



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney Heath  
Director

## STAFF MEMORANDUM

Meeting Date: **Wednesday, January 12, 2022**  
DATE: January 7, 2022  
TO: Urban Design Commission  
FROM: Shubee Sikka, Urban Designer  
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Urban Design Commission (UDC) and the public with technical information and planning analysis which may be useful in the review and decision-making process of the UDC. The Department of Planning and Development's intention is to provide a balanced view of the issues with the information it has at the time of the application's review. Additional information may be presented at the meeting that the UDC can take into consideration when discussing Sign Permit, Fence Appeal applications or Design Reviews.

Dear UDC Members,

The following is a brief discussion of the sign permit applications that you should have received in your meeting packet and staff's recommendations for these items.

### **I. Roll Call**

### **II. Regular Agenda**

#### **Sign Permits**

##### **1. 1126 Beacon Street – Skin Tight Medspa**

**PROJECT DESCRIPTION:** The property located at 1126 Beacon Street is within Business 2 zoning district and has a free-standing sign approved by a special permit via Board Order # 490-92. The applicant is proposing to install the following signs:

1. One addition to existing free-standing sign, non-illuminated, with a total of approximately 19 sq. ft. of sign area at the corner of Beacon Street and Beaconwood Road.

2. One window sign, non-illuminated, with approximately 3 sq. ft. of sign area on the western building façade facing Beaconwood Road.

**TECHNICAL REVIEW:**

- The proposed free-standing sign is an addition to an existing free-standing sign. The existing free-standing sign is authorized by a special permit via Board Order #490-92 (see attachment A). The proposed addition to the free-standing sign appears to be not consistent with the special permit. The applicant will need to apply for an amendment to the special permit.
- The window sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, window sign that covers up to 25% of the window area is allowed, which the applicant is not exceeding. Window sign is allowed by right and does not require sign review.

**STAFF RECOMMENDATION:** Staff seeks recommendation from UDC regarding the proposed addition to the free-standing sign to the Land Use Committee of the City Council.

***2. 1357-1369 Washington Street – Work Out World***

**PROJECT DESCRIPTION:** The property located at 1357 Washington Street is within Business 1 zoning district. The applicant is proposing to install the following signs:

1. One awning mounted principal sign, non-illuminated, with approximately 9 sq. ft. of sign area on the southern façade facing Washington Street.
2. One wall mounted secondary sign, internally illuminated, with approximately 50 sq. ft. of sign area on the northern façade facing the parking lot.
3. One awning mounted secondary sign, backlit, with approximately 9 sq. ft. of sign area on the southern façade facing Washington Street.
4. Two awning signs, backlit, with approximately 20 sq. ft. of sign area on the southern façade facing Washington Street.
5. Two awning signs, backlit, with approximately 20 sq. ft. of sign area on the western façade facing Elm Street.

**TECHNICAL REVIEW:**

- The proposed awning mounted principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 175 feet, the maximum size of the sign allowed is 100 sq. ft., which the applicant is also not exceeding.
- Both the proposed secondary signs appear to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, two secondary signs are allowed, which the applicant is not exceeding, and on this façade of 175 and 100

feet, the maximum size of each sign allowed is 50 sq. ft., which the applicant is also not exceeding.

- Four awning signs facing Washington and Elm Street appear to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, awning signs that cover up to 20% of the awning area are allowed, which the applicant is not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of the principal sign, both secondary signs, and four awning signs as proposed.

### **3. 630 Commonwealth Avenue – Move2Boston Group**

PROJECT DESCRIPTION: The property located at 630 Commonwealth Avenue is within Single Residence 2 zoning district. The applicant is proposing to replace and install the following sign:

1. One awning mounted principal sign, non-illuminated, with approximately 48 sq. ft. of sign area on the northern façade facing Commonwealth Avenue.

TECHNICAL REVIEW:

- The proposed wall mounted principal sign appears to be not consistent with the dimensional controls specified in §5.2.7. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and the maximum size of the sign allowed is 20 sq. ft., which the applicant is exceeding. Although the awning sign is refacing of an existing sign, staff has not found an old permit allowing existing sign.

STAFF RECOMMENDATION: Staff recommends the applicant to reduce the size of the sign to less than 20 sq. ft.

### **4. 199 Boylston Street – Friendly Toast**

PROJECT DESCRIPTION: The property located at 199 Boylston Street is within Business 1 zoning district and has a sign package authorized by a special permit via Board order #474-14 (attachment B). The applicant is proposing to install the following signs:

1. One wall mounted principal sign, internally illuminated with approximately 92 square feet of sign area on the southern facade facing Boylston Street.
2. Three awning mounted secondary signs, non-illuminated, with approximately 28 square feet of sign area on the southern facade facing Boylston Street.
3. One window sign, non-illuminated, with approximately 5 sq. ft of sign area on the southern facade facing Boylston Street.

TECHNICAL REVIEW:

- The proposed wall mounted principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 60 feet, the maximum size of the sign allowed is 100 sq. ft., which the applicant is also not exceeding. The sign also appears to be consistent with the sign package approved by Board Order #474-14.
- The three proposed awning mounted secondary signs appear to be not consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, two secondary signs are allowed, which the applicant is exceeding, and they are also not allowed to be on the same wall as the principal sign. The signs also do not appear to be consistent with the sign package approved by Board Order #474-14. Applicant will need to apply for an amendment to the special permit to allow these signs.
- The window sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, window sign that covers up to 25% of the window area is allowed, which the applicant is not exceeding. Window sign is allowed by right and does not require sign review.
- Commissioner of ISD has determined the decorative sconce lights are not signs and hence do not require sign review.

STAFF RECOMMENDATION: Staff recommends approval of the proposed principal sign. Staff seeks recommendation from UDC regarding the proposed awning mounted secondary sign to the Land Use Committee of the City Council.

**5. 283-291 Centre Street – Pediatrics at Newton Wellesley**

PROJECT DESCRIPTION: The property located at 283-291 Centre Street is within Business 1 zoning district. The applicant is proposing to replace and install the following sign:

1. Reface of one wall mounted principal sign, internally illuminated, with approximately 14 sq. ft. of sign area on the southern façade facing Washington Street.

TECHNICAL REVIEW:

- The proposed principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 100 feet, the maximum size of the sign allowed is 100 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of the proposed principal sign.

**6. 1-55 Boylston Street –Studs**

**PROJECT DESCRIPTION:** The property located at 1-55 Boylston Street is within a Business 4 zoning district and has a comprehensive sign package authorized by a special permit via Board Order # 417-12(2). The applicant is proposing to install the following signs:

1. One wall mounted split principal sign, internally illuminated, with approximately 4 sq. ft. of sign area on the western building façade facing the plaza.
2. One perpendicular split principal sign, internally illuminated, with approximately 3 sq. ft. of sign area on the western building façade facing the plaza.

**TECHNICAL REVIEW:**

- Both the proposed split principal signs appear to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 21 feet, the maximum size of the sign allowed is 63 sq. ft., which the applicant is also not exceeding. Per Zoning Ordinance §5.2.8, *“In particular instances, due to the nature of the use of the premises, the architecture of the building, or its location with reference to the street, the total allowable sign area may be divided between two wall signs which together constitute the principal wall sign.”* However, the proposed sign is not consistent with the comprehensive sign package (attachment C), both signs are outside the sign band.

**STAFF RECOMMENDATION:** Staff seeks recommendation from the Commission regarding the proposed signs to the Commissioner of Inspectional Services.

## ***7. 125 Adams Street/405-411 Watertown Street – Dreher Physical Therapy***

**PROJECT DESCRIPTION:** The property located at 125 Adams Street is within Business 2 zoning district. The applicant is proposing to replace and install the following sign:

1. One wall mounted principal sign, non-illuminated, with approximately 20 sq. ft. of sign area on the eastern façade facing Adams Street.

**TECHNICAL REVIEW:**

- The proposed principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 8 feet, the maximum size of the sign allowed is 24 sq. ft., which the applicant is also not exceeding.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed principal sign.

## **Fence Appeal**

### ***1. 381 Highland Street Fence Appeal***

PROJECT DESCRIPTION: The property located at 381 Highland Street is within a Single Residence 2 district. The applicant is proposing to add the following fence:

- a) Front Lot Line – The applicant is proposing to add a black aluminum fence, 5 feet in height, 79 feet in length, set at the front property line along Sheffield Road.

TECHNICAL REVIEW:

The application is missing the following materials and staff has requested the applicant to submit these materials before 1/12 UDC meeting:

- Show the length of the proposed fence that is not compliant with the fence ordinance. The plan that shows different lengths does not clearly say what part of the fence is not compliant with the fence ordinance.
- Provide the list of abutters (name and address) that the public notice documentation was sent to.
- Provide pictures of the trees and planting from within the property since this is the reason for the hardship.
- Denied fence permit application.

The proposed fence set at the front property line appears to be not consistent with the fence criteria outlined in §5-30(d)(1) of the Newton Code of Ordinances.

*According to §5-30(d)(1), "Fences bordering a front lot line: No fence or portion of a fence bordering or parallel to a front lot line shall exceed four (4) feet in height unless such fence is set back from the front lot line one (1) foot for each foot or part thereof such fence exceeds four (4) feet in height, up to a maximum of six (6) feet in height, and further, that any section of a perimeter fences greater than four (4) ft. in height must be open if it is parallel to a front lot line."*

As specified under §5-30(c) and (h), the UDC may grant an exception to the provisions of the City's Fence Ordinance. The proposed fence, however, must be found to comply with the *"requirements of this ordinance, or if owing to conditions especially affecting a particular lot, but not affecting the area generally, compliance with the provisions of this ordinance would involve substantial hardship, financial or otherwise."* The UDC must also determine whether the *"desired relief may be granted without substantially nullifying or substantially derogating from the intent and purposes of this ordinance or the public good."*

The applicant is seeking an exception to allow 5 feet tall black aluminum fence set at front property line for a length of 79 feet. The applicant's stated reasons for seeking this exception are *"We have several large trees and planting that would preclude us from setting the fence back by 1' along the lot line bordering Sheffield Road."*

STAFF RECOMMENDATION: Staff will provide a recommendation at the meeting after receiving the materials from the applicant.

