

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
KATHRYN K. WINTERS
JULIE B. ROSS
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
RACHAEL C. CARVER
ADAM M. SCHECTER

1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267
TELEPHONE (617) 965-3500
www.sab-law.com

aschlesinger@sab-law.com

April 13, 2021

HAND DELIVERED AND EMAIL

Jennifer Caira
Deputy Director of Planning and Community Development
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

Re: 1149-1151 Walnut Street Petitions #319-20 and #320-20

Dear Jen;

Attached please find 3 sheets being:

- Sheet C-3 Layout Plan by H. W. Moore dated 4/12/21 showing a revised parking layout for the first floor of the building. You will note that the HP van space and the 2 EV spaces have been swapped to make the HP spaces at the vehicular access. The plan continues to show 23 parking spaces.
- Layout Plan by H.W. Moore – Enter dated 4/12/21 showing the turning radius for the HP van to access its parking space.
- Layout Plan by H.W. Moore – Exit dated 4/12/21 showing the turning radius for the HP van to exit its parking space

At the April 6 hearing the Department also requested certain additional information as follows:

Shadows: Attached and by Dropbox is the petitioner's shadow study comparing the prior shadows to the revised building plans removing the former unit 401 at the NE corner of the building. The shadow study is very similar to the study presented by the neighbor with the exception that the attached study incorporates the existing shadows from the Stevens Building which is the tallest structure in the block. The blue coloring is the shadow from the proposed building, and the grey is existing shadows. You can see:

- On March 21 at 9:00 there is perhaps a small shadow at the base of the adjacent building which is mitigated by removal of the 4th floor unit.
- There is no shadow cast on the adjacent building through the September studies

Jennifer Caira
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Page 2

- In the most extreme case, at 9:00 A.M. on December 21 the adjacent building is in shadow substantially from the Stevens Building and incrementally from the proposed building, and those shadows are not on the adjacent building by mid-morning.

Sustainability: For clarification, the hot water and heating systems of the residential portions of the building will be all electric. The only natural gas is expected to serve the retail space on the first floor.

TDM: The petitioner is committed to providing 50% subsidy for MBTA passes to residents who do not have garage spaces for a period of 3 years.

I&I: The petitioner has agreed to the Engineering Department's calculation of \$116,158 for I&I.

Front Setback Area: Attached separately are the schematic ground view and aerial view presented of the front area of the building. Until a tenant is identified the petitioner does not see the value of proposing a plan of greater specificity as it is likely to require revisions. Perhaps administrative review of the final design can be provided.

Transformer: The petitioner has been unable to locate a satisfactory alternative location for the transformer as the utilities impose significant constraints on locations and access. The petitioner will agree to continue to investigate alternative locations which may be pole mounting or on adjacent properties, but it is likely that the utility will require the shown location.

Very truly yours,

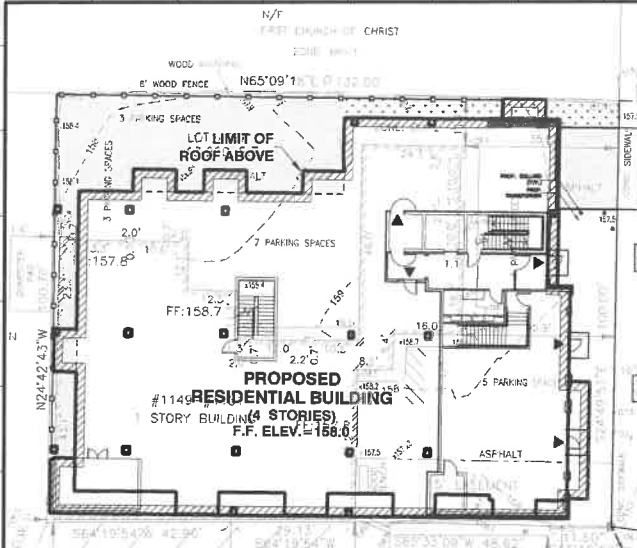


Alan J. Schlesinger

AJS:sjk

cc: Land Use Committee
Michael Gleba
Nadia Khan

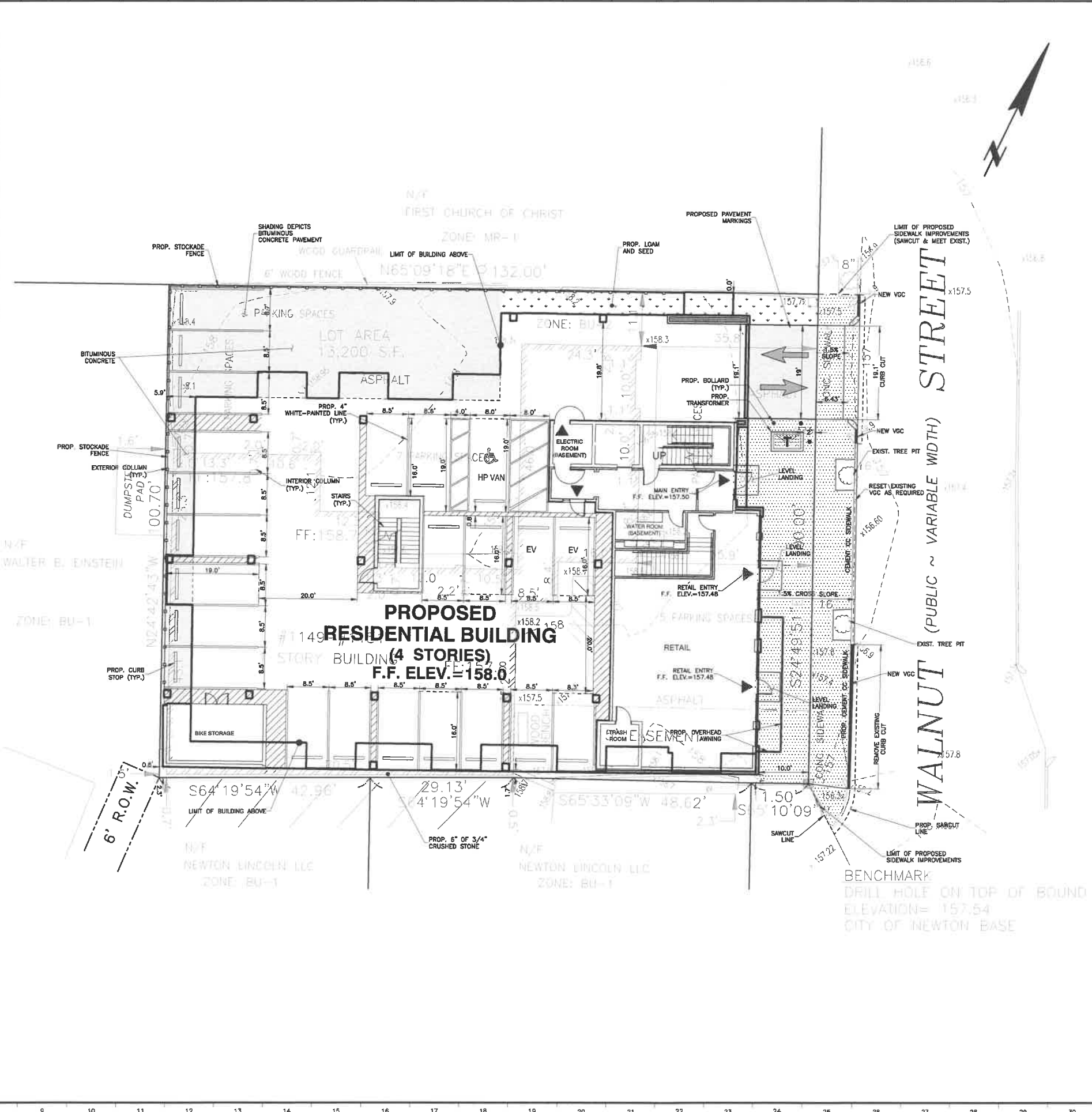
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30



