

Exhibit A to Special Permit Application
 Property Address: 940 Boylston Street, Newton, Massachusetts
 Section: 51, Block: 26, Lot: 3

Special Permit Relief Requested:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.4.11	Request to allow a drive-in establishment	S.P. per §7.3.3
§5.1.9.A §5.1.13	Request to waive the perimeter screening requirements	S.P. per §7.3.3
§5.10.A §5.1.13	Request to waive the outdoor lighting requirements	S.P. per §7.3.3
§5.2.3 §5.2.13.A	Request to allow a free-standing sign and two principal signs	S. P. per §7.3.3

Petitioner further requests relief from Sections 7.3 and 7.4 of City of Newton Zoning Ordinances as the City Council may deem appropriate and necessary.

Project Description:

The site is located at 940 Boylston Street, (a/k/a Route 9), Newton, Massachusetts. It is on the southerly side of Route 9 – eastbound lane towards Boston. The site is currently improved with an existing Dunkin Donuts store that has a parking lot and seating within the restaurant.

The proposal will involve changes to the site whereby a drive-through will be installed at the southerly and easterly side of the building with drive-through circulation starting at the westerly side of the site and ending at the easterly side of the site. A new drive-through order board and ordering station will be installed at the southerly side of the building; a new pick-up window will be installed at the easterly side of the building. The existing building size of 2,040 SF will be reduced to 1,625 SF. New fencing will be installed along the easterly and southerly sides of the site for screening and safety.

The existing non-conforming curbcut on Boylston Street will be improved by proposed directional markings on the ground. The existing curbcut to Ramsdell Street will be eliminated. The existing parking lot will be reconfigured and will have a total of nine (9) parking spaces, including 1 HP parking space. There will be no seats in the store.

One lighting pole will be installed at each of the four sides of the site. A lighting plan is provided with this Petition.