## **Design Consistency Review**

### **1. 355 & 399 Grove Street – Riverside Design Consistency Review Process**

The following dates have been scheduled for the Riverside Design Consistency meetings:

- Wednesday, January 19th
- Wednesday, February 2<sup>nd</sup>
- Wednesday, February 23<sup>rd</sup>
- Wednesday, March 2<sup>nd</sup>

All the meetings are scheduled to be held at 7:00 p.m. If UDC would like to form a subcommittee of the UDC to review the design consistency, the staff recommends the Chair of UDC to appoint the subcommittee at the January 12<sup>th</sup> meeting to allow to start the subcommittee meetings on January 19<sup>th</sup>.

The applicant has proposed the following agenda items for each of these meetings:

January 19<sup>th</sup>:

- Buildings 1 and 2

February 2<sup>nd</sup>:

- Buildings 3 and 4

February 23<sup>rd</sup>:

- Building 7 and 8

March 2<sup>nd</sup>:

- Buildings 9 and 10

### **2. 156 Oak Street – Northland Design Consistency Review Process**

The UDC reviewed Northland for Design Consistency from October 2020 to February 2021 and listed the recommendations in a memorandum (see attachment D). Northland has indicated that there are some changes to the landscape plan and some of the sequence 1 buildings, hence Northland has requested for an additional meeting scheduled to be held on January 26<sup>th</sup> to review the changes.

## **III. Old/New Business**

### **1. Discussion of Sign Ordinance Revision**

The Law Department has brought forward issues with specific elements of the Sign Ordinance that need to be addressed. Since there has already been input in updating the Sign Ordinance as part of Zoning Redesign in 2018, and the ZR timeline is somewhat

unknown, Planning Department would like to make the updates needed by Law as well as incorporate elements of the 2018 draft as appropriate as a zoning amendment to the Current Zoning Ordinance. Since we are nearly 4 years out from the 2018, Planning Department will work with UDC on making sure the updates are correct and add new ones that have since come up.

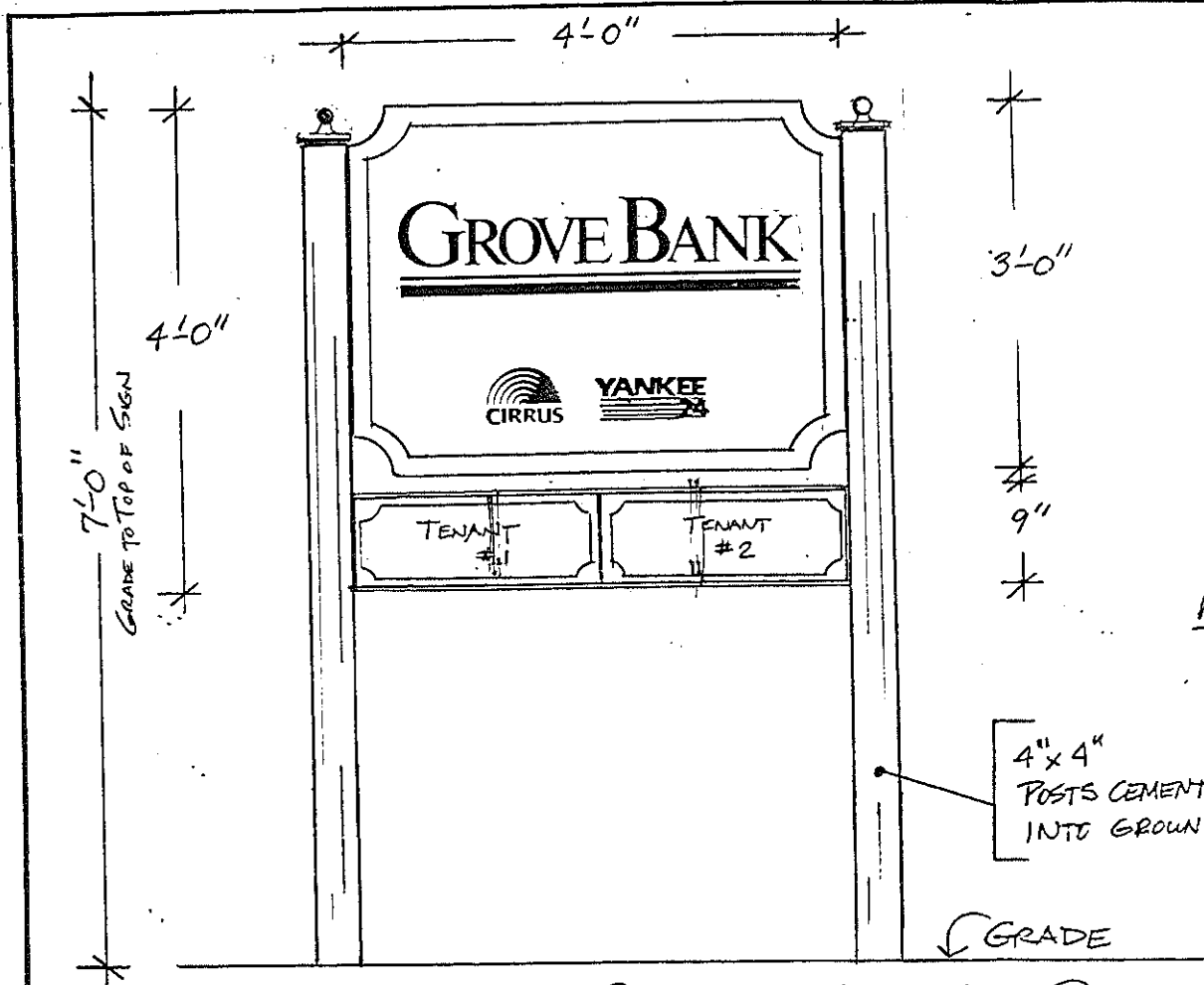
## ***2. Approval of Minutes***

Staff has provided draft meeting minutes from the December meeting that require ratification (See Attachment E).

## **Attachments**

- Attachment A: 1126 Beacon Street – Board Order and Sign Drawings
- Attachment B: 199 Boylston Street – Sign Plan
- Attachment C: 49 Boylston Street West Elevation
- Attachment D: Northland Design Consistency Review Memo
- Attachment E: December 2021 UDC Meeting Minutes





DOUBLE-SIDED SIGN  
BETWEEN TWO POSTS  
4'-0" x 4'-0" x 7'-0" ABOVE GRADE

PROPOSED FREE STANDING  
WOODEN  
SIGN FOR CORNER OF PROPERTY

NOTES: BACKGROUND TO BE  
WHITE. LETTERS TO BE CARVED  
INTO SIGN & PAINTED GREEN  
MATCHING BUILDING SIGNS.

GROVE BANK  
1126 BEACON STREET  
NEWTON, MA

PROPOSED FREE STANDING WOOD SIGN @  
CORNER OF BEACON STREET & BEACONWOOD ROAD.

- WALL & PYLON SIGNS
- INTERIOR & EXTERIOR
- PLEXIGLAS & LEDGAS
- FLEXIBLE FACES
- CHANNEL LETS.
- SURVEYS & PERMITS
- FREE ESTIMATES
- CUSTOM DESIGN
- CORPORATE
- INSTALLATION
- TIME & TEMP. UNITS
- CONSTRUCTION
- MAINTENANCE
- WOOD SPECIALTIES
- MESSAGE CENTERS

**JIM DID IT SIGNS**  
**(617)782-2410 BOSTON**

CLIENT	GROVE BANK	DESIGNER	EC
ADDRESS	1126 BEACON ST. NEWTON, MA	SCALE	1" = 1'-0"
SALES EXEC	ROBERT THOMPSON	CATEGORY	PERMIT SKETCH
DRAWING	4614	DATE	REVISIONS
DATE	OCTOBER 31 1992	APPRO	

THIS DESIGN/ENGINEERING PROPOSAL IS TO REMAIN EXCLUSIVE PROPERTY UNTIL APPROVED AND ACCEPTED THRU PURCHASE BY CLIENT NAMED ON DRAWING

THE COMMONWEALTH OF MASSACHUSETTS

NEWTON

city

BOARD OF ALDERMEN

June 3, 19 93

NOTICE OF VARIANCE

Conditional or Limited Variance or Special Permit

(General Laws Chapter 40A, Section 18 as amended)

/SITE PLAN APPROVAL

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To Grove Bank/Le Santo Corporation

Owner or Petitioner

Address 1126 Beacon Street

City Newton, Ward 5, on land known as Section 54, Block 22, Lot 3, containing approximately 15,900 square feet of land.

Identify Land Affected

by the City of Newton Board of Aldermen affecting the rights of the owner with respect to the use of premises xxx for a free-standing sign at

1126 Beacon Street Newton

Street

City

the record title standing in the name of

Le Santo Corporation

whose address is 264 Worcester Land Waltham MA 02154

Street

City

State

by a deed duly recorded in the County Registry of Deeds in Book

Page Registry District of the Land Court

Certificate No. Book Page

The decision of said Board is on file with the papers in Decision or Case No. 490-92

in the office of the City Clerk of Newton

Signed this 3rd day of June 19 93

Board of Aldermen

Richard J. McGrath President

Linda Finucane acting Clerk

Board of Aldermen Linda Finucane, Acting Clerk

19 at o'clock and minutes M.

Received and entered with the Register of Deeds in the County of

Book Page

ATTEST

Register of Deeds

CITY OF NEWTON

IN BOARD OF ALDERMEN

April 20, 1993

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action 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, the following SPECIAL PERMIT/SITE PLAN APPROVAL is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefore, through its Chairman, Alderman Susan M. Basham:

1. The Board of Aldermen finds that the proposed sign is small and cannot be seen from Beaconwood Road residences.
2. The Board of Aldermen takes note that the building is set back 40 feet from both Beacon Street and Beaconwood Road and that these setbacks make the free-standing sign needed for the bank and the ATM machine which provide a service for Newton residents and businesses.
3. The Board of Aldermen finds that the proposed landscaping will enhance the site and the neighborhood.

Petition number: #490-92

Petitioner: Grove Bank/Le Santo Corporation

Location: 1126 Beacon Street, Ward 5, Section 54,  
Block 22, Lot 3, containing  
approximately 15,900 sq. ft. of land.

Owner: Le Santo Corporation

Address of owner: 264 Worcester Lane  
Waltham, MA 02154

To be used for: Free-standing sign

Construction: Wood

Explanatory note: Section 30-20(i) allows the Board of  
Aldermen to grant a Special Permit for  
exceptions to the sign ordinance.

Land referred to is in a Business 2 District.