2ND FLOOR PLAN
SCALE: 1"=20'

LEGEND

- 152--- CONTOUR
- 152.5--- HALF FOOT CONTOUR
- x-154.75 SPOT GRADE
- VERTICAL GRANITE CURB
- 12"--- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- YARD DRAIN
- 6"--- SEWER LINE
- SEWER MANHOLE
- 8"--- WATER LINE
- ◆ FIRE HYDRANT
- ⊕ GATE VALVE & TEE
- CONCRETE CONCRETE
- BITUMINOUS CONCRETE
- LOAM AND SEED
- RETAINING WALL
- GAS SERVICE
- ELECTRIC SERVICE
- SIGN
- NUMBER OF PROPOSED PARKING SPACES



DRAWN BY: DW DESIGNED BY: AD
CHECKED BY: FK APPROVED BY: AD



HORIZONTAL GRAPHIC SCALE IN FEET

REVISIONS

ISSUE	DATE	DESCRIPTION
5	4/12/21	REVISED GARAGE PARKING
4	2/23/21	UPDATED BUILDING LAYOUT
3	2/2/21	NUMBER OF UNITS REDUCED
2	12/07/20	AVERAGE GRADE CALCULATION
1	11/13/20	REVISED LAYOUT/ENGINEERING COMMENTS

DATE: 10/12/2020
SCALE: 1" = 10'
SHEET **C-3**

1149-1151
WALNUT STREET
NEWTON, MASSACHUSETTS

LAYOUT PLAN

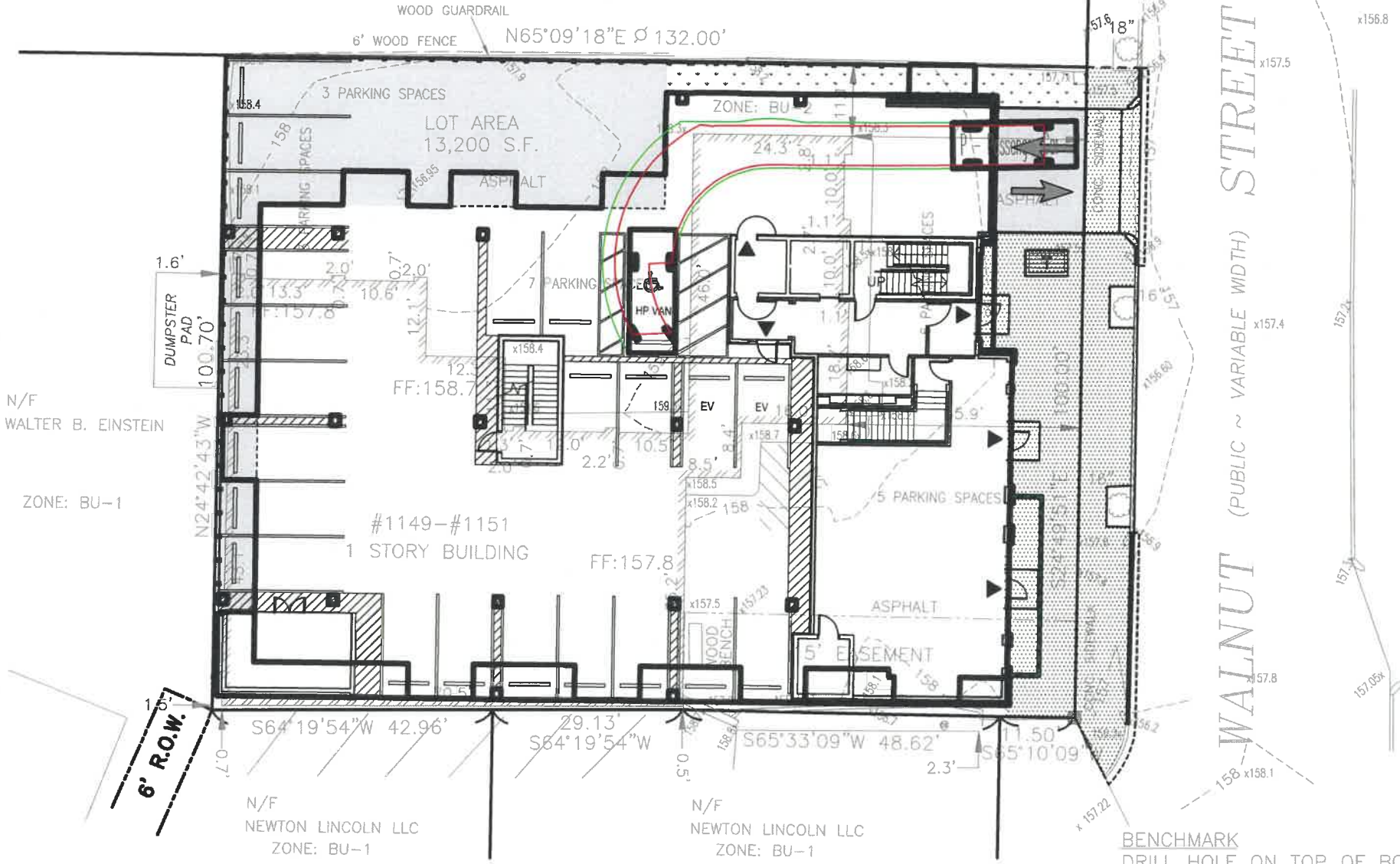
H.W. Moore
ASSOCIATES
CIVIL ENGINEERING | LAND PLANNING
A DIVISION OF MANCOCK SURVEY ASSOCIATES
121 E. Berkeley Street, 4th Floor, Boston, MA 02118
Tel: 617-357-4145 Fax: 617-357-9495 web: hwmoores.com

PLAN REFERENCE:
1. EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 11, 2020 NAMED "2001BEMAL02090418.DWG" OF A PLAN TITLED "PLAN OF LAND IN NEWTON, MA, 1149-1151 WALNUT STREET". PLAN DATED APRIL 16, 2020 AND LAST REVISED ON MAY 26, 2020. PLAN WAS PREPARED BY EVERETT M. BROOKS CO.
2. PROPOSED BUILDING TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 11, 2020 NAMED "BASEMENT AND PARKING PLAN.DWG". PLAN WAS PREPARED BY THE ARCHITECTURAL PLAN INC. OF CHELSEA, MA.
3. EXISTING SEWER AND DRAIN LINE INFORMATION TAKEN FROM TOWN RECORD PLANS TITLED "PLAN AND PROFILE FOR WALNUT STREET SEWER" DATED JULY 1894, AND "PLAN AND PROFILE OF DRAIN IN WALNUT STREET", DATED JULY 1892.

