

CITY OF NEWTON  
IN CITY COUNCIL

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 allow a for profit educational use, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The specific site in a Business Use 2 zone is an appropriate location for the proposed driving school because the school will be in an existing office building with similar businesses. (§7.3.3.C.1)
2. The proposed driving school, as developed and operated, will not adversely affect the neighborhood due to the extended classroom hours and low turnover. (§7.3.3.C.2)
3. The proposed driving school will not create a nuisance or serious hazard to vehicles or pedestrians because the school is incorporating measures such as a staggered pick up and drop off operations to minimize traffic. (§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: #103-21

PETITIONER: Sharon Driving School, Inc.

LOCATION: 1087 Beacon St., Section 64, Block 5, Lot 1L, containing approximately 16,925 square feet

OWNERS: 1087 Beacon Realty Trust II

ADDRESS OF OWNERS: 1087 Beacon Street  
Unit 202  
Newton, MA 02459

TO BE USED FOR: For Profit Educational Use

CONSTRUCTION: N/A

EXPLANATORY NOTES: Special permit per §7.3.3 to allow a for profit educational use (§4.4.1, §6.3.14.B.2)

ZONING: Business Use 2 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 Board 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 Board Order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
2. The approved use is limited to the driving school and any change in use which requires a special permit shall require an amendment to this special permit.
3. Classes intended for adults or parents/guardians shall be held on nights and weekends only.
4. The petitioner shall incorporate the measures detailed in the "Sharon Driving School Pickup/Drop-off & Parking Plan," dated September 2, 2021 on file with the Planning Department and the City Clerk, including but not limited to:
  - a. Communications to parents regarding parking and pick up and drop off operations.
  - b. Staggered pick-up and drop-off schedule to start 30 minutes before class, with up to ten students being assigned a drop off timeslot.
  - c. School staff directing pick up, drop off, site circulation and safety.
  - d. Encouraging students to carpool with fellow students.
  - e. Instructing students, parents, and guardians to utilize both parking lots on site, instead of directing traffic to only one of the parking lots.