

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the 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 a SPECIAL PERMIT/SITE PLAN APPROVAL to allow ground-floor residential use (§4.4.1) as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Richard Lipof:

1. The site in BU2 zoning district is an appropriate location for the existing single-family dwelling. (§7.3.3.C.1)
2. The existing single family dwelling will not adversely affect the neighborhood. (§7.3.3.C.2)
3. The existing single family dwelling 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)

PETITION NUMBER: #262-21

PETITIONER: Guy Compagnone

ADDRESS OF PETITIONERS: 135 Marlborough Road  
Waltham, MA

LOCATION: 1295 Boylston Street, on land known as Section 55, Block 54, Lot 15, containing approximately 2,452 square feet of land

OWNERS: Guy Compagnone

ADDRESS OF OWNERS: 135 Marlborough Road  
Waltham, MA

TO BE USED FOR: Single Family Dwelling

EXPLANATORY NOTES: Special Permit per §7.3.3 to allow ground-floor residential use (§4.4.1)

ZONING: Business 2 (BU2) district

Approved subject to the following conditions:

1. No Building Permit or Occupancy 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 Approval 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.