decreasing by one inch. (§3.1.9; §3.1.3; §7.8.2.C.2)

Property Address: 14 Hollis Street, Newton, MA
For Title, see deed recorded at Book 37393, Page 373

A True Copy
Attest
John P. Wilson
City Clerk of Newton, Mass.

PETITION NUMBER: #368-20

PETITIONER: Hollis Realty LLC

LOCATION: 14 Hollis Street, on land known as Section 72, Block 60, Lot 21, containing approximately 9,811 square feet of land

OWNER: Hollis Realty

ADDRESS OF OWNER: 504 Centre Street
Newton, MA 02458

TO BE USED FOR: Two Family Dwelling with rear addition and detached garage

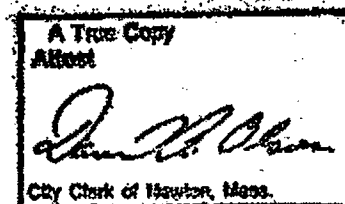
CONSTRUCTION: Wood frame

EXPLANATORY NOTES: §3.1.3, §3.1.9 and §7.3.3 to exceed the floor area ratio; and §3.1.9 and §7.8.2.C.2 to further increase the nonconforming building height

ZONING: Multi Residence 1 district

Approved subject to the following conditions:

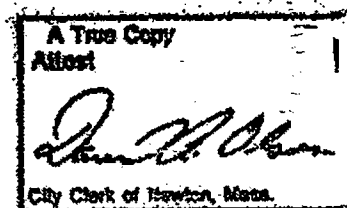
1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
 - a. Topographic Site Plans showing proposed conditions at 14 Hollis Street, signed and stamped by Verne Porter, Professional Land Surveyor, dated May 26, 2020
 - b. Architectural Plans, prepared by Winslow Architects, signed and stamped by John A. Winslow, Registered Architect, most recently revised May 4, 2020, consisting of nine (9) sheets:
 - i. Site Plan, C101
 - ii. Existing and Selective Removal Plans, AD-101
 - iii. Basement and First Floor Plan, A-101
 - iv. Second and Third Floor Plan, A-102
 - v. Roof Plan, A-103
 - vi. Garage Floor Plans and Elevations, A-104
 - vii. Elevations, A-201
 - viii. Elevations, A-202



2. Prior to the issuance of any building permit, the petitioner shall provide a final site plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works, and Fire Department.
3. Prior to the issuance of any temporary occupancy certificates for the Project, the petitioner shall provide a final Operations and Maintenance Plan (O&M) for stormwater management, to the Engineering Division of Public Works for review and approval. Once approved, the O&M must be recorded by the petitioner at the Middlesex South District Registry of Deeds. A certified copy of the O&M shall be submitted to the Engineering Division of Public Works.
4. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
 - a. Recorded a certified copy of this Council Order for the approved Special Permit/Site plan with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of such recorded Council Order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development, a statement from the Engineering Division approving the final site plan.
 - d. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
5. No Final Inspection/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioner has:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by an architect or land surveyor certifying compliance with Condition #1 as well as the as-built floor area ratio of the structure.
 - b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a professional land surveyor.
 - c. Filed with the Clerk of the Council, the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that improvements authorized by this Order have been constructed to the standards of the City of Newton Engineering Department.

Under Suspension of Rules
 Readings Waived and Approved
 24 Yeas 0 Nays

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on November 4, 2020. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN



APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:



(SGD) DAVID A. OLSON, City Clerk
Clerk of the City Council

I, David A. Olson, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the City Clerk on November 4, 2020 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



(SGD) DAVID A. OLSON, City Clerk
Clerk of the Council