Approved, subject to the following conditions:

1. That all buildings, parking areas, driveways, walkways, landscaping and other site features shall be located and constructed consistent with plans entitled "Proposed Free Standing Wood Sign" by Jim Did It Signs, a "Site Development Plan" dated November 9, 1989, and a revised landscape plan submitted to the Planning Department on March 31, 1993 submitted by the petitioner and filed herewith.

2. That the Planning Department review the landscaping plan with particular attention to the sight distance for motorists exiting the site.

3. That the height of the sign be reduced to approximately 5 feet in order to be seen under the canopy of the proposed trees and above the screen of the proposed shrubs.

4. That no building permit shall be issued in pursuance of the SPECIAL PERMIT/SITE PLAN APPROVAL until:

a. A final landscape plan including lighting and fixture design, indicating the location, number, size and type of landscaping and landscape materials to be installed shall have been submitted to and approved by the Director of Planning and Development and statement of such certifying such approval shall have been filed with the City Clerk and the Department of Inspectional Services.

b. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this SPECIAL PERMIT/SITE PLAN APPROVAL with appropriate reference to the book and page of the recording of the Petitioner's title deed or notice of lease endorsed thereon.

c. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.

Under Suspension of Rules  
Readings Waived and Approved  
22 yeas 0 nays 2 absent  
(Ald. Lipsitt and Mansfield)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT and SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on April 20, 1993. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT and SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the Planning and Development Board and the City Clerk.

ATTEST:



(SGD) EDWARD G. ENGLISH, City Clerk

Clerk of the Board of Aldermen

I, Edward G. English as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on April 20, 1993 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST

  
EDWARD G. ENGLISH, City Clerk

CITY OF NEWTON

IN BOARD OF ALDERMEN

March 29, 1993

ORDERED:

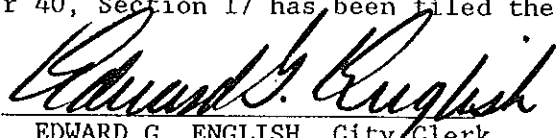
That in accordance with the recommendation of the Land Use Committee and the provisions of Section 9 of M.G.L. c. 40A, the Board of Aldermen hereby agrees to a thirty (30) day EXTENSION OF TIME between the Petitioner and the Board of Aldermen in which the Board may act on GROVE BANK/LE SANTO CORPORATION petition #490-92 for a SPECIAL PERMIT/SITE PLAN APPROVAL said extension to be from APRIL 12, 1993 up to and including MAY 12, 1993.

Under Suspension of Rules  
Readings Waived and Approved  
24 years

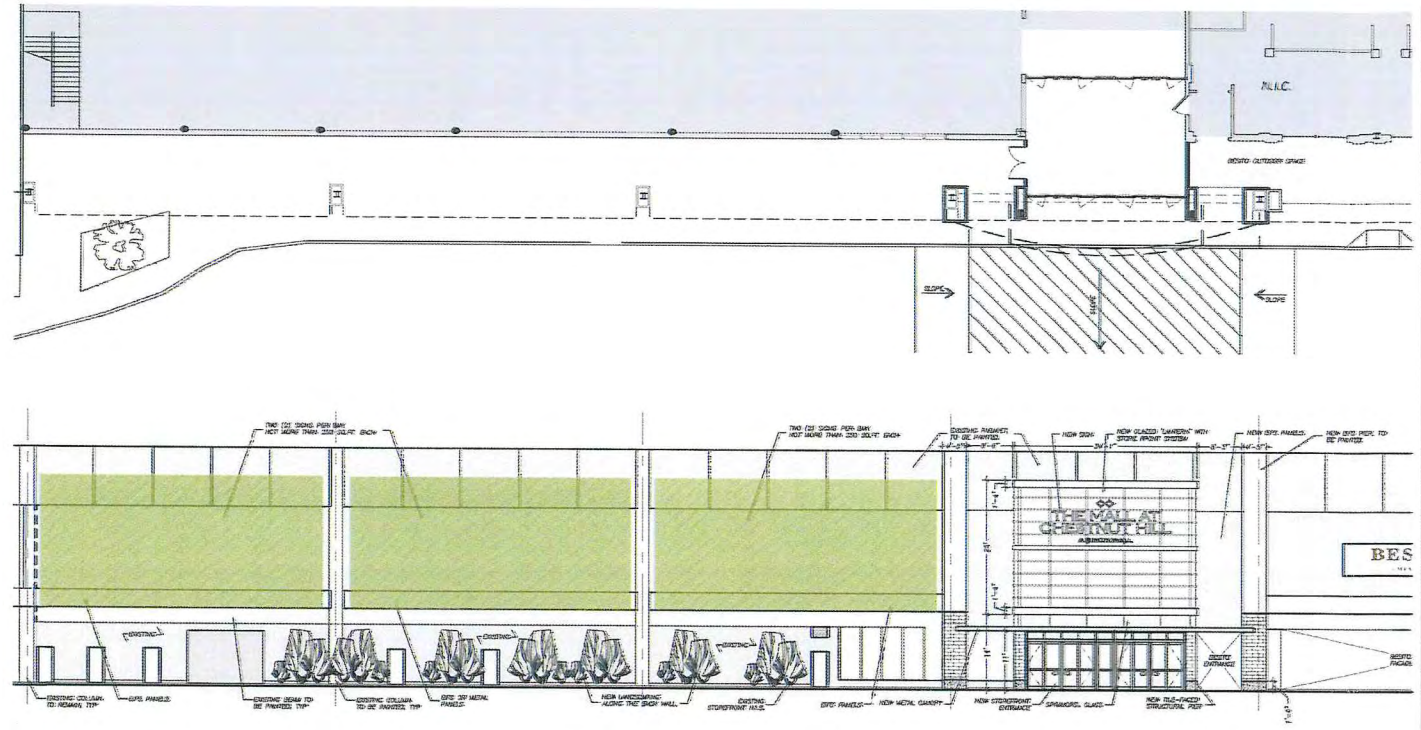
  
(SGD) EDWARD G. ENGLISH, City Clerk

I, Edward G. English, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on March 29, 1993 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

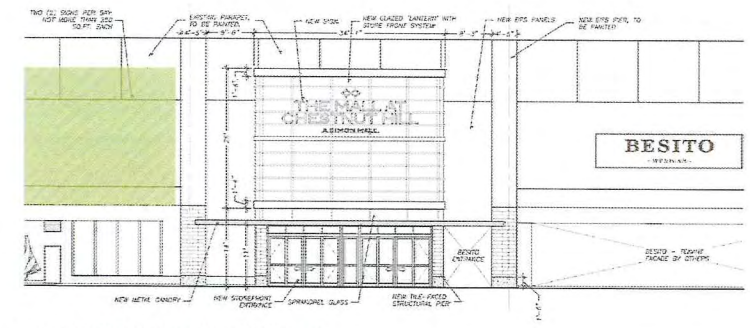
ATTEST

  
EDWARD G. ENGLISH, City Clerk





1 MALL FACADE - PROPOSED ELEVATION  
SCALE: N/A



2 PROPOSED ENTRANCE ELEVATION  
SCALE: N/A



3 MALL FACADE - FRONT ELEVATION  
SCALE: N/A



4 MALL FACADE - MAIN ENTRANCE ELEVATION  
SCALE: N/A



5 MALL FACADE - MAIN ENTRANCE  
SCALE: N/A

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
		2014-11-19

**M**  
**McMahon**  
 architects

535 ALBANY STREET  
 BOSTON, MA 02118  
 T 617.482.5353  
[www.mcmahonarchitects.com](http://www.mcmahonarchitects.com)

JOB TITLE & ADDRESS:  
**THE MALL AT CHESTNUT HILL**  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02467

PROJECT INFORMATION:  
 SCALE: N/A  
 DRAWN: OJC  
 JOB NO: 14-3008

SHEET TITLE:  
 MALL FACADE CONCEPT

STAMP:









1 CHESTNUT HILL MALL - RENDERING FROM ROUTE 9  
SCALE: N/A



2 CHESTNUT HILL MALL - RENDERING FROM PARKING LOT  
SCALE: N/A

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
		2014-11-19

**M**  
**McMahon**  
 architects

535 ALBANY STREET  
 BOSTON, MA 02118  
 T 617.482.5353  
[www.mcmahonarchitects.com](http://www.mcmahonarchitects.com)

JOB TITLE & ADDRESS:  
 THE MALL AT  
 CHESTNUT HILL  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02467

PROJECT INFORMATION:  
 SCALE: N/A  
 DRAWN: OJC  
 JOB NO: 14-3008

SHEET TITLE:  
 MALL FAÇADE RENDERING  
 OPTION 1

STAMP:

A.11





1 CHESTNUT HILL MALL - RENDERING FROM ROUTE 9  
SCALE: N/A



2 CHESTNUT HILL MALL - RENDERING FROM PARKING LOT  
SCALE: N/A

NORTH ARROWS:

ISSUE	DESCRIPTION	DATE
		2014-11-19

**M**  
**McMahon**  
 architects

535 ALBANY STREET  
 BOSTON, MA 02118  
 T 617.482.5353  
[www.mcmahonarchitects.com](http://www.mcmahonarchitects.com)

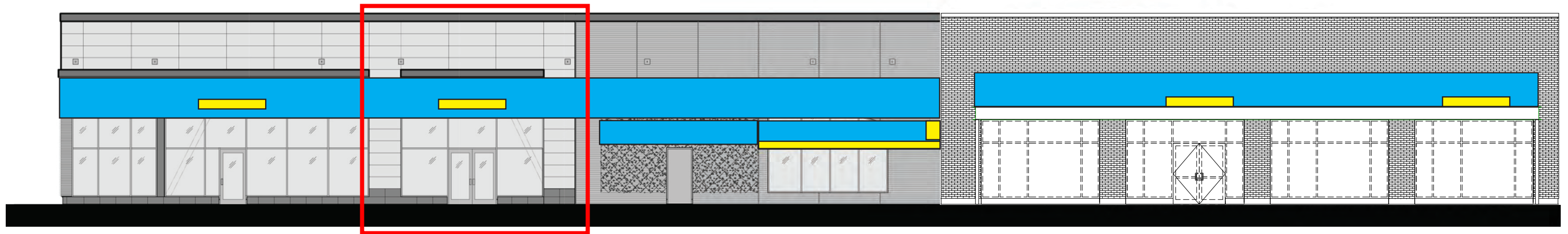
JOB TITLE & ADDRESS:  
 THE MALL AT  
 CHESTNUT HILL  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02467

