

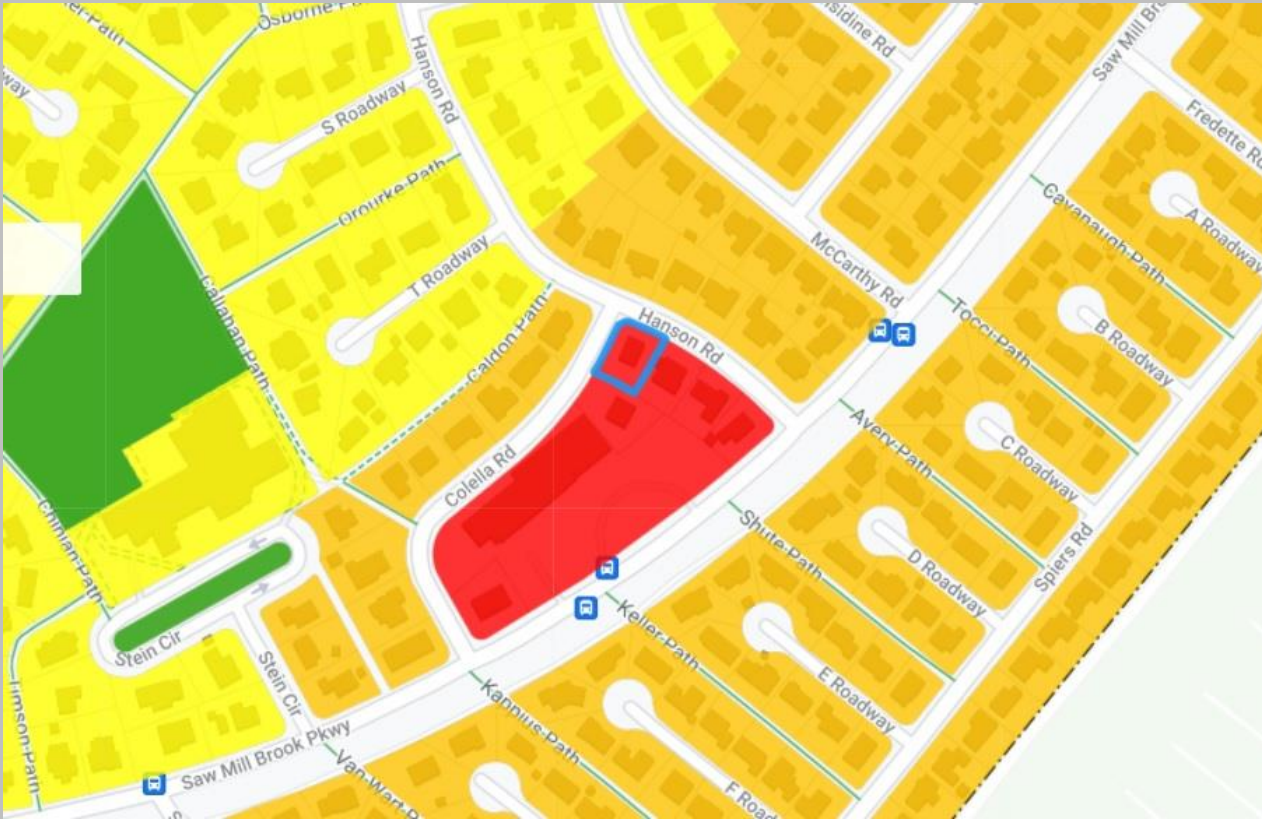
55 Colella Road Newton

Land Use Committee

Public Hearing

April 5, 2022

Project Overview



Zoning Info

- Oak Hill Park
- BU1 District
- Existing Non-Conforming Single Family Use
- Not Historically Significant

Proposed Use

- Two-Unit Dwelling
- 2,111 Livable SF per unit (above grade, not including garage)

