



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 S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 18, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Woodland Golf Club of Auburndale, Applicant
Robert C. Buckley, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to amend Special Permit #234-10 to construct sport courts, a warming hut and parking

Applicant: Woodland Golf Club of Auburndale	
Site: 1897 & 1947 Washington Street	SBL: 43046 0011
Zoning: SR1	Lot Area: 2,291,142 square feet
Current use: Country club/golf course	Proposed use: No change

BACKGROUND:

The site at 1897 and 1947 Washington Street consists of approximately 53 acres and is improved with numerous structures related to the operations of the Woodland Golf Club. The Club began operations in the 1920s and is a legally nonconforming use in the SR1 zone. As such, the use now requires a special permit. Throughout its history, the Club has obtained numerous special permits for its facilities and operations. The Club proposes to upgrade existing tennis and racquet facilities with the addition of four paddle courts, a multi-use court, a warming hut with sanitary facilities and associated parking.

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

- Zoning Review Application, prepared by Robert C. Buckley, attorney, dated 3/3/2022
- Concept Plan, prepared by CHA, dated 3/1/2022, revised 7/12/2022
- Floor Plans and Elevations, prepared by Rob Bramhall Architects, dated 3/1/2022
- Special Permit #234-10

ADMINISTRATIVE DETERMINATIONS:

1. Special Permit #234-10 was granted in 2010 to allow for construction of a new pool house building, food service building and patio deck, and to amend the most recently approved site plan. The petitioner seeks to amend the special permit to upgrade existing tennis and racquet facilities with the addition of four paddle courts, a multi-use court, a warming hut with sanitary facilities and associated surface parking. The petitioner intends to construct 50 parking stalls for use in conjunction with the sport court and warming hut.

The proposed construction requires an amendment to Special Permit #234-10 per section 7.8.2.C.2 to extend the nonconforming country club use in the Single Residence 1 zoning district.

2. Per section 3.1.2.A.3, where a dimensional control is not set forth for a use granted by special permit, the most restrictive dimensional control applicable to such use where it is allowed by right is applied unless otherwise required by the special permit. No dimensional controls are set forth for a clubhouse use. The petitioner seeks a determination of the appropriateness of the setbacks for the proposed warming hut and courts.
3. The petitioner proposes to construct 50 parking stalls adjacent to the courts. Per section 5.1.8.A.1 no parking stall may be located within any required setback distances from the street and side lot lines. Per section 3.1.2.A.3, the City Council must determine if the proposed parking is appropriate relative to the setback distances from Washington Street and the side lot line abutting the MBTA property.
4. The petitioner proposes to construct parking stalls with depths of 17 and 18 feet, where 19 feet is the minimum required per section 5.1.8.B.2. A waiver from the stall depth is required per section 5.1.13.
5. Per section 5.1.9.A, outdoor parking facilities containing more than five stalls are required to provide perimeter screening from abutting streets and properties. No screening is indicated on the western boundary with the MBTA, requiring a waiver per section 5.1.13.
6. Per section 5.1.9.B, interior landscaping is required for outdoor parking facilities with 20 or more stalls. The petitioner does not propose any interior landscaping, requiring a waiver per section 5.1.13.
7. Section 5.1.10.A requires outdoor parking facilities which are used at night to provide security lighting. No lighting is indicated on the submitted plans, requiring relief per section 5.1.13.
8. Section 5.1.11 requires bicycle parking for parking facilities with 20 or more stalls. No bike parking is indicated on the plans, requiring relief per section 5.1.13.

Zoning Relief Required

<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§3.4.1 §7.8.2.C.2	Amend Special Permit #234-10 to extend a nonconforming use	S.P. per §7.3.3
§3.1.2.A.3	To determine appropriate dimensional requirements	S.P. per §7.3.3
§3.1.2.A.3 §5.1.8.B.2 §5.1.13	To determine appropriate setbacks relative to parking	S.P. per §7.3.3
§5.1.9.A	To waive perimeter screening	S.P. per §7.3.3
§5.1.9.B §5.1.13	To waive interior landscaping	S.P. per §7.3.3
§5.1.10.A §5.1.13	To waive lighting	S.P. per §7.3.3
§5.1.11 §5.1.13	To waive bike parking facilities	S.P. per §7.3.3