PROJECT INFORMATION:  
 SCALE: N/A  
 DRAWN: OJC  
 JOB NO: 14-3008

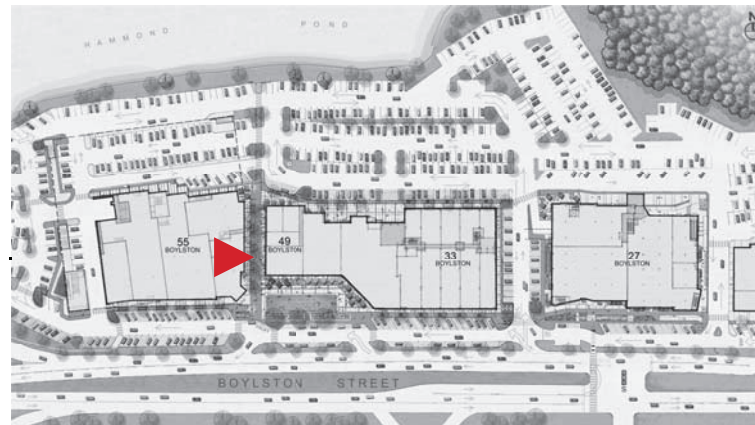
SHEET TITLE:  
 MALL FACADE RENDERING  
 OPTION 2

STAMP:





49 Boylston Street  
West Elevation



- Legend
- Sign Band
  - Tenant Sign: Conforming
  - Tenant Sign by waiver (Provisional location)
  - Green: W1 - Theatre Sign  
W2 - Additional Principal Wall Sign - Pondsides Tenant  
W3 - Secondary Sign  
W4 - Canopy Sign  
W8 - Upper Story Sign
  - Wall areas for locating common signs
  - Brown: W5 - Wall Directory Sign  
W6 - Blade Panel & Column Capital Signs  
W7 - Wall Panels



**Ruthanne Fuller**  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
Urban Design Commission

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

**Barney Heath**  
Director

---

**DATE:** March 26, 2021

**TO:** John Lojek, Commissioner of Inspectional Services

**FROM:** Urban Design Commission

**RE:** 156 Oak Street – Northland Design Consistency Review

**CC:** Barney Heath, Director of Planning and Community Development  
Jennifer Caira, Deputy Director of Planning and Community Development  
Neil Cronin, Chief Planner  
Michael Gleba, Senior Planner  
City Council  
Petitioner

On November 14, 2019, the Land Use Committee of the City Council voted to approve the Northland Project via Board Order #426-18. Per the Board Order Condition 10, *“The procedure for preliminary review of building permit plans set forth in Conditions t/7-8 may be utilized by the Petitioner earlier in the design process for one (1) or more buildings or public spaces in order to receive initial opinions on the consistency of schematic/architectural drawings. If the opinions of both the Director of Planning and Development and the UDC after such an initial schematic review are that the schematic drawings are in full compliance with the Project Master Plans and consistent with the Design Guidelines, the Commissioner of Inspectional Services may accept final building permit plans without further preliminary review so long as they do not include any additional design elements or change any design elements governed by the Design Guidelines as confirmed by the Director of Planning and Development.”*

At its regularly scheduled meeting on October 14, 2020, Urban Design Commission appointed a Subcommittee for Northland Design Consistency Review. The Subcommittee met eight times from October 28, 2020 to February 18, 2021 to review the Northland submission. City’s peer review consultant, Utile also joined the Subcommittee for all eight meetings. The Subcommittee reviewed the project and made a recommendation to the full Urban Design Commission for final Determination (attachment A) at its regularly scheduled meeting on March 18, 2021.

The Subcommittee includes James Doolin (Chair of Subcommittee), Michael Kaufman, John Downie, William Winkler, and Carol Todreas. Tim Love, Utile also joined for all Subcommittee meetings.

**MOTION: At its regularly scheduled meeting on March 18, 2021, Mr. Kaufman made a motion to approve the recommendations made by the Subcommittee to the Urban Design Commission (attachment A). Mr. Doolin seconded the motion, and none opposed. All the members present voted, with a 6-0 vote, Michael Kaufman, John Downie, James Doolin, Robert Linsky, Carol Todreas, and William Winkler in favor and none opposed.**

# Attachment A



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
Urban Design Commission

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

**Barney Heath**  
Director

---

**DATE:** March 17, 2021  
**TO:** Urban Design Commission  
**FROM:** Subcommittee for Northland Design Consistency Review  
**RE:** Northland Design Consistency

At its regularly scheduled meeting on October 14, 2020, Urban Design Commission (the “UDC”) appointed a **Subcommittee for Northland Design Consistency Review (the “Subcommittee”)**. The Subcommittee met eight times from October 28, 2020 to February 18, 2021 to review the Northland submission. City’s peer review consultant, Utile (the “Consultant”) also joined the Subcommittee for all eight meetings. The Subcommittee reviewed the drawings and made the following comments and recommendations.

The Subcommittee reviewed the Plan Sets submitted from October 2020 to February 2021 and then at the request of staff, the applicant submitted 3 consolidated documents which are more particularly identified in Exhibit A:

- “Northland\_DCR\_Record\_Guidelines-Templates\_Combined\_f”
- “Northland\_DCR\_Record\_Presentation-Graphics\_Combined\_f”
- “Northland\_DCR\_Record\_Technical-Submissions\_Combined\_f”

## **Overall Comments and Recommendations**

The Subcommittee finds that, while there are some minor variations from the Special Permit, the project is consistent with Special Permit drawings and the Design Guidelines with the exceptions that follow:

- The applicant will need to return to Urban Design Commission for consistency review of several items that were either; a) not yet provided by the applicant for review, or, b) that were presented but deemed to require further design advancement prior to a consistency finding. The following items are included:
  1. Building 2: Needham Street façade, roof, and service access / treatment
  2. Kiosk
  3. Building / site lighting
  4. Comprehensive sign package and retail storefront guidelines

The Subcommittee is very pleased with the evolution of the overall project design and the level of information and cooperation provided by the applicant. During the course of the eight meetings, the Subcommittee and the Consultant made design suggestions. Those comments are captured in the memo below.

## **Site Design and Open Space**

Site Design and Open Space were reviewed at the November 4, 2020 and February 18, 2021 Subcommittee meeting. **The Subcommittee observed that there are some variations as compared to the Special Permit drawings but concluded that the Site Design and Open Spaces are consistent with the Special Permit and the Design Guidelines.**

Overall, the Subcommittee found that the site and open space designs are of very high quality and the project had significantly improved as compared to the special permit drawings.

Although the Subcommittee agreed that the Open Space design is consistent with the Design Guidelines, they would like the applicant to consider the following **design recommendations** as the design moves forward:

### **Site Design:**

- There are very few crosswalks on Main Street. Consider adding more to connect lobbies that are across from each other. Also consider a raised crosswalk and the extension of the Laneway paving (between buildings 6A and 6B) to address the pedestrian desire line between the fitness center and the Laneway.

### **Open Space:**

- The project has elements of continuity and it would also be good to provide appropriate variations in landscape areas around the project as well.
  - **Furniture:** ensure there are some comfortable seats with contoured backs and arm rests, particularly around the Village Green.
  - **Mobility Hub:** ensure safety around the transformer and make it less obtrusive.
  - **Laneway:** ensure safety of pedestrians in the Laneway by delineating space for pedestrians with the help of furnishings, plantings, and pavers.

## **Building Design**

### **Building 2**

Building 2 was reviewed at the December 2, 2020 Subcommittee meeting. **The Subcommittee is not able to find Building 2 consistent with the special permit drawings and the design guidelines, specifically identifying the Needham Street elevation, service entry from Main Street, and rooftop equipment and screening.** The applicant indicated that they will come back to UDC after they have a tenant that can help inform design decisions. At that point, the applicant plans to specifically address the Subcommittee's concerns.

The Subcommittee had the following comments about the building:

- Site grading and elevation changes are well thought through.
- The roof will be very visible from several vantage points. It will have a certain amount of equipment on the roof which is currently not shown in the schematic drawings. The



applicant responded that there will be some HVAC equipment on the roof, but the details need to be worked out and they will be screened from the street if needed.

- There are significant changes in the Needham Street elevation as compared to the Special Permit drawings. The Needham Street elevation in the special permit drawings, is presented as mostly a transparent glass wall, where in the schematic design submission two areas in the middle are solid all the way to the ceiling. Contributing to this was the floorplan that had back of house / service areas on the Needham Street building wall.
- Curbside building service on Main Street needs further evaluation / refinement.

## **Building 3**

Building 3 was reviewed at the November 12, 2020 and February 18, 2021 Subcommittee meetings. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Building 3 is consistent with the Special Permit and Design Guidelines.**

The Subcommittee had the following comments about building 3:

### **Elevations:**

- The Subcommittee appreciates the upgrade in materials (from fiber cement to masonry) for this building. It fits well with the materials expressed in the design guidelines.
- The Subcommittee appreciates the expansion of glass on the north face of this building, it will be an enhancement for the building.
- The vertical shadow elements on North elevation facing Main Street make a better street edge than the horizontal expression as previously shown. From massing and elevation standpoint, it is a better elevation and compliant with the Design Guidelines.
- Windows on the West elevation have changed as compared to the special permit drawings, the windows are now emphasized more on the corners and the Subcommittee supported the change.

### **Service Entrances:**

- The Consultant commented that the contrast between the broken-up volumes and scale of the Main Street with the industrial character on the south elevation is very nicely handled.

Although the Subcommittee agreed that Building 3 is consistent with the Design Guidelines, the Subcommittee would like the applicant to consider the following **design recommendations** as the design moves forward:

### **Service Areas:**

- The Subcommittee had some concerns about all the service entrances next to each other (transformers, garage entrance, and loading dock). The Consultant made a recommendation about the residential garage entrance, if the residential garage door was glazed with a warmer color temperature can help garage lighting be a more positive contributor to the overall character of the public realm.
- It will also help to have variety for the three service entrances (transformer, garage door, and loading dock). If each of the three bays had a different rhythm, it will help to match some of the vision of the storefronts.