File Name: \\hwmoores\cadd\2021\1149-1151 Walnut Street.dwg Saved: 4/20/2021 4:57 PM Plotted: Apr 12, 2021 12:21:49pm Tab: C-3 Layout Plan Plot Size: 11000 x 16000 ctb Plotted By: Anthony Dwyer

P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	23.800ft

N/F
FIRST CHURCH OF CHRIST
ZONE: MR-1



LEGEND

- 152 --- CONTOUR
- 152.5 --- HALF FOOT CONTOUR
- x-184.78 SPOT GRADE
- VERICAL GRANITE CURB
- DRAIN LINE
- GROUND BURN
- DRAIN MANHOLE
- YARD DRAIN
- SEWER LINE
- SEWER MANHOLE
- WATER LINE
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- ⊙ NUMBER OF PROPOSED PARKING SPACES

DRAWN BY: DW	DESIGNED BY: AD
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10 0 5 10 20
HORIZONTAL GRAPHIC SCALE IN FEET

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1149-1151
WALNUT STREET
NEWTON, MASSACHUSETTS
LAYOUT PLAN

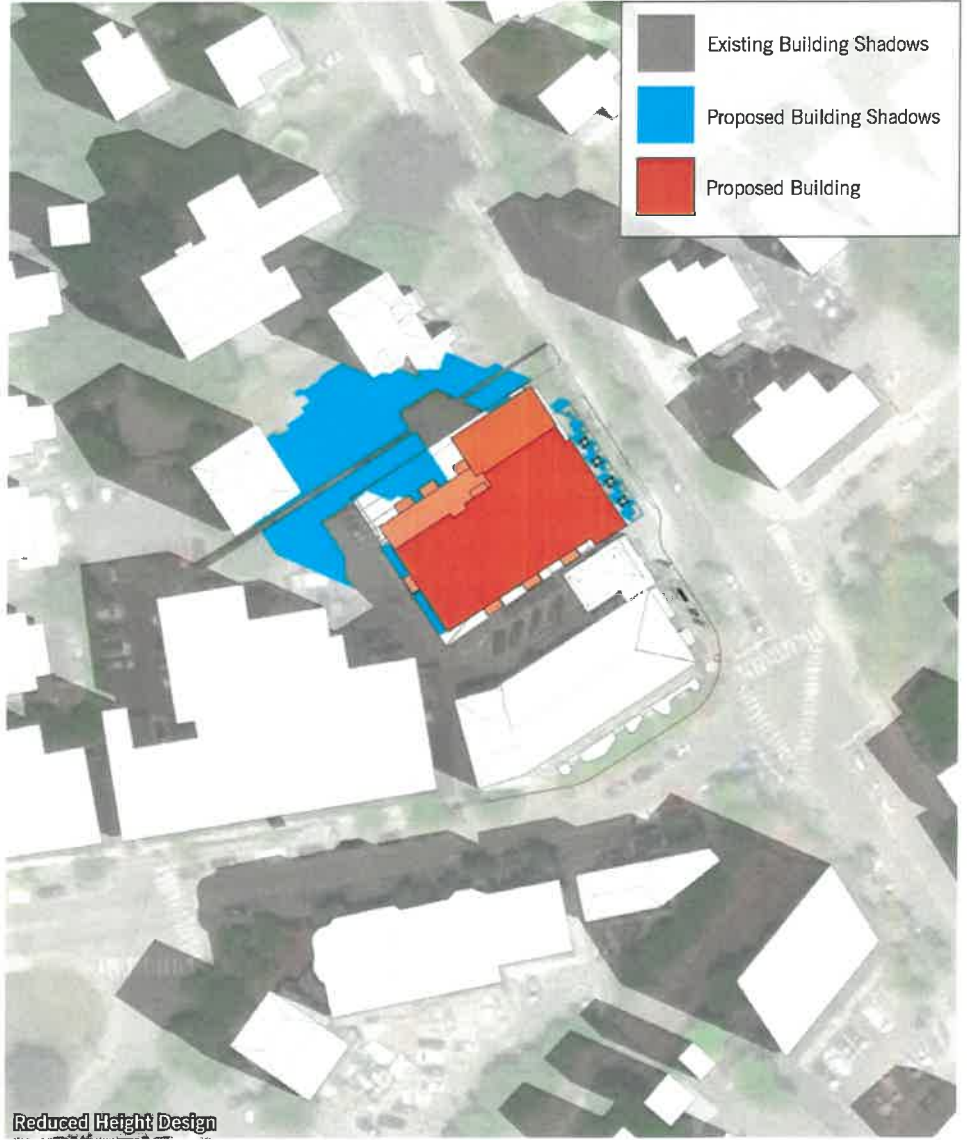
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Tel: 617-257-4145 Fax: 617-357-4495 web: hwmoores.com

File Name: \\hwmoores\shared\sc\1149-1151 Walnut Street.dwg Plotted: Apr 12, 2021 12:30:24pm
Tab: subplan Plot Style: hwmoores.ctb Plotted By: Anthony Donato

