

431 Washington Street, 29 Hovey Street and an unnumbered lot on Hovey Street

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 the following SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Council Order #61-17 to allow a secondary sign in excess of 50 square feet (§5.2.8, §5.2.13) as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Richard Lipof:

1. The site, located in a Business 2 (BU2) district, is an appropriate location for the proposed free-standing sign as the surrounding mixed-use neighborhood features signage on other area businesses and establishments. (§7.3.3.C.1)
2. The proposed free-standing sign will not adversely affect the neighborhood. (§7.3.3.C.2)
3. The proposed free-standing sign 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. Permitting the proposed free-standing sign is in the public interest as it will provide entrance wayfinding information on Washington Street for visitors to the site. (§5.2.13)

PETITION NUMBER: #292-21

PETITIONER: Sunrise of Newton PropCo, LLC

LOCATION: 431 Washington Street, 29 Hovey Street and an unnumbered lot on Hovey Street, on land known as Section 12, Block 6, Lots 3, 4, and 5, containing approximately 66,090 square feet of land

OWNER: Sunrise of Newton PropCo, LLC

ADDRESS OF OWNER: Sunrise Development, Inc.
7902 Westpark Drive

McLean Virginia 22102

TO BE USED FOR: Free-standing sign at an elderly housing with services facility

EXPLANATORY NOTES: Special permit per §7.3.3 to:

- amend Council Order #61-17
- allow a free-standing sign (§5.2.3, §5.2.13)

ZONING: Business 2 (BU2)

The conditions set forth in a prior special permit for this property, Special Permit #61-17, remain in full force and effect except as modified herein.

Approved subject to the following conditions:

1. The sign associated with this special permit/site plan approval shall be located and constructed consistent with:
 - a. a site plan entitled "Sunrise, 431 Washington Street & 219 Hovey Street, Newton, Massachusetts- As-Built Plan of Land," prepared by VHB, dated February 3, 2021, as revised through May 13, 2021 (Drawing Number Sv-1), marked with the term "Wall Mounted Sign Location" and an arrow indicating the sign's location
 - b. an undated architectural drawing entitled "New Proposed Sign (Approx 373 sqft (*sic*))" and/or "Upper Building Sign Logotype measurements- alternate," indicating the façade of the building and the sign's measurements (page 5)
 - c. a sheet entitled "art for approval," prepared by Allegra, showing details of the proposed sign, including dimensions, shape, colors and other specifications, dated March 3, 2021
 - d. an untitled and undated architectural drawing with the notation "4- Section," indicating various dimensions of the masonry wall to which the sign will be affixed and the sign's location on said wall
2. 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 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 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 Department of Planning and Development that confirms plans submitted with any building permit are consistent with plans approved in Condition #1.