- There were questions about the transformer and if the screen can be treated. The applicant indicated that louvers are required but the applicant can put a demountable screen in front of those louvers. The Subcommittee commented that the applicant's approach of a perforated metal panel system as a general solution is appropriate.
- The applicant presented options for the transformer screen at February 18<sup>th</sup> meeting. Three ideas:
  - Option 1: Patterned perforated metal panels with painted mural
  - Option 2: Custom fabricated layered/textured perforated panels
  - Option 3: Custom fabricated art with potential inclusion of historical relics
- The Subcommittee had the following comments about the screen options presented at the February 18<sup>th</sup> meeting:
  - Provide movable planters and outdoor seating in front of the transformer screen and the restaurant at the corner to downplay the screen behind.
  - Some members of the Subcommittee commented that the screen option shown without a graphic is preferred because it is the simplest and least intrusive and will draw the least amount of attention to it. It was also noted that the green graphic may not look appropriate in the middle of winter since there won't be much other green around.
  - Some of the Subcommittee members recommended matching the color of the screen to the rest of the façade so it fades in the background.
  - Some of the Subcommittee members liked the idea of an artwork on the screen way but prefer a theme that references the history of the site or Newton.
  - The Consultant commented that an art treatment based on an intentional narrative could be successful with the right artist, since the screen wall is in a prominent location and has the right scale from an urban design perspective. In addition, the Consultant thought that each of rectangles in the composition of Option 3 could tell a different story.

#### **Roof Layout:**

- Centralize the mechanical equipment as much as possible and contain those within a screen and insulate so the noise is also contained within the screen as much as possible.
- Pay attention to the plumbing vents through the roof and their locations, to make sure they are minimally visible.

## **Building 4**

Building 4 was reviewed at the February 3, 2021 Subcommittee meeting. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Building 4 is consistent with the Special Permit and Design Guidelines.**

Building 4 is the longest building on the site; as a result, the design team made several positive modifications to the original proposal to better relate the building to its neighbors.

The Subcommittee had the following comments about building 4:

**Floor Plans:**

- The Subcommittee supported the change of use from retail to residential on the ground floor facing Carden Lane and found it is consistent with the Design Guidelines.

**Streetscape:**

- The addition of planters in front of the units of Carden Lane is a positive addition. The Subcommittee recommended a similar approach for other buildings along Carden Lane.

Although the Subcommittee agreed that Building 4 is consistent with the Design Guidelines, they would like the applicant to consider the following **design recommendations** as the design moves forward:

**Elevations**

- The south facing elevation facing Oak Street looks stark and blank on the ground level as compared to the floors above. The ground floor could use some articulation. The Consultant recommended that the south façade could have mounted trellises along the whole façade with a vine pocket, it will help to treat it as a green wall (since it is a south facing façade). The Consultant also recommended making the bike parking area visible through a glass wall instead of being tucked in, make it look like a shop window.

**Service areas**

- The Consultant recommended a change to the landscape typology of the parking and service space on the south side of Building 4, while retaining its functionality. Currently, it looks like a conventional suburban parking lot and surface area. Instead, it should be treated like the Laneway or a plaza, while it still accommodates the turning radii of service vehicles. Parking spaces should be indicated through a change of materials and other design devices. In addition, paved areas not necessary for vehicular movement should be changed to planted areas.

## **Building 5**

Building 5 was reviewed at the December 9, 2020 Subcommittee meeting. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Building 5 is consistent with the Special Permit and Design Guidelines.**

The Subcommittee commented that the design of Building 5 has evolved nicely since the special permit set, including improvement to the corners of the building and an overall level of design refinement.

The Subcommittee had the following comments about building 5:

**Floor Plans:**

- The new location for the fitness center is a very good solution, it provides transparency to the street and a direct relationship to open space.

**Elevation:**

- The new balcony arrangements are an improvement over the special permit drawings. The balconies look very interesting, it's a good rhythm, they have been handled in a thoughtful and unique way.

Although the Subcommittee agreed that Building 5 is consistent with the Design Guidelines, the Subcommittee would like the applicant to consider the following **design recommendations** as the design moves forward:

**Elevation:**

- Some of the members commented about the strong, dark horizontal line in the middle portion of the building. It seems like the applicant is outlining, maybe to make it more prominent and maybe it doesn't need to be that strong because it is adding another color into the mix.

**Transformer:**

- The transformer should be treated in a similar way like the discussion for Building 6, in terms of screening.

## **Building 6a, 6b, and 6c**

Buildings 6a, 6b, and 6c were reviewed at the December 2, 2020 and February 18, 2021 Subcommittee meetings. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Buildings 6a, 6b, and 6c are consistent with the Special Permit and Design Guidelines.**

The Subcommittee commented that the buildings have improved significantly as compared to the special permit drawings. The Subcommittee has the following comments:

**North Façade for Building 6a:**

- The north entrance to the building had an element that runs up the entire façade in the special permit drawings, and that doesn't exist in the schematic design drawings. The applicant commented that having a 7-story vertical element in what is really intended as a pedestrian scaled space felt out of scale and hence the applicant reorganized the façade. The Subcommittee commented that this is a good change and is consistent with the Design Guidelines. It will be important to have the glazing go all the way up so there is some natural light coming into the elevator lobby on every floor, which appears is the only natural light coming into the corridors.
- The Subcommittee raised some concerns and requested the applicant to relook at the north façade of building 6a facing the Laneway and the associated secondary entry to building 6a lobby.
- The applicant presented a revised design for the north façade and the secondary entrance at the February 18<sup>th</sup> meeting. The Subcommittee had the following comments:
  - The applicant presented a very good solution to the concerns that the Subcommittee had raised earlier, it is appropriate and a significant improvement.
  - Match the height of the screen to the transformer and choose a darker color for the transformer and to match the color of the transformer and the screen. The open nature of the screen is good, as it is not a 6-foot-tall solid wall.

## **Building 7**

Building 7 was reviewed at the November 12, 2020 and December 2, 2020 Subcommittee meetings. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Building 7 is consistent with the Special Permit and Design Guidelines.**

The Subcommittee has the following comments:

### **Needham Street Elevation:**

- There were some concerns raised at the November 12 meeting about lack of enough identity and presence for the Mobility Hub along Needham Street.
- The applicant presented a revised design of Mobility Hub entrance along Needham Street at the December 2 meeting.
  - It will be helpful to provide an opening in the planting area in front of the Mobility Hub, as an indicator of an entrance. It may even help to provide a few steps. The applicant responded that they are working with Mass DOT to check if it's possible to provide some steps.
  - The revised design is a significant improvement on Needham Street elevation.

Although the Subcommittee agreed that Building 7 is consistent with the Design Guidelines, the Subcommittee would like the applicant to consider the following **design recommendations** as the design moves forward:

### **Transformer:**

- There was a concern raised about public safety around the transformer. A child may climb a 6 to 8 feet high transformer, if it is easily accessible. The applicant commented that Eversource has very specific requirements about how to mount transformers. The Subcommittee recommended to make it safer and less obtrusive.
- There was a suggestion about making something of the transformer or making a larger enclosure around it which could be a light feature or something similar, some planting around it may help as well.

### **Storefronts:**

- It will be important to have a high degree of transparency for the storefronts. It will be important to show the key locations for a high degree of transparency in the retail storefront guidelines.

## **Building 8**

Building 8 was reviewed at the February 3, 2021 Subcommittee meeting. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Building 8 is consistent with the Special Permit and Design Guidelines.**

The Subcommittee commented that Building 8 is both handsome and has visual interest because of the way that the angled metal plays off of the wooden box. The Subcommittee also commented that the architectural language of Building 8 complements Building 7. They also appreciated the way that the scale of the Needham Street façade had been broken down, so it looks like two buildings instead

of one. This was seen as a significant improvement from the special permit drawings. The way blocks float above the ground floor space is also nicely executed.

Although the Subcommittee agreed that Building 8 is consistent with the Design Guidelines, they would like the applicant to consider the following **design recommendations** as the design moves forward:

**Elevations:**

- Consider adding a few clear story windows in the north elevation, facing the adjacent building, to both introduce natural light in the corridors and add visual interest to the façade. The applicant commented that the adjacent existing building has windows only on top 2 floors, the bottom floors are all parking.
- The Consultant recommended placing the windows where there are bends in the corridor, and not opposite the unit entries, since views from the adjacent building might compromise the privacy of the residents. The addition of 2-3 windows at key locations would help with wayfinding and make a huge difference in the quality of the corridors.
- The Consultant recommends rethinking the color and the material palette of the north facing façade because it doesn't get direct natural light and it will always seem dark. This may be an issue of the adjacent parcel gets developed in the future.
- The balconies facing Needham Street could be treated differently, as compared to other balconies, by being recessed or pushed up against the darker tower portion of the building. The balconies are overlooking a very busy street and may not be an appropriate use for that elevation.

## **Building 9, 10, and 11**

Buildings 9, 10, and 11 were reviewed at the January 20, 2021 Subcommittee meeting. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Buildings 9, 10, and 11 are consistent with the Special Permit and Design Guidelines.**

The Subcommittee commented that the buildings are an improvement over the special permit drawings, partly because the materials have a rich, warm, residential feeling. In addition, the revised designs do a better job complementing the character and scale of nearby buildings and the Greenway.

Although the Subcommittee agreed that Buildings 9, 10, and 11 are consistent with the Design Guidelines, they would like the applicant to consider the following **design recommendations** as the design moves forward:

**Floor Plans:**

- Based on changes with building code, the Subcommittee recommended to investigate having 1 stairwell instead of 2.
- Make the main stairway look like part of the corridor system. It will be good if it didn't look just like an egress stair.

**Elevations:**

- The Consultant commented that the new elevations give the buildings a rowhouse/townhouse rhythm. Typically, for townhouses, it is recommended to have a small planter at the front that separates back of sidewalk from the building face to get a public realm. It is best if that planter is on a slightly raised bed, 6 to 8 inches from the ground and

can be narrow, maybe around 3 feet. A little bit of that kind of buffer will be appropriate for the scale of these buildings. It may cause some dimensional challenges but something to investigate. The applicant commented that they are exploring moving the building a little closer to the Greenway to get enough space for planters in front of the building.

#### **Landscape:**

- Provide green space between the bike path and the buildings with privacy so residents can use it as recreational space.
- Provide year-round shrubbery for the space between the buildings and the Greenway.
- There were questions about connectivity from the Greenway to Northland site. The applicant clarified there will be 5 points of clear connection at the following locations (listed from south to north):
  - Diagonal path running through community playground (splash park)
  - In alignment with Main Street, this one being the biggest and main connectivity to the Greenway and to the heart of the project along Main Street to the Village Green
  - South of building 11
  - North of building 9 (extension of Mechanic Street)
  - Curved point of Lattice Road
- A cross section drawing across the Greenway will be helpful.