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Original Design

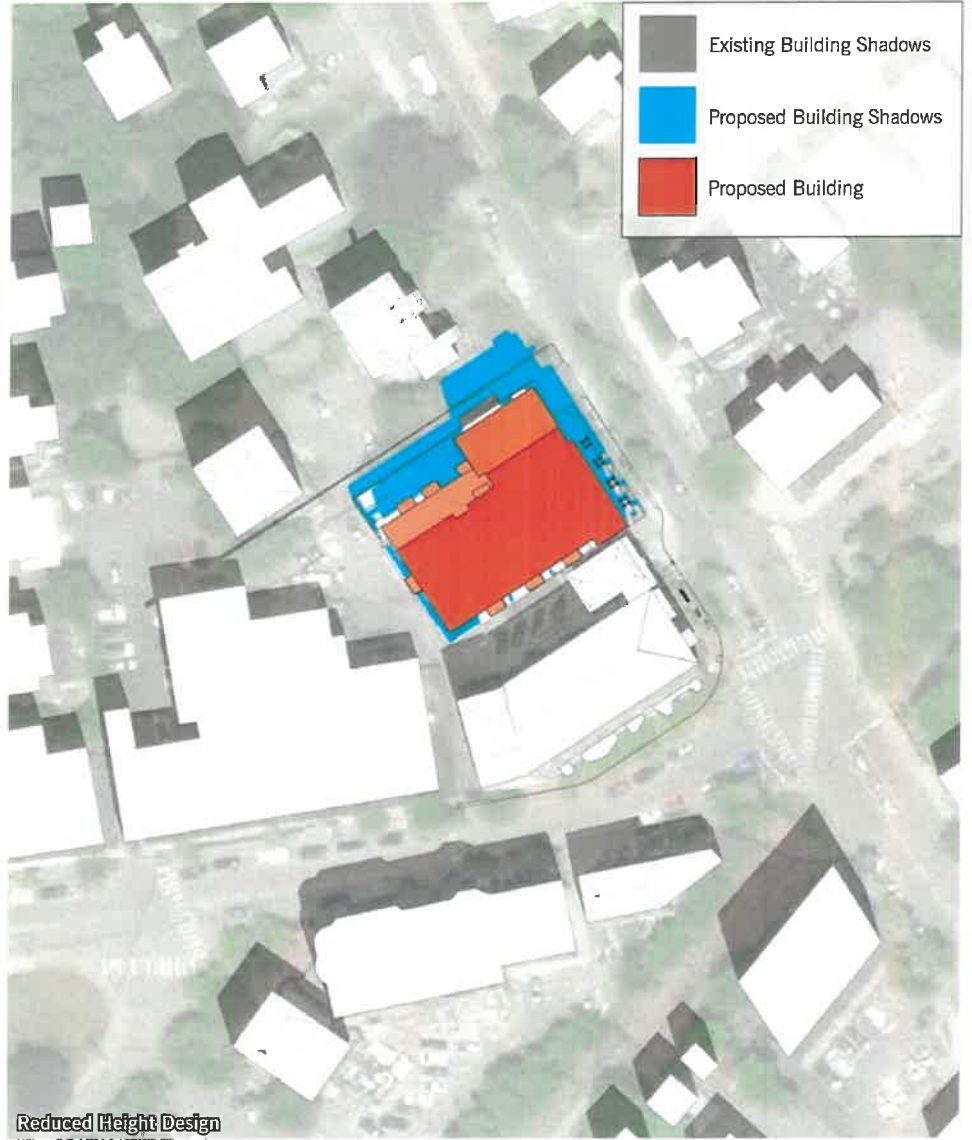


Reduced Height Design

1149-1151 Walnut Street

Newton, MA | January 14, 2021 | 19100 | © The Architectural Team, Inc.

Shadow Study | March 21 @ 9:00AM



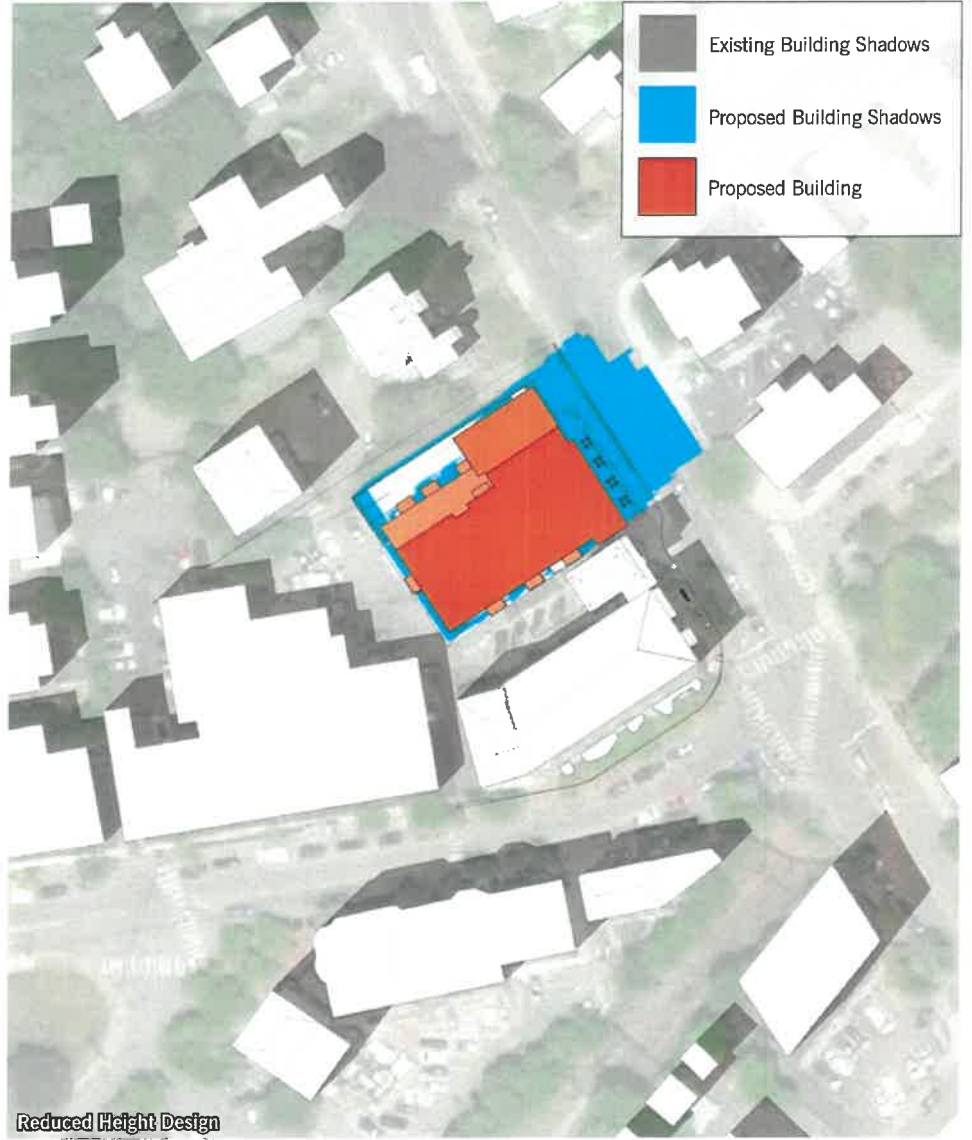
1149-1151 Walnut Street

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Shadow Study | March 21 @ 12:00PM



