

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, 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, grants approval of a SPECIAL PERMIT/SITE PLAN APPROVAL to increase the floor area ratio (FAR) from 0.53, the maximum allowed by right, to 0.58, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Richard Lipof:

1. The proposed structure is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood as the proposed increase in the structure's floor area ratio is be the result of the retention of an existing portion of the structure. (§3.2.11)

PETITION NUMBER: #257-22

PETITIONER: 99-101 Crafts Street LLC

LOCATION: 99-101 Crafts Street, Section 14, Block 17, Lot 24, containing approximately 8,737 square feet of land

OWNER: 99-101 Crafts Street LLC

ADDRESS OF OWNER: 28 Brooks Street  
Brighton, MA 02135

TO BE USED FOR: Two-Family Residence

CONSTRUCTION: Wood Frame

EXPLANATORY NOTES: Special Permit per §7.3.3 to exceed floor area ratio (§3.2.3, §3.2.11)

ZONING: Multi-Residence 2 (MR2)

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan Approval shall be located and constructed consistent with the following plans:
  - a. a site plan entitled "99-101 Crafts Street, Newton, Massachusetts, Proposed Plot Plan (Sheet 1)," dated November 19, 2021, prepared by Peter Nolan & Associates
  - b. A document entitled "Floor Area Worksheet- 99-101 Crafts St." indicating a total gross floor area of 4,867 square feet and a proposed FAR of 0.58
2. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
  - a. Recorded a certified copy of this order for the approved Special Permit/Site Plan with the Registry of Deeds for the Southern District of Middlesex County.
  - b. Filed a copy of such recorded order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
  - c. Provided a Final Site Plan for review and approval by the Department of Planning and Development and the Engineering Division of Public Works. Said plan shall include and show the location of the proposed curb cut along the Craft Street frontage of the property as aligned with the driveway located on that side of the property.
  - d. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development, a statement from the Engineering Division approving the Final Site Plan.
  - e. Provided a Final Landscape Plan showing any new plantings for review and approval by the Director of Planning and Development. Said plan shall indicate appropriate screening of the proposed parking space to be located parallel to Crafts Street.
  - f. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
3. No Final Inspection and/or Occupancy Permit for the buildings covered by this Special Permit/Site Plan approval shall be issued until the petitioner has:
  - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect certifying compliance with Condition #1.
  - b. Filed with the Clerk of the Council, the Department of Inspectional Services and the Department of Planning and Development a statement from the Engineering Division of the Department of Public Works certifying that improvements authorized by this Order have been constructed to the standards of the City of Newton Engineering Department.
  - c. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services, final as-built plans in paper and digital format signed and stamped by a licensed land surveyor.