#### **Service areas:**

- The location of the transformer (between buildings 9 and 10 & buildings 10 and 11) doesn't look appropriate in the middle of green space like they are a feature in the landscape to be observed. It was recommended to move the transformer to the side so the green space can be more functional.
- A question was raised if one transformer can serve all three buildings. The applicant responded that part of the challenge is if they are combined, then the transformers get a lot bigger. The transformer for building 11 is serving the splash park too. The applicant also commented that in their opinion it is best to make them smaller and disperse them and utility company likes them this way too in this kind of condition.

Councilor Crossley also attended the meeting regarding buildings 9, 10, and 11 and had the following comments:

- Councilor commented that the applicant has done a great job of taking simple special permit drawings to very handsome buildings. It will be helpful to go back to the Land Use Committee and show them the evolution of the buildings.
- Councilor commented that it will be interesting to see the landscape plan in more detail showing the area between the Greenway and the buildings. There are some trees that should be saved and there is a lot of junk in that space that will need to be removed. Councilor also asked the applicant if and how they are were planning to mark the line between the Greenway and the property. The applicant commented they don't want to delineate a line and they are working with Parks and Recreation regarding this space since its under their purview.
- Councilor asked if the transformer is just a big metal box, can it be incorporated in a useful outdoor structure. It will be good to place it in a way so it's not a feature in the landscape.

Councilor also suggested to the applicant to investigate an outdoor shelter or a trellis or benches around it so it's less conspicuous. The applicant commented that they need to maintain clearance around the transformer but will check with Eversource regarding what can be done around them.

## **Building 12**

Building 12 was reviewed at the December 9, 2020 Subcommittee meeting. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Building 12 is consistent with the Special Permit and Design Guidelines.**

The Subcommittee commented that the design is an improvement over the special permit drawing set because of its sophistication.

Although the Subcommittee agreed that Building 12 is consistent with the Design Guidelines, they had the following comments:

### **Elevations:**

- Building 12 is perhaps the most sophisticated building because it doesn't have fussy facades, suggesting that it is a higher-end building. Since it's a smaller building, it will also not have very long corridors, which is consistent with the perceived quality of the proposal.
- Balconies work a lot better in this current rendition.

## **Building 14**

Building 14 was reviewed at the January 20, 2021 Subcommittee meeting. **The Subcommittee observed there are some variations as compared to the special permit drawings but concluded that Building 14 is consistent with the Special Permit and Design Guidelines.**

The Subcommittee commented that the building is an attractive residential building, will be a good addition on Oak Street, and relates very well to the other three residential buildings (9, 10, and 11),

Although the Subcommittee agreed that Building 14 is consistent with the Design Guidelines, they would like the applicant to consider the following **design recommendations** as the design moves forward:

### **Streetscape:**

- It will be good if a sidewalk could be accommodated on one side of the drive connecting to the Building 4 site and Village Green because pedestrians are going to use it anyway.
- The Consultant recommended the addition of hedges along the back edge of Oak Street sidewalk to create a clear differentiation between the public realm and the semi-public areas of the project. This hedge will also make Building 14 look more residential and less institutional in character.

## **Kiosk**

Kiosk was reviewed at the February 3, 2021 Subcommittee meeting. **The Subcommittee commented that since the kiosk is an important component of the overall project, and the design is still not resolved, they would like to see an updated design proposal before granting their approval.**



The Subcommittee agreed that this will be an important part of the public realm especially in its location across the street from the Village Green. The applicant acknowledged this was a preliminary design, was looking for input, and assumed they would come back once the design had progressed further.

The Subcommittee had the following comments:

- The Consultant asked the applicant if they have started to work with a structural engineer, worked out the loads of planting material, the cantilevers, and snow loads. The applicant replied that they have been working with a structural engineer. The Consultant commented that solving all the technical problems will be crucial to advancing to a feasible final design.
- Consider winter plantings as well since the residential units will be looking down at this roof year-round.
- The consultant commented that the roof has two potentially competing ideas: 1) Is it the 'Hanging Gardens of Babylon' with plants dropping over the sides of the roof and through the hole in the middle or 2) is it a version of 'The Bean' with a highly abstract sculptural form that isn't compromised by plant material? The Consultant recommended that the design team prioritize one approach or the other, but not try to incorporate both. The Consultant further commented that by putting the plants up there, it may ruin the mysterious effect of the reflective object. Without the plants, the structure will also be lighter.
- It was asked if the applicant had thought about a fountain instead of plants on the roof. The applicant responded that they investigated a fountain and that posed challenges regarding waterproofing and hence decided for a rain garden.
- It will be important to have the right merchant selected for this space, someone who is worthy and sustainable. The applicant commented that this may be a grab and go, associated with one of the restaurants that are already in building 6 or it could be a seasonable pop-up space. They are exploring different options. The Subcommittee commented that this shouldn't just be a grab and go, it is a very aesthetically pleasing space and should have a special merchant maybe like a champagne bar. It's a place where people would like to hangout, sit, drink, and interact with others.
- The Consultant recommended two approaches for the plaza space under the roof: 1) either leave it open so people can stand under the roof and look up into the mirrored surface, take photos, etc. or 2) provide a consistent field of tables and chairs like a French café.
- The Subcommittee commented about the complexity of having concave mirror surface at the bottom and the plants on top of the roof. There are other places with green roofs with greens coming up to the edge with the idea of them hanging over and what ends up hanging over is a lot of the dirt and on a mirror surface, it's going to be a huge technical challenge. The applicant responded that they have thought about it and have spoken to landscape architects about this. The plants may just need to go grow up instead of hanging down, so it's easy to manage the growth and detail out the drip edge how it works. There will be a lot of maintenance required for this. It was also asked how will this area be maintained; how will someone get up there? The applicant responded that there will be site lift available to get to the roof. There will be built in irrigation at the roof.

- There was a question about reflection from the sun, will it be too bright with this reflective mirror surface, light colored paving and sun bouncing off the buildings as well. The applicant responded that they have done a sun study, this space is also south facing, and it doesn't appear that will catch a lot of long sun angles.
- The Subcommittee commented that they would like to see more iterations as the applicant gets further along with the kiosk.

## EXHIBIT A

### Plan Set Issued for Design Consistency Review

#### Northland\_DCR\_Record\_Guidlines-Templates\_Combined\_f

- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE - SITE DESIGN - NOVEMBER 04, 2020 – COVER, PAGES 20-29
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 2 – DECEMBER 2, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 3 – NOVEMBER 12, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 4 – JANUARY 20,2021 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 5 – NOVEMBER 23, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 6A – DECEMBER 2, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 6AB– DECEMBER 2, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 7 – NOVEMBER 12, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 8 – JANUARY 20, 2021 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 9 – DECEMBER 23, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 10 – DECEMBER 23, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 11 – DECEMBER 23, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 12 – NOVEMBER 23, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – BUILDING 14 – DECEMBER 23, 2020 – COVER, PAGES 30-41
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW - DESIGN GUIDELINES EVALUATION TEMPLATE – KIOSK – JANUARY 20, 2021 – COVER, PAGES 30-41

#### Northland\_DCR\_Record\_Presentation-Graphics\_Combined\_f

- NORTHLAND NEWTON DEVELOPMENT - DESIGN CONSISTENCY REVIEW – URBAN DESIGN AND SITE PRESENTATION – NOVEMBER 4, 2020
  - COVER, PAGES 4-127
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 2 – DECEMBER 2, 2020
  - COVER – PAGE 10

- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 3 – NOVEMBER 12, 2020
  - COVER – PAGE 22, 24
- NORTHLAND NEWTON DEVELOPMENT – OPEN SPACE SUPPLEMENTAL – BUILDING 3 – NOVEMBER 12, 2020
  - COVER, 2, 3, 4, 15,43, 2, 51, 52, 55, 5, 6, 2,
- NORTHLAND NEWTON DEVELOPMENT – BUILDING 3 TRANSFORMER VAULT – FEBRUARY 8, 2021
  - COVER – PAGE 3
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 4 – FEBRUARY 03, 2021
  - COVER – PAGE 27
- OPEN SPACE SUPPLEMENTAL - SD DESIGN CONSISTENCY REVIEW – BUILDING 4 – FEBRUARY 03, 2021
  - COVER, 68 - 70, 79, 80
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 5 – DECEMBER 09, 2020
  - COVER – PAGE 25
- OPEN SPACE SUPPLEMENTAL - SD DESIGN CONSISTENCY REVIEW – BUILDING 5 – FEBRUARY 03, 2021
  - COVER, 68, 69, 77, 79, 83, 89, 90, 91,
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 06A – DECEMBER 02, 2020
  - COVER – 20, 22
- NORTHLAND NEWTON DEVELOPMENT – OPEN SPACE SUPPLEMENTAL – BUILDING 06A & 06B – DECEMBER 02, 2020
  - COVER, 83, 21, 7, 8, 84,
- NORTHLAND NEWTON DEVELOPMENT – SD DESIGN CONSISTENCY REVIEW – BUILDING G06A LANEWAY UPDATE – FEBRUARY 18, 2021
  - COVER-5, LANEWAY 9/20 SCHEMATIC DESIGN, PLANTING TREATMENT AND LANEWAY INTEGRATION (6 PAGES)
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 06B – DECEMBER 02, 2020
  - COVER – 20, 22
- NORTHLAND NEWTON DEVELOPMENT – OPEN SPACE SUPPLEMENTAL – BUILDING 06A & 06B – DECEMBER 02, 2020
  - COVER, 83, 21, 7, 8, 84,
- NORTHLAND NEWTON DEVELOPMENT – SD DESIGN CONSISTENCY REVIEW – BUILDING G06A LANEWAY UPDATE – FEBRUARY 18, 2021
  - COVER-5, LANEWAY 9/20 SCHEMATIC DESIGN, PLANTING TREATMENT AND LANEWAY INTEGRATION (6 PAGES)
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 07 – NOVEMBER 12, 2020
  - COVER - 17

