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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 24, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Charles River Country Club, Applicant
Jack Harney, Charles River Country Club
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to amend Special Permit #236-12 to build an addition to the maintenance building and parking

Applicant: Charles River Country Club	
Site: 483 Dedham Street	SBL: 83036 0004
Zoning: SR1	Lot Area: 6,446,022 square feet
Current use: Country club/golf course	Proposed use: No change

BACKGROUND:

The site at 483 Dedham Street consists of approximately 150 acres and is improved with numerous structures related to the operations of the Charles River Country Club. The Club began operations in 1921 and is a legally nonconforming use in the SR1 zone as the use now requires a special permit. Over the years the Club has obtained numerous special permits for its facilities and operations. The Club proposes to construct additions to the maintenance building and associated parking.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Jack Harney, Charles River Country Club, dated 6/25/2021
- Request for Consistency, dated 2/21/2019
- Schematic Design Plan, prepared by Graves Engineering, engineer, dated 2/23/2021, revised 6/2/2021, 6/23/2021
- Special Permit #236-13

ADMINISTRATIVE DETERMINATIONS:

1. Special Permit #236-13 was granted in 2013 to allow for expansion of the clubhouse building and to amend the site plan. The petitioner seeks to amend the special permit to construct additions to the maintenance building. The addition on the western portion of the building consists of 1,725 square feet and the eastern addition consists of 7,395 square feet. The petitioner intends to construct 25 parking stalls accessory to the maintenance building.

The proposed construction requires an amendment to Special Permit #236-13 per section 7.8.2.C.2 to extend the nonconforming country club use in the Single Residence 1 zoning district.

2. The petitioner proposes to construct 25 parking stalls adjacent to the maintenance building where informal parking exists now. Per section 5.1.9.B, interior landscaping is required for outdoor parking facilities with 20 or more stalls. The petitioner does not propose any interior landscaping, requiring a waiver per section 5.1.13.
3. Section 5.1.10.A requires outdoor parking facilities which are used at night to provide security lighting. No lighting is indicated on the submitted plans, requiring relief per section 5.1.13.
4. Section 5.1.11 requires bicycle parking for parking facilities with 20 or more stalls. No bike parking is indicated on the plans, requiring relief per section 5.1.13.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§7.8.2.C.2	Amend Special Permit #236-13 to extend a nonconforming use	S.P. per §7.3.3
§5.1.9.B §5.1.13	To waive interior landscaping	S.P. per §7.3.3
§5.1.10.A §5.1.13	To waive lighting	S.P. per §7.3.3
§5.1.11 §5.1.13	To waive bike parking facilities	S.P. per §7.3.3