Original Design



Reduced Height Design

	Existing Building Shadows
	Proposed Building Shadows
	Proposed Building



Original Design



Reduced Height Design

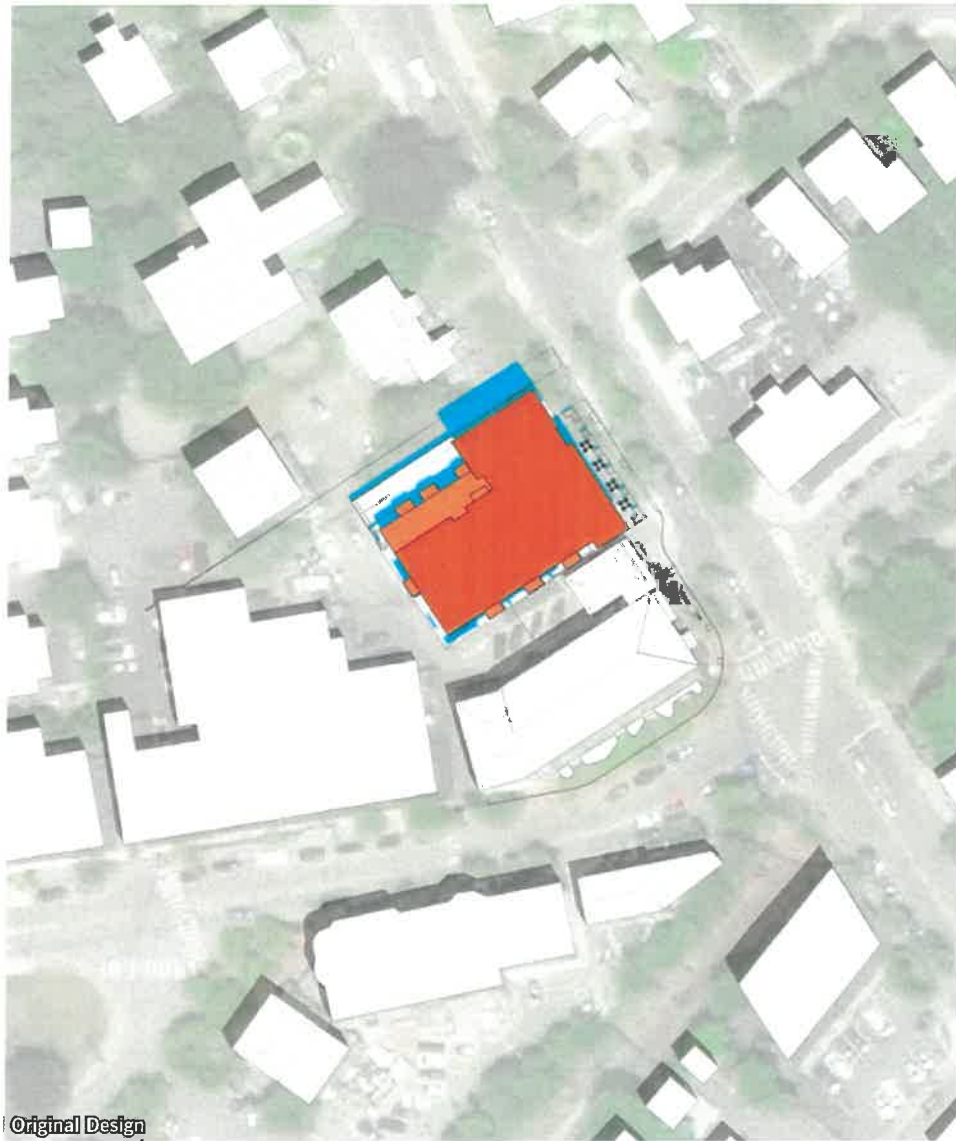
- Existing Building Shadows
- Proposed Building Shadows
- Proposed Building