- NORTHLAND NEWTON DEVELOPMENT – MOBILITY HUB UPDATE – BUILDING 07 – DECEMBER 02, 2020
  - COVER, 4 - 8
- NORTHLAND NEWTON DEVELOPMENT – OPEN SPACE SUPPLEMENTAL – BUILDING 07 – NOVEMBER 12, 2020
  - COVER, 20,5, 11, 73, 9, 62, 63, 72, 75, 5,
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 8 – FEBRUARY 03, 2021
  - COVER - 29
- OPEN SPACE SUPPLEMENTAL - SD DESIGN CONSISTENCY REVIEW – BUILDING 8 – FEBRUARY 03, 2021
  - COVER, 68,76
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW– BUILDING 9 – JANUARY 20, 2020
  - COVER – 17
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW– BUILDING 10 – JANUARY 20, 2021
  - COVER - 21
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW – BUILDING 11 – JANUARY 20, 2021
  - COVER - 20
- OPEN SPACE SUPPLEMENTAL – SD DESIGN CONSISTENCY REVIEW – BUILDING 9-11 – FEBRUARY 03, 2021
  - COVER, 68, 79, 19
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW– BUILDING 12 – DECEMBER 09, 2020
  - COVER - 19
- OPEN SPACE SUPPLEMENTAL – SD DESIGN CONSISTENCY REVIEW – BUILDING 12 – DECEMBER 09, 2020
  - COVER, 68, 79,83, 89, 90, 91,
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW– BUILDING 14 – JANUARY 20, 2021
  - COVER - 17
- OPEN SPACE SUPPLEMENTAL – SD DESIGN CONSISTENCY REVIEW – BUILDING 14 – FEBRUARY 03, 2021
  - COVER, 68, 79,
- NORTHLAND NEWTON DEVELOPMENT - SD DESIGN CONSISTENCY REVIEW– KIOSK –FEBRUARY 3, 2021
  - COVER-10

[Northland\\_DCR\\_Record\\_Technical-Submissions\\_Combined\\_f](#)

<b>SITE DESIGN TECHNICAL PACKAGE</b>	
L-0.0	PROJECT NOTES

I-0.1	LAYOUT AND MATERIALS OVERALL SITE PLAN
L-0.2	CORRIDOR DIMENSION PLAN
L-0.3	GRADING OVERALL SITE PLAN
L-0.4	PLANTING PLAN – OVERALL SITE
L-1.1	LAYOUT AND MATERIALS PLAN – SPLASH AND COMMUNITY PARK
L1.6.1	SITE DETAILS – SPLASH AND COMMUNITY PARK
L1-6.2	SITE DETAILS – SPLASH AND COMMUNITY PARK
L-2.1	LAYOUT AND MATERIALS PLAN – MILL PARK
L-2.5	SECTIONS – MILL PARK
L-3.1	LAYOUT AND MATERIALS PLAN – VILLAGE GREEN
L3.5	SECTIONS – VILLAGE GREEN
L-4.1	LAYOUT AND MATERIALS PLAN – OAK STREET PARK
L-4.5	SECTIONS – OAK STREET PARK
L-5.1	LAYOUT AND MATERIALS PLAN LANEWAY WEST – BUILDINGS 5A, 5B, 12
L5.6.1	SITE DETAILS – LANEWAY WEST
L-6.1	LAYOUT AND MATERIALS PLAN – LANEWAY EAST – BUILDINGS 6A, 6B
L-7.1	LAYOUT AND MATERIALS PLAN - MOBILITY PLAZA BUILDING 7
L-8.1	LAYOUT AND MATERIALS PLAN – BUILDING 8
L-9.1	LAYOUT AND MATERIALS PLAN – SOUTH MEADOW BROOK PARK
L-9.5	SECTIONS – SOUTH MEADOW BROOK
L-10.1	LAYOUT AND MATERIALS PLAN, BUILDING S9,10, 11
I-11.1	LAYOUT AND MATERIALS PLAN – BUILDING 14
SD-1	SITE DETAILS-1
SD-2	SITE DETAILS -2
SD-3	SITE DETAILS – 3

<b>BUILDING 2</b>	TECHNICAL PACKAGE SUBMISSIONS 2020.12.02 NORTHLAND NEWTON DEVELOPMENT – DRAWINGS ADAPTED FROM 2020.09.18 SCHEMATIC DESIGN SET
G-001	COVER SHEET
A-101	BUILDING FLOOR PLANS
A-201	BUILDING ELEVATIONS
A-211	BUILDING SECTIONS

<b>BUILDING 3</b>	TECHNICAL PACKAGE SUBMISSIONS 2020.11.12 NORTHLAND NEWTON DEVELOPMENT – DRAWINGS ADAPTED FROM 2020.09.18 SCHEMATIC DESIGN SET
G-001	COVER SHEET
L-2.1	MILL PARK LAYOUT PLAN
A-1G1	LEVEL G1 FLOOR PLAN
A-101	GROUND FLOOR PLAN
A-102	LEVEL 2 FLOOR PLAN
A-103	LEVEL 3 FLOOR PLAN
A-104	LEVEL 4 FLOOR PLAN
A-105	LEVEL 5 FLOOR PLAN

A-106	LEVEL 6 FLOOR PLAN
A-107	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-211	BUILDING SECTIONS
A-212	BUILDING SECTIONS

<b>BUILDING 4</b>	DESIGN CONSISTENCY REVIEW – DRAWING DATE: 12/18/2020 – SUBMITTED DATE: 01/20/21
A-000	COVER SHEET
A-080	ARCHITECTURAL SITE PLAN
A-100A	B4 PARKING LEVEL 2 PLAN (LOWER)
A-100B	B4 PARKING LEVEL 1 PLAN (UPPER)
A-101	B4 FIRST FLOOR PLAN
A-102	B4 SECOND FLOOR PLAN
A-103	B4 THIRD FLOOR PLAN
A-104	B4 FOURTH FLOOR PLAN
A-105	B5 FIFTH FLOOR PLAN
A-106	B4 SIXTH FLOOR PLAN
A-107	B4 ROOF FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS
A-301	BUILDING SECTIONS

<b>BUILDING 5</b>	SCHEMATIC DESIGN – NOVEMBER 24, 2020
A-000	COVER SHEET
A-001	DRAWING LISTS
L-5.1	LAYOUT & MATERIALS PLAN – LANEWAY WEST
A-080	ARCHITECTURAL SITE PLAN
A-100A	PARKING LEVEL 2 PLAN (LOWER)
A-100B	PARKING LEVEL 1 PLAN (UPPER)
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-105	FIFTH FLOOR PLAN
A-106	SIXTH FLOOR PLAN
A-107	SEVENTH FLOOR PLAN
A-108	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS

<b>BUILDING 06A</b>	TECHNICAL PACKAGE SUBMISSIONS 2020.12.02 NORTHLAND NEWTON DEVELOPMENT – DRAWINGS ADAPTED FROM 2020.09.18 SCHEMATIC DESIGN SET
G-001	COVER SHEET
L-6.1	LAYOUT EAST LAYOUT PLAN
L-6.2	LANEWAY EAST LAYOUT PLAN
L-6.3	LANEWAY EAST GRADING PLAN
A-G100A	LEVEL G2
A-G100B	LEVEL G1
A.A-101	6A LEVEL 1
A.A-102	6A LEVEL 2
A.A-103	6A LEVEL 3
A.A-104	6A LEVEL 4
A.A-105	6A LEVEL 5
A.A-106	6A LEVEL 6
A.A-107	6A LEVEL 7
A.A-108	6A ROOF
A-A205	BUILDING ELEVATIONS
A-A206	BUILDING ELEVATIONS
A-A207	BUILDING ELEVATIONS
A.A-210	BUILDING SECTIONS
A.A-211	BUILDING SECTIONS

<b>BUILDING 06B</b>	TECHNICAL PACKAGE SUBMISSIONS 2020.12.02 NORTHLAND NEWTON DEVELOPMENT – DRAWINGS ADAPTED FROM 2020.09.18 SCHEMATIC DESIGN SET
G-001	COVER SHEET
L-6.1	LAYOUT EAST LAYOUT PLAN
L-6.2	LANEWAY EAST LAYOUT PLAN
L-6.3	LANEWAY EAST GRADING PLAN
A-G100A	LEVEL G2
A-G100B	LEVEL G1
A-B101	6B LEVEL 1
A-B102	6B LEVEL 2
A-B103	6B LEVEL 3
A-B104	6B LEVEL 4
A-B105	6B LEVEL 5
A-B106	6B LEVEL 6
A-B107	6B LEVEL 7
A-B108	6B ROOF
A-B205	BUILDING ELEVATIONS
A-B206	BUILDING ELEVATIONS
A-B207	BUILDING ELEVATIONS
A-B210	6B BUILDING SECTIONS



<b>BUILDING 07</b>	TECHNICAL PACKAGE SUBMISSIONS 2020.11.12 NORTHLAND NEWTON DEVELOPMENT – DRAWINGS ADAPTED FROM 2020.09.18 SCHEMATIC DESIGN SET
G-001	COVER SHEET
L-7.1	MOBILITY PLAZA LAYOUT PLAN
A-101	GROUND FLOOR PLAN
A-102	LEVEL 2 PLAN
A-103	LEVEL 3 PLAN
A-104	LEVEL 4 PLAN
A-105	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-211	BUILDING SECTIONS
A-212	BUILDING SECTIONS

<b>BUILDING 8</b>	DESIGN CONSISTENCY REVIEW – DRAWING DATE: 12/18/20 – SUBMITTED: 01/20/21
A-000	COVER SHEET
A-080	ARCHITECTURAL SITE PLAN
A-100	B8 - PARKING LEVEL 1
A-101	B8 – FIRST FLOOR PLAN
A-102	B8- SECOND FLOOR PLAN
A-103	B8-THIRD FLOOR PLAN
A-104	B8-FOURTH FLOOR PLAN
A-105	B8-FIFTH FLOOR PLAN
A-106	B8-SIXTH FLOOR PLAN
A-107	B8-ROOF FLOOR PLAN
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS

<b>BUILDING 9/10/11</b>	DESIGN CONSISTENCY REVIEW – DRAWING DATE: 12/23/20
A-000	COVER SHEET
A-001	DRAWING LISTS
A-080	ARCHITECTURAL SITE PLAN
A9-100	BUILDING 9 – FLOOR PLANS
A10-100	BUILDING 10 – FLOOR PLANS
A10-101	BUILDING 10 – FLOOR PLANS
A11-100	BUILDING 11 – FLOOR PLANS
A9-200	BUILDING 9 – EXTERIOR ELEVATIONS
A10-200	BUILDING 10 – EXTERIOR ELEVATIONS
A11-200	BUILDING 11 – EXTERIOR ELEVATIONS
A9-300	BUILDING 9 – BUILDING SECTIONS
A10-300	BUILDING 10 – BUILDING SECTIONS