Special Permit Relief Requested

1. Alter and extend a nonconforming residential Use
2. 2.5 Stories & 28.58 Feet in Height

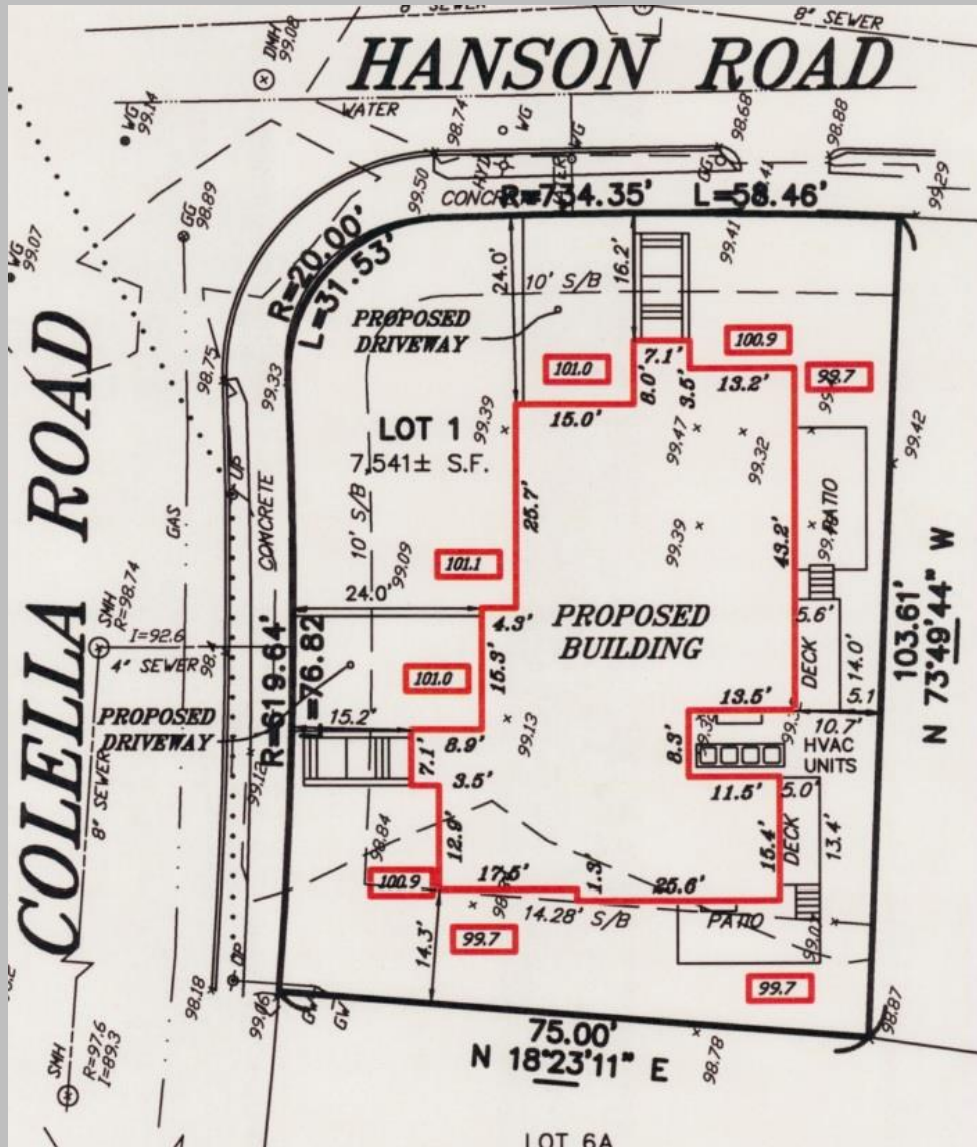
Boards' Concerns from Last Hearing

1. Driveways didn't provide a 5' parking buffer
2. Retaining wall and raised grade

Revisions Made to Address the Boards' Concerns

1. Reduced the building size to accommodate the 5' parking buffer
2. Removed the retaining wall & reduced grade
 - Proposed grade now has a typical 5% pitch

Site Plan



- Retaining wall removed
- Driveway now 24' providing the 5' parking buffer

Elevations



COLELLA ROAD ELEVATION



HANSON ROAD ELEVATION

Elevations



REAR ELEVATION



SIDE ELEVATION

Landscape Plan



Replacement

- 45" DBH to be removed
- 47" DBH to be planted

Plantings

- Mix of Evergreens & Deciduous trees
- Shrubs, Perennials, and Grasses
- All plantings are native

New Construction Building Scale Comparison Hanson Road

| Property Addresses | Lot Size (SF) | Gross Building Area (SF) | Building Height | Zoning |
|--|---------------|--------------------------------------|-----------------|--------|
| 29 Hanson Road* | 9,850 | 4,229 FAR 6,102 FAR + Basement | 34.3' | SR3 |
| 12 Hanson Road** | 7,829 | 5,133 FAR 7,180 FAR + Basement | 29.8' | BU1 |
| 55 Colella Road | 7,541 | 4,911 FAR 6,691 FAR + Basement | 28.6' | BU1 |
| <p><i>*29 Hanson - By right single family</i></p> <p><i>**12 Hanson - Granted a SP on 5/4/21 for 2-Fam Use</i></p> | | | | |

Comparison of 55 Colella to 12 Hanson

| | Previous Proposed 55 Colella Road | Current Proposed 55 Colella Road | Approved 12 Hanson Road |
|-----------------------------|--|--|--|
| Lot Size (SF) | 7,541 | 7,541 | 7,829 |
| FAR | 0.66 | 0.76 | 0.65 |
| Gross Building Area (SF) | 5,000 Above Grade 6,820 with Basement | 4,911 Above Grade 6,691 with Basement | 5,133 Above Grade 7,180 with Basement |
| Height | 28.3 Feet | 28.6 Feet | 29.8 Feet |
| Lot Coverage (Max) | 34.9% | 32.6% | 33.2% |
| Open Space | 56.2% | 56.2% | 49.4% |
| Front Setback | 14.1 Colella 14.2 Hanson | 15.2 Colella 16.2 Hanson | 29.4 |
| Side Setbacks | 14.2 | 14.3 | 9.1 16.2 |
| Rear Setback | 6.3 (from deck) 10.3 (from building) | 5.1 (from deck) 10.7 (from building) | 15.2 |
| Number of Stories | 2.5 | 2.5 | 2.5 |

Unit Size

| | Previous Proposed 55 Colella Road | Current Proposed 55 Colella Road | Approved 12 Hanson Road |
|---|--------------------------------------|-------------------------------------|----------------------------|
| Livable SF: Above Grade w/out Garage | 2,155 | 2,111 | 2,298 |
| Garage SF per Unit | 326 | 336 | 259 |