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October 18, 2021

**BY EMAIL**

Richard A. Lipof  
Chairman, Land Use Committee  
Newton City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Petition of KidLink Therapy P.C. d/b/a Artistry Martial Arts/1631 Beacon Street

Dear Chairman Lipof,

I am writing to request a waiver of the application of the “Major Project” blackout dates to the filing of the special permit petition for the above matter.

The petitioner is seeking a special permit to operate a martial arts studio at 1631 Beacon Street in Waban Square (formerly the site of Hammond Realty) in approximately 650 square feet of space.<sup>1</sup> The use qualifies as a “for profit school.” No parking waiver is needed because of the credit for the prior office use. A martial arts studio previously operated for approximately 20 years in the same building at 1639 Beacon Street (900 square feet), and closed permanently in 2020.

After examining our special permit application, the Planning Department determined that this special permit qualifies as a “Major Project” under Article X, Section 5 of the City Council Rules because it involves “activities that include designated pickup/drop-off times,” and therefore, the petition cannot be heard until 2022.

We are seeking a waiver of the blackout date rules because we do not believe this matter will require multiple hearings. The petitioner is seeking to operate a martial arts studio that is similar to, but smaller than, the studio that previously operated for 20 years in the same building. The program will limit enrollment to 6 to 8 students per class and will conduct only one class at a time. Ample parking exists around Waban Square.

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<sup>1</sup> I should note that our original petition was for both 1631 and 1633 Beacon Street because the petitioner holds an option to lease the space at 1633 Beacon Street (670 square feet). At this point the petitioner does not plan to lease the space at 1633 Beacon, and therefore she is only seeking a special permit for the 650 square foot space at 1631 Beacon Street.

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The petitioner is prepared to open the school as soon as it receives all necessary permits and approvals. We are hopeful that the City Council will allow this matter to come before the Land Use Committee this year. Please feel free to contact me with any questions.

Sincerely,



Stephen J. Buchbinder

SJB/mer

cc: (By Email)

Susan Albright, President, Newton City Council  
Ms. Nadia Khan, Assistant City Clerk, Newton City Council  
Ms. Katie Whewell, Senior Planner  
Ms. Lyudmila Teshler