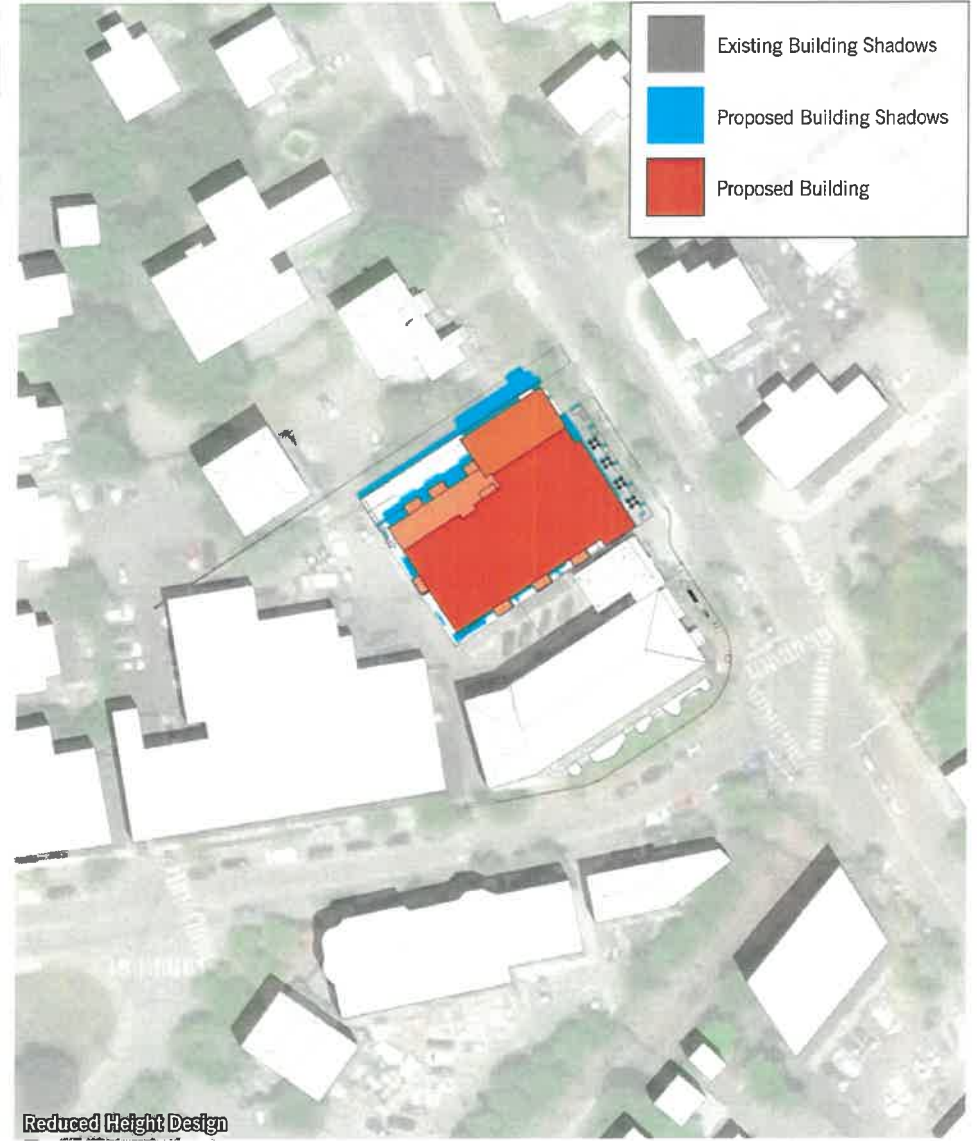
Original Design



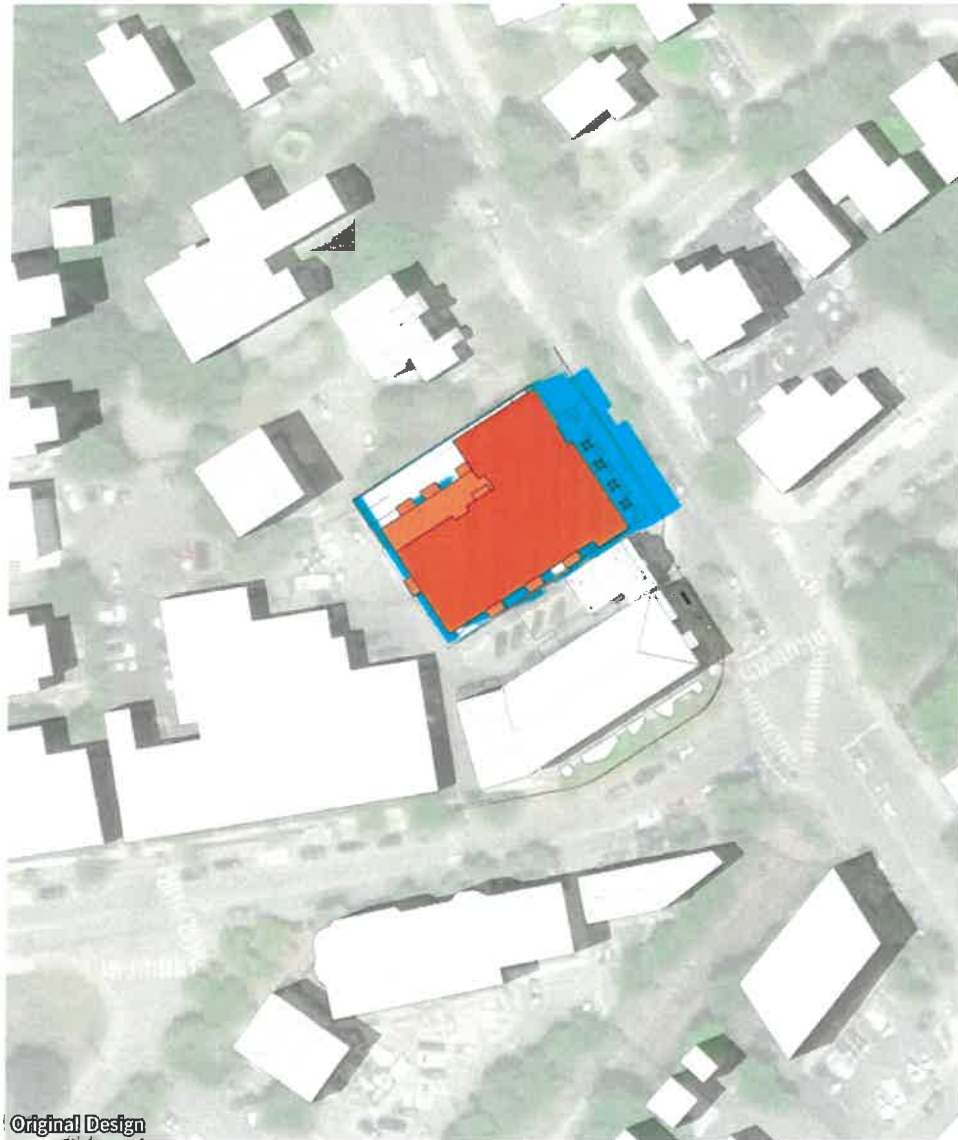
Reduced Height Design



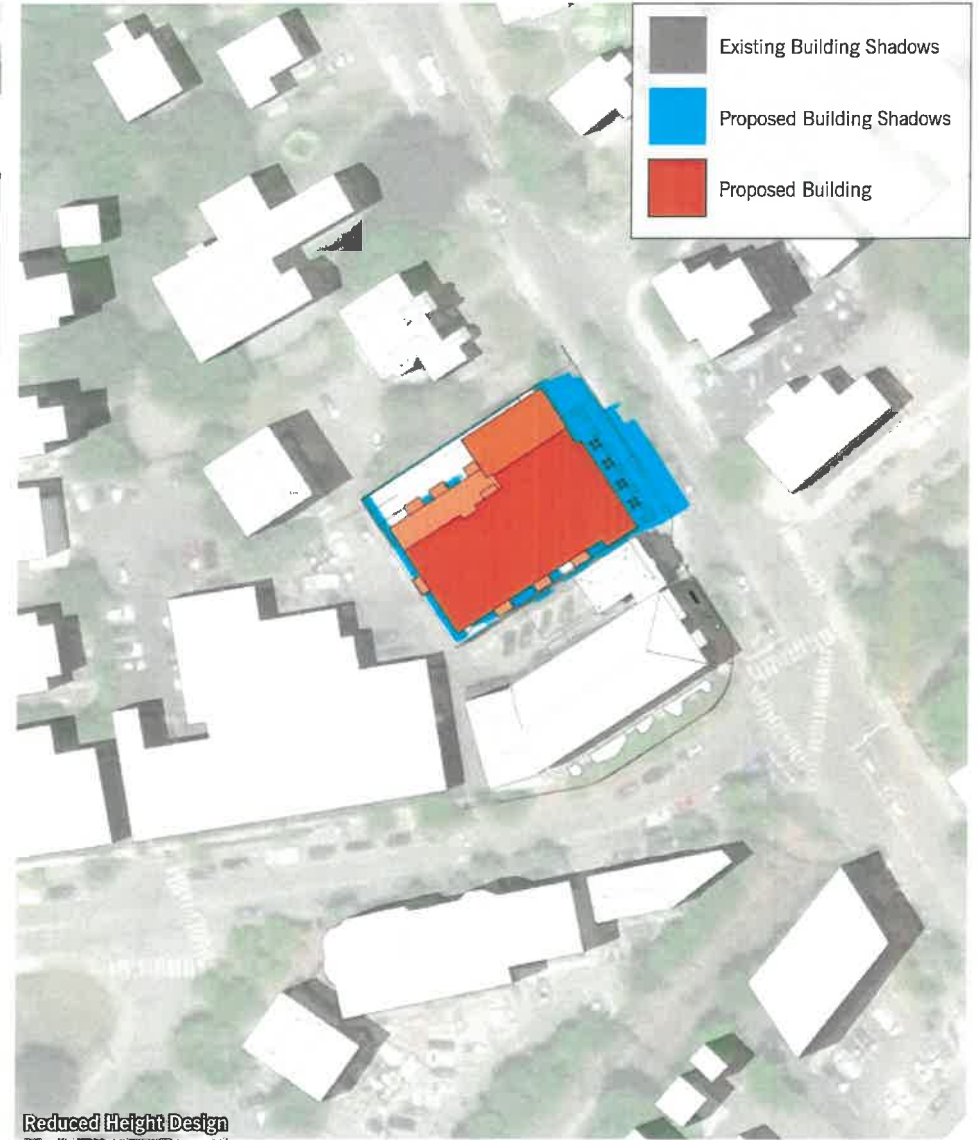
Original Design



Reduced Height Design



Original Design



Reduced Height Design

- Existing Building Shadows
- Proposed Building Shadows
- Proposed Building

1149-1151 Walnut Street

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Shadow Study | June 21 @ 3:00PM

