

CITY OF NEWTON

IN CITY COUNCIL

September 20, 2022

ORDERED:

That the City 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 the following SPECIAL PERMIT/SITE PLAN APPROVAL to grant exceptions to the number and size of signs, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

- The exceptions to the number and size of signs are in the public interest because the proposed signage will enhance wayfinding and replaces an existing sign in the same location. (§5.2.7; §5.2.13.A)
- The site is an appropriate location within the Single Residence 1 zone for the proposed sign package due to the site's institutional nature. (§7.3.3.C.1)
- The proposed sign package will not adversely affect the neighborhood as the signs are well placed within the site and not visible from a public way. (§7.3.3.C.2)
- There will be no nuisance or serious hazard to vehicles or pedestrians as the signs provide clear wayfinding for the building's entrance. (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

PETITION NUMBER: #391-22

PETITIONER: JCC Greater Boston

LOCATION: 333 Nahanton Street, on land known as Section 83, Block 35, Lot 4Z, containing approximately 28.1 acres

OWNER: JCC Greater Boston

ADDRESS OF OWNER: 333 Nahanton Street
Newton, MA 02459

TO BE USED FOR: Signs

CONSTRUCTION: Signs

EXPLANATORY NOTES: Special permit pursuant to §5.2.13.A, §5.2.7, and §7.3.3 to grant exceptions to the number, type, location and size of signs.

ZONING: Single Residence 1

Approved subject to the following conditions:

1. All Special Permit approved signs shall be located and constructed consistent with the following plans prepared by i.d. sign Group showing signage for Leventhal-Sideman Jewish Community Center, not dated, consisting of 1 sheet.
2. All signs shall be designed and installed to comply with applicable building codes.
3. No building/sign permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
 - 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. Obtained a written statement from the Planning Department that confirms the building/sign permit plans are consistent with plans approved in Condition #1.
4. No Final Inspection for a sign covered by this special permit/site plan approval shall be issued until the petitioners have:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development statements by a licensed design professional that the signs have been installed to comply with applicable building codes.
 - d. 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 the sign installer.

Under Suspension of Rules
Readings Waived and Approved

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on August 10, 2022. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

(SGD) CAROL MOORE
Clerk of the City Council

I, Carol Moore, as the Clerk of the City Council 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 Newton City Council in the Office of the City Clerk on August 10, 2022 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

(SGD) CAROL MOORE
Clerk of the City Council