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Director

ZONING REVIEW MEMORANDUM

Date: April 4, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Stephen J. Buchbinder, attorney
Crafts Development LLC
36 Crafts LLC
Crafts Street
Properties LLC Crafts
Development LLC
Paul and Tina Stevens
Salomeh Sadri
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request for a zone change from MAN and MR1 to BU4, and a special permit to construct elderly housing with services and for associated parking waivers

Applicant: Stephen Buchbinder	
Site: 34, 36, 38, 48, 50 Crafts Street, 19, 21 Court Street	SBL: 23016 0011, 23016 0010, 23016 0009, 23016 0008, 23016 0007, 23016 0012, 23016 0013
Zoning: MAN and MR1 (to be rezoned to BU4)	Lot Area: 115,818 square feet
Current use: Residential, office and parking	Proposed use: Elderly housing with services facility

BACKGROUND:

The subject site is comprised of seven lots with a total area of 115,818 square feet. Six of the lots are located in the Manufacturing district and a single lot (19 Court Street) is located in the Multi-Residence 1 district.

The applicant proposes to combine the seven lots and rezone the single parcel to Business 4. The intent is to raze the existing structures and construct a new elderly housing with services facility

containing 209 units in a seven-story building of approximately 224,000 square feet with underground garage parking and surface parking. The proposed project will provide a total of 144 parking stalls on site.

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

- Zoning Review Application, prepared by Stephen J. Buchbinder, attorney, dated 2/7/2022
- Project Information, submitted 2/7/2022
- Existing Conditions Plan of Land, signed and stamped by George Holbright, surveyor, dated 1/31/2022
- Zoning Assessment Plan, signed and stamped Jeffery W. Koetteritz, engineer, dated 2/1/2022
- Floor Plans and Elevations, signed and stamped by John M. Martin, architect, dated 2/1/2022, revised 4/1/2022

ADMINISTRATIVE DETERMINATIONS:

1. The site is comprised of seven properties. The 19 Court Street property is zoned MR1, while the remaining parcels are zoned Manufacturing. The applicant intends to combine all seven lots into one and requests to rezone the new parcel to BU4.

The administrative determinations and relief requested by this application assume that the entire site is zoned BU4.

2. The applicant proposes to construct an elderly housing with services facility. Per section 6.2.10, an elderly housing with services facility is defined as “elderly housing with services, including residential care facilities, assisted living facilities and congregate care facilities.” Section 4.4.1 requires a special permit for elderly housing with services in the BU4 zoning district.
3. The applicant proposes to raze all the existing buildings and construct a seven-story building of approximately 224,000 square feet (excluding the underground parking facility). Section 4.1.2.B.1 requires a special permit for any development in a Business district of 20,000 square feet or more of new gross floor area.
4. Section 4.1.2.B.3 requires a special permit for four stories or more in the Business 4 zoning district. The applicant proposes to construct a seven-story structure, requiring a special permit.
5. Section 4.1.3 requires a special permit for a building greater than 36 feet in height up to a maximum of 96 feet. The applicant proposes a maximum height of 84 feet, requiring a special permit.
6. The facility will contain 209 living units; 129 Independent living units, 56 assisted living beds, and 28 memory care beds. Per Section 5.1.4.A, an elderly housing with services facility requires one parking stall per every two dwelling units, one per every four nursing beds, plus one stall per three employees.

Use	Requirement	Stalls Required
129 Independent Living units	1 stall/ 2 dwelling units	65 stalls
56 Assisted Living units	1 stall/ 4 beds	14 stalls
28 Memory Care units	1 stall/ 4 beds	7 stalls
48 employees	1 stall/ 3 employees	16 stalls
TOTAL REQUIRED		102 stalls

Per section 5.1.4.A a total of 102 parking stalls are required. The applicant proposes to construct 144 parking stalls on site, with 137 stalls located in the proposed underground garage and seven surface stalls, exceeding the requirement.

7. The petitioner proposes to construct seven parallel surface parking stalls along the drive at the entrance from Crafts Street. Section 5.1.8.A.1 requires that no parking be located within a front or side setback. The parking stalls are located within the 27.5-foot required side setback, requiring a special permit per section 5.1.13.
8. Per section 5.1.8.B.1 parking stall widths shall be at least 9 feet. The petitioners propose garage parking stalls measuring 8.5 feet wide, requiring a special permit per section 5.1.13.
9. Per section 5.1.8.B.2 parking stall depths shall be at least 19 feet for angle parking. The petitioners propose garage parking stalls measuring 18 feet in depth, requiring a special permit per section 5.1.13.
10. Per section 5.1.8.B.4 the minimum depth for angled accessible parking stalls is 19 feet and 24 feet for parallel stalls. The petitioner proposes 18-foot deep accessible stalls in the parking garage, requiring a special permit per section 5.1.13.
11. Section 5.1.8.C requires a 24-foot-wide drive aisle for two-way traffic. A section of the parking garage at the northern end of the building has a 22-foot-wide drive aisle, requiring a special permit per section 5.1.13. The remaining sections of the garage meet the aisle width of 24 feet.
12. Section 5.1.10 requires that outdoor parking facilities used at night be designed to maintain a minimum intensity of 1-foot candle on the entire surface of the parking facility. The petitioner seeks a special permit to waive this requirement per section 5.1.13.

BU4 Zone	Required	Proposed
Lot Size	35,000 square feet	115,818 square feet
Setbacks		
• Front (average)	5.2 feet	12 feet
• Side north	15 feet	32 feet
• Side south	27.5 feet	30 feet
• Rear	42 feet	42 feet
Lot Area Per Unit	400 square feet	898 square feet
Building Height	96 feet (by SP)	84 feet*
Max Number of Stories	8 (by SP)	7*
FAR	2.75	1.94

*Requires a special permit

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Request to rezone parcel to BU4	
§4.4.1 §6.2.10	To allow an Elder Housing with Services facility	S.P. per §7.3.3
§4.1.2.B.1	Development of 20,000+ square feet of gross floor area	S.P. per §7.3.3
§4.1.2.B.3	To allow a building with seven stories	S.P. per §7.3.3
§4.1.3	To allow a building 84 feet in height	S.P. per §7.3.3
§5.1.8.A.1 §5.1.13	To allow parking within the side setback	S.P. per §7.3.3
§5.1.8.B.1 §5.1.13	To reduce the required parking stall width	S.P. per §7.3.3
§5.1.8.B.2 §5.1.13	To reduce the required parking stall depth	S.P. per §7.3.3
§5.1.8.B.4 §5.1.13	To reduce the required parking stall depth for accessible stalls	S.P. per §7.3.3
§5.1.8.C §5.1.13	To allow a reduced drive aisle width for two-way traffic	S.P. per §7.3.3
§5.1.10 §5.1.13	To waive the lighting requirements	S.P. per §7.3.3