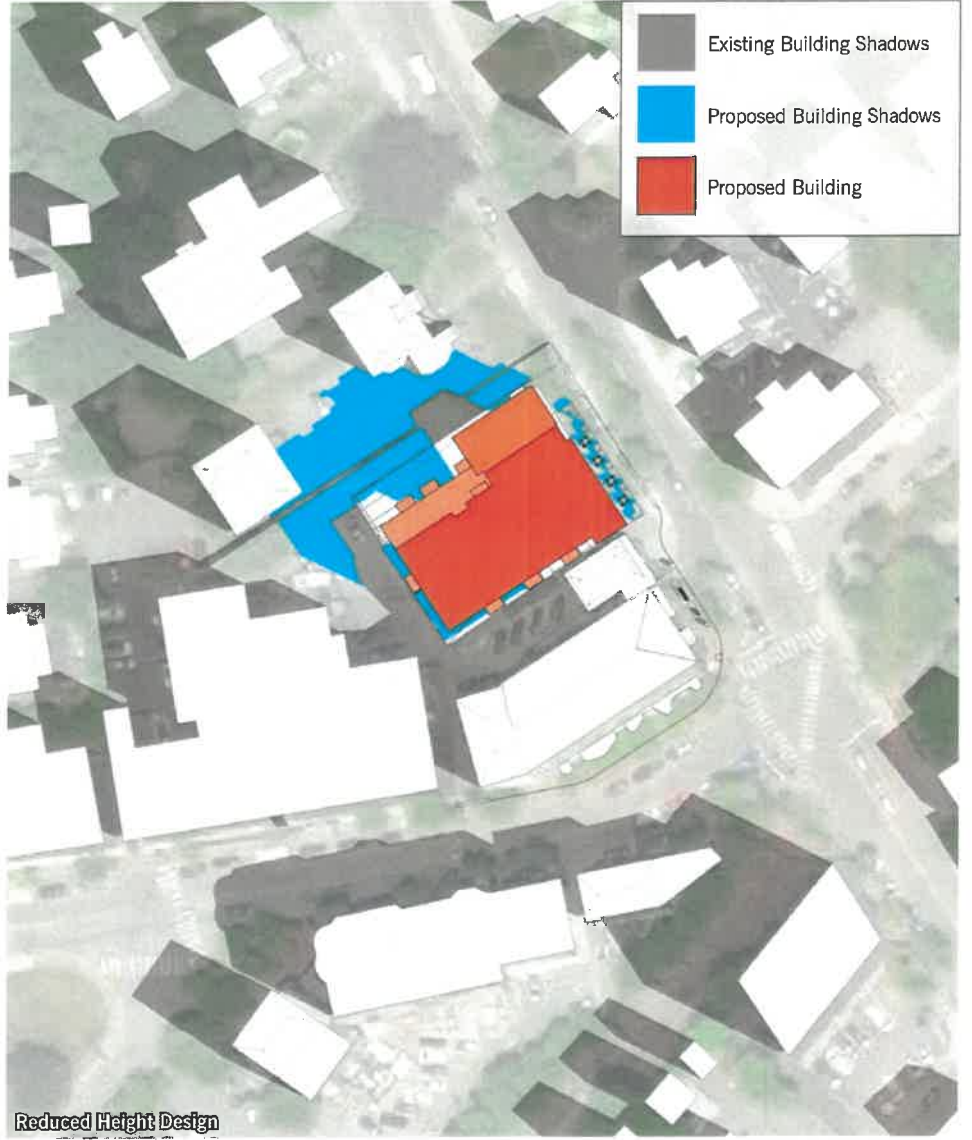


Original Design

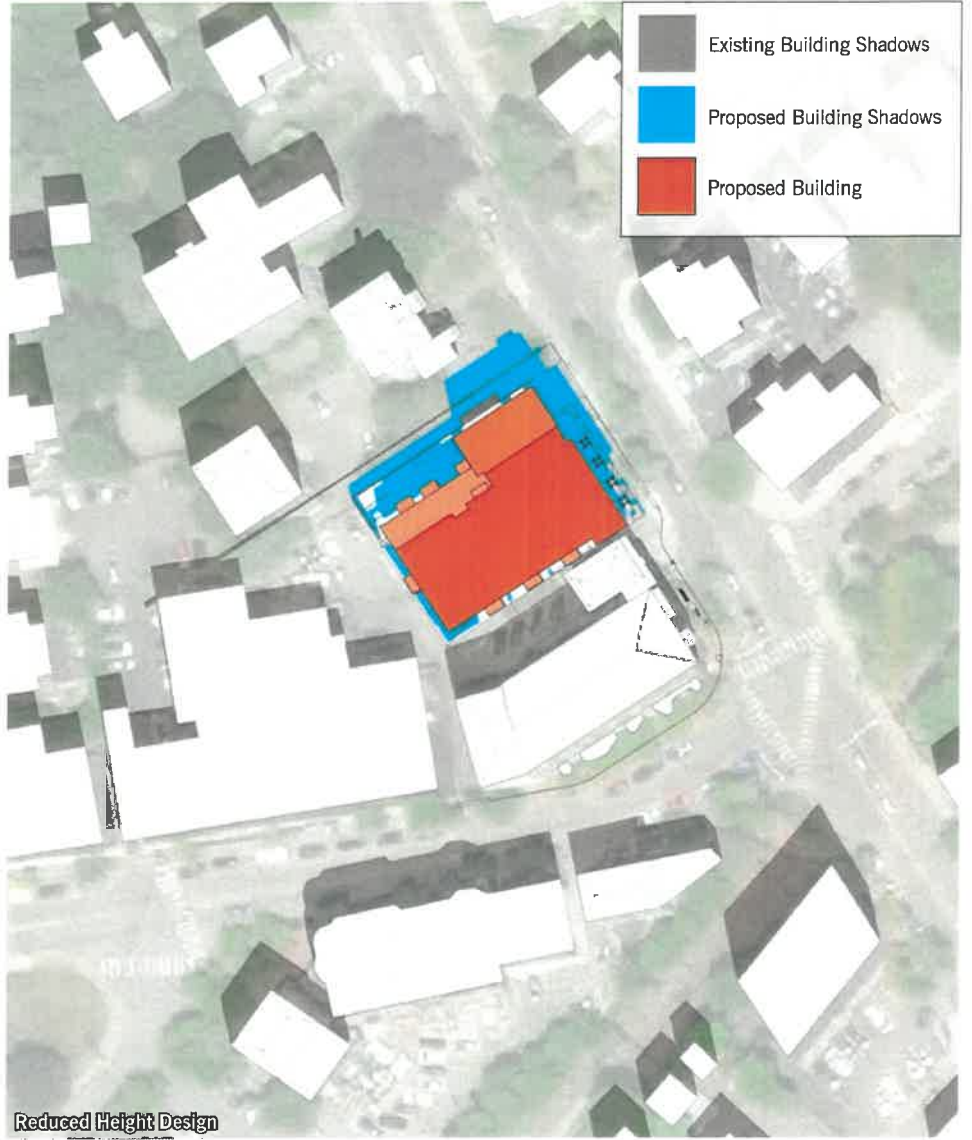





Reduced Height Design

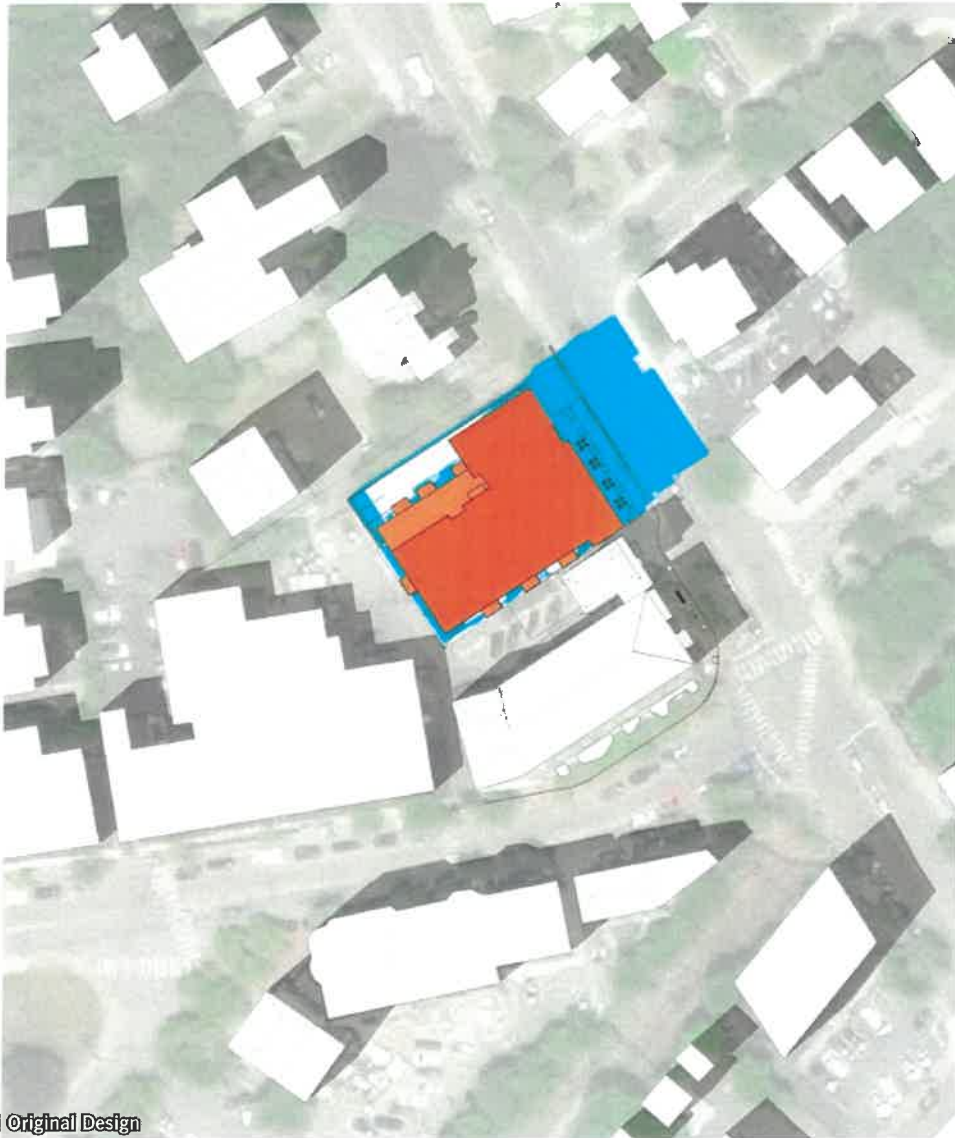
	Existing Building Shadows
	Proposed Building Shadows
	Proposed Building



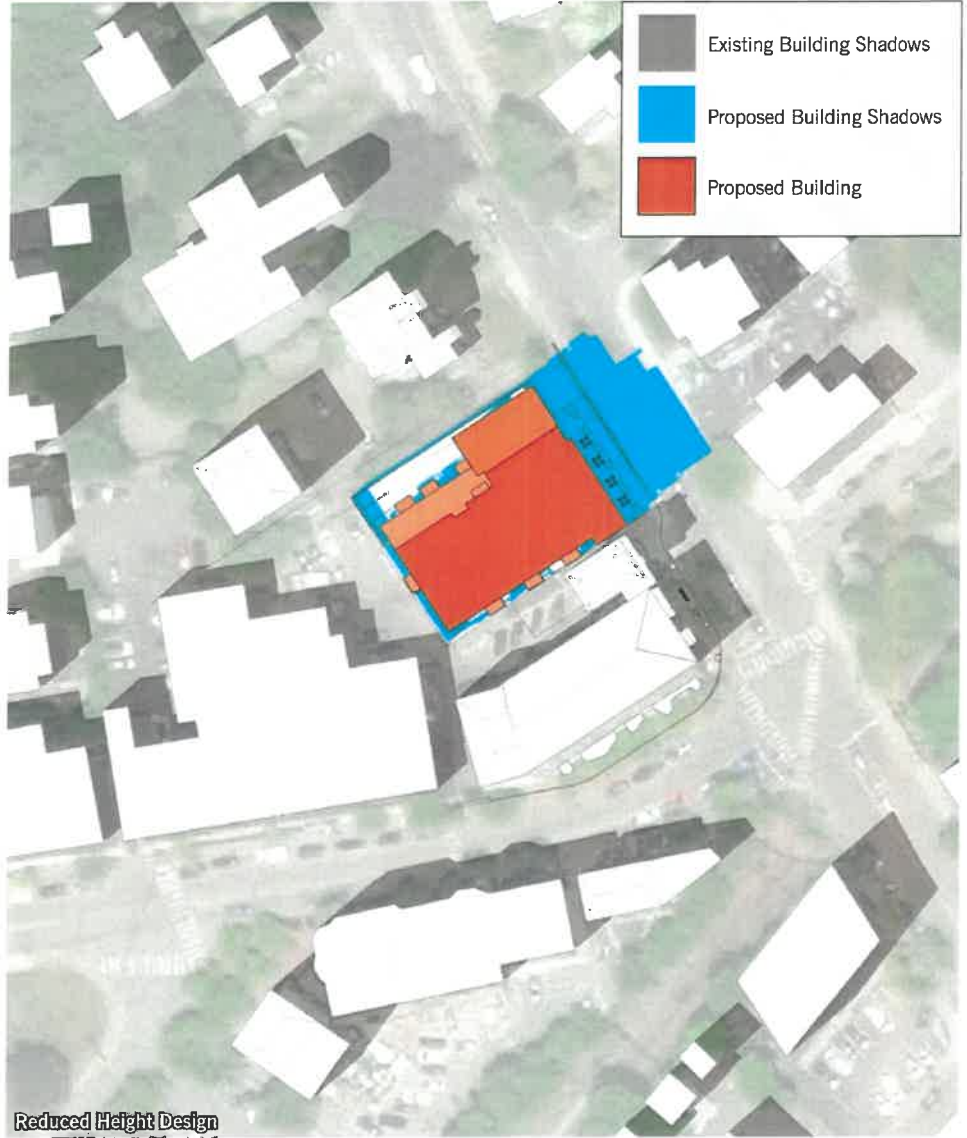
- Existing Building Shadows
- Proposed Building Shadows
- Proposed Building






	Existing Building Shadows
	Proposed Building Shadows
	Proposed Building



Original Design



Reduced Height Design

	Existing Building Shadows
	Proposed Building Shadows
	Proposed Building



Original Design



Reduced Height Design

1149-1151 Walnut Street

Newton, MA January 14, 2021 | 19100 | © The Architectural Team, Inc.

Shadow Study | September 21 @ 6:00PM



Original Design



Reduced Height Design



Original Design



Reduced Height Design



Original Design



Reduced Height Design



Original Design



Reduced Height Design

Rendering From Walnut Street



Aerial Perspective Looking West