A11-300	BUILDING 11 – BUILDING SECTIONS
---------	---------------------------------

<b>BUILDING 12</b>	SCHEMATIC DESIGN – 11/24/2020
A-000	COVER SHEET
A-001	DRAWING LISTS
L-5.1	LAYOUT AND MATERIALS PLAN – LANEWAY WEST – BUILDING 5A, 5B & 12
A-080	ARCHITECTURAL SITE PLAN
A-100A	B12 – PARKING LEVEL 2 (LOWER)
A-100B	B12 – PARKING LEVEL 1 (UPPER)
A-101	B12 – FIRST FLOOR
A-102	B12 – SECOND FLOOR
A-103	B12 – THIRD FLOOR
A-104	B12 – FOURTH FLOOR
A-105	B12 – ROOF PLAN
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS
A-301	BUILDING SECTIONS

<b>BUILDING 14</b>	SCHEMATIC DESIGN – 12/23/2020
A-000	COVER SHEET
A-001	DRAWING LISTS
A-080	ARCHITECTURAL SITE PLAN
A-100	FIRST & SECOND FLOOR PLANS
A-101	THIRD FLOOR AND ROOF PLANS
A-200	EXTERIOR ELEVATIONS
A-300	BUILDING SECTIONS



---

# CITY OF NEWTON, MASSACHUSETTS

## Urban Design Commission

---

### MEETING MINUTES

A meeting of the City of Newton Urban Design Commission (UDC) was held virtually on Wednesday, **December 8<sup>th</sup>**, 2021 at 7:00 p.m. via Zoom

<https://us02web.zoom.us/j/86005462139>

Ruthanne Fuller,  
Mayor

**The Chair, Michael Kaufman, called the meeting to order at 7:02 P.M.**

Barney Heath,  
Director  
Planning & Development

Shubee Sikka,  
Urban Designer  
Planning & Development

Members  
Michael Kaufman, Chair  
Jim Doolin, Vice Chair  
John Downie  
Robert Linsky  
Carol Todreas  
William Winkler  
Visda Saeyan

1000 Commonwealth Ave.  
Newton, MA 02459  
T 617/796-1120  
F 617/796-1142

[www.newtonma.gov](http://www.newtonma.gov)

#### I. Roll Call

Those present were Michael Kaufman (Chair), Jim Doolin (Vice Chair), John Downie, Bill Winkler, Robert Linsky, and Carol Todreas. Shubee Sikka, Urban Designer, was also present.

#### II. Regular Agenda

##### Sign Permits

##### **1. 1126 Beacon Street – Skin Tight Medspa**

The applicant was not present at the meeting to answer Commission's questions, so the application was moved to the next meeting.

##### **2. 7 West Street – Café Martin West Street**

Applicant: Adam Knauer, SRP Sign

Proposed Sign:

- One wall mounted principal sign, externally illuminated, with approximately 20 sq. ft. of sign area on the eastern façade facing West Street.

Discussion:

- Staff informed the Commission about the revised sign the applicant submitted before the meeting. The revised sign was 20 sq. ft and compliant with the zoning ordinance, hence staff recommended it for approval.

**MOTION: Mr. Kaufman made a motion to approve the sign as resubmitted. Mr. Linsky seconded the motion, and none opposed. All the members present voted, with a 6-0 vote, Michael Kaufman, Jim Doolin, John Downie, Robert Linsky, Carol Todreas, and William Winkler in favor and none opposed.**

#### **4. 1210-1230 Washington Street – Free-standing sign**

Proposed Signs:

- One free-standing principal sign, internally illuminated, with approximately 35 sq. ft. of sign area facing Washington Street.

#### **5. 1210-1230 Washington Street – Panera Support Center**

Proposed Signs:

- One wall mounted secondary sign, internally illuminated, with approximately 49 sq. ft. of sign area on the southern façade facing the Massachusetts Turnpike.
- One wall mounted secondary sign, non-illuminated, with approximately 6 sq. ft. of sign area on the northern façade facing Washington Street.
- One wall mounted secondary sign, non-illuminated, with approximately 8 sq. ft. of sign area on the western façade facing the neighboring property.

#### **6. 1210-1230 Washington Street – The Rockport Group**

Proposed Signs:

- One wall mounted secondary sign, non-illuminated, with approximately 6 sq. ft. of sign area on the northern façade facing Washington Street.
- One wall mounted secondary sign, non-illuminated, with approximately 8 sq. ft. of sign area on the western façade facing the neighboring property.

Discussion:

- Staff summarized the above signs (items #4, 5, and 6) and relief needed for all the signs.
- Mr. Doolin recommended that the Commission could recommend the smaller secondary signs for approval to ISD and the recommendation/opinion for the two wall mounted signs facing Mass. Pike. could be made to the City Council as part of the Special Permit process.
- Mr. Kaufman recommended that this is a package and UDC would like to make a recommendation to the City Council for the entire package since all the signs are connected and it also includes a sign that will be removed.
- Mr. Kaufman commented that he does not have any problem with the smaller secondary signs and free-standing sign.
- Mr. Kaufman commented that both the wall mounted signs facing Mass. Turnpike shouldn't be there because they serve as billboard signs and it doesn't help anybody to get to the business since you cannot access the business from the Pike. He also commented that he stands by the earlier discussions that UDC had about signs facing Mass. Turnpike (not in favor). Mr. Winkler agreed.
- Mr. Doolin complimented the applicant for providing the visuals for the free-standing sign, they were very helpful.

Recommendations:

- Recommend the 4 secondary signs for approval (6 and 8 sq. ft. each for Panera and Rockport).

- Recommend the free-standing sign for approval. This location has unique circumstances because of the deep setback of the entrances and hence the free-standing sign should not be a precedent for other buildings on Washington Street.
- UDC does not recommend 2 wall mounted signs facing Mass. Turnpike for approval because they don't belong there. Signs on the Turnpike should not be allowed because UDC's point of view is that they don't comply with the ordinance. The ordinance says that it has to be either a street or a drive and unless you are driving a train, you cannot access the building from there. There is no direct access to the businesses from Mass. Turnpike.
- Removal of 41 sq. ft. sign

**MOTION: Mr. Kaufman made a motion to make the above recommendations to the City Council. All the members present voted, with a 6-0 vote, Michael Kaufman, Jim Doolin, John Downie, Robert Linsky, Carol Todreas, and William Winkler in favor and none opposed.**

### **3. 335 Walnut Street – Los Amigos Taqueria**

Proposed Signs:

- One wall mounted split principal sign, internally illuminated, with approximately 36 sq. ft. of sign area on the southeastern façade at the corner of Walnut Street and Highland Avenue.
- One perpendicular split principal sign, internally illuminated, with approximately 4 sq. ft. of sign area on the eastern façade perpendicular to Walnut Street.

**MOTION: Mr. Winkler made a motion to approve the signs as submitted at 335 Walnut Street – Los Amigos Taqueria. Mr. Linsky seconded the motion, and none opposed. All the members present voted, with a 6-0 vote, Michael Kaufman, Jim Doolin, John Downie, Robert Linsky, Carol Todreas, and William Winkler in favor and none opposed.**

## **Design Consistency Review**

### **1. 355 & 399 Grove Street – Riverside Design Consistency Review Process**

Applicant/Representative:

David Roache, Mark Development

Summary:

As per the Council Order, all buildings, other than the Parking Garage, shall undergo a two- or three-step process set forth in Conditions #9 through 13 for review of each building to ensure the Project is constructed in accordance with the Zoning Ordinance, the Amended and Restated Special Permit/Site Plan Approval, and the Design Guidelines.

1. As per Condition #9 of the Special Permit, "Submission and Review of Schematic Plans"
  - a. At the schematic design stage, the Petitioner shall file the following with the Director of Planning and Development and its consultants, the City of Newton's Urban Design Commission (the "UDC"), and the Liaison Committee:
    - i. Individual building plans consisting of exterior renderings,

- preliminary building elevations, building footprints, and representative wall sections showing consistency with the Special Permit Plan Set and the Design Guidelines (the "Schematic Plans"); and*
- ii. a signed certificate from the Petitioner's architect and/or civil engineer certifying that the Schematic Plans are consistent with the Special Permit Plan Set.*
- b. Within thirty (30) days of receipt of a complete submission of the materials set forth in Condition #9(a), the Director of Planning and Development will review and provide an opinion as to whether the Schematic Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. If the Director of Planning and Development's review requires the input or assistance from a peer review consultant, the Petitioner shall pay the reasonable fees for such peer review. The Director of Planning and Development's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the Director's opinion that the Schematic Plans are not compliant with the Special Permit Plan Set or inconsistent with the Design Guidelines, such inconsistencies shall be expressly identified.*
- c. Within thirty (30) days of receipt of a complete submission of the materials set forth in Condition #9(a) (and concurrent with the review of the Director of Planning and Development), the UDC, after review of such submission at a public meeting, will provide an opinion as to whether the Schematic Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. The Petitioner shall provide the Liaison Committee and the Ward 4 City Councilors with notice of the date of the UDC's public meeting at least 14 days in advance and the UDC should make all efforts to take public comment. The UDC's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the UDC's opinion that the Schematic Plans are inconsistent with either the Special Permit Plan Set or the Design Guidelines, such inconsistencies shall be expressly identified.*
- d. Upon receipt of the written consistency opinions referenced in Condition #9(b) and (c) above, the Petitioner may proceed to the design development stage. If either the UDC or the Director of Planning issues an opinion that the Schematic Plans are inconsistent with either the Zoning Ordinance, the Special Permit Plan Set, or the Design Guidelines, the Petitioner must submit revised Schematic Plans in accordance with Condition #9(a)."*

The applicant is expected to submit for Review of Schematic Plans in January. The applicant is planning to group the buildings into the following groups:

- Group 1 will be buildings 1-4

- Group 2 will be buildings 7-10

The applicant has indicated the following timelines:

- 1/5/22 – Schematic design submission for 30-day review for group 1
- 1/19/22 – Schematic design submission for 30-day review for group 2
- Spring 2022 – Design development submission for 45-day review for group 1

Presentation & Discussion:

The applicant summarized the submission dates and meeting dates as mentioned above. The applicant also mentioned that they are planning to come back to UDC for Design Development review in early Spring 2022.

**III. Old/New Business**

**1. Meeting minutes**

Staff informed the Commission that the meeting minutes are still in progress and not ready for review.

**IV. ADJOURNMENT**

Mr. Linsky made a motion to adjourn the meeting, Mr. Downie seconded and there was general agreement among the members.

**The meeting was adjourned at 8:06 p.m.**

**Respectfully submitted by Shubee Sikka**

**Approved on**