

City of Newton Planning and Development

Petition #415-22

1221-1227 Centre Street

Special Permit/Site Plan Approval
to allow a for-profit education use

September 20, 2022



1221-1227 Centre Street

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- The site located in a Business 1 (BU1) zoning district is an appropriate location for the proposed for-profit school (§7.3.3.C.1)
- The proposed for-profit school will adversely affect the neighborhood (§7.3.3.C.2)
- The proposed for-profit school will create a nuisance or serious hazard to vehicles or pedestrians (§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)

Aerial Map



Zoning



ATTACHMENT B

Zoning

1221-1227 Centre St.

City of Newton,
Massachusetts

- Single Residence 2
- Multi-Residence 1
- Business 1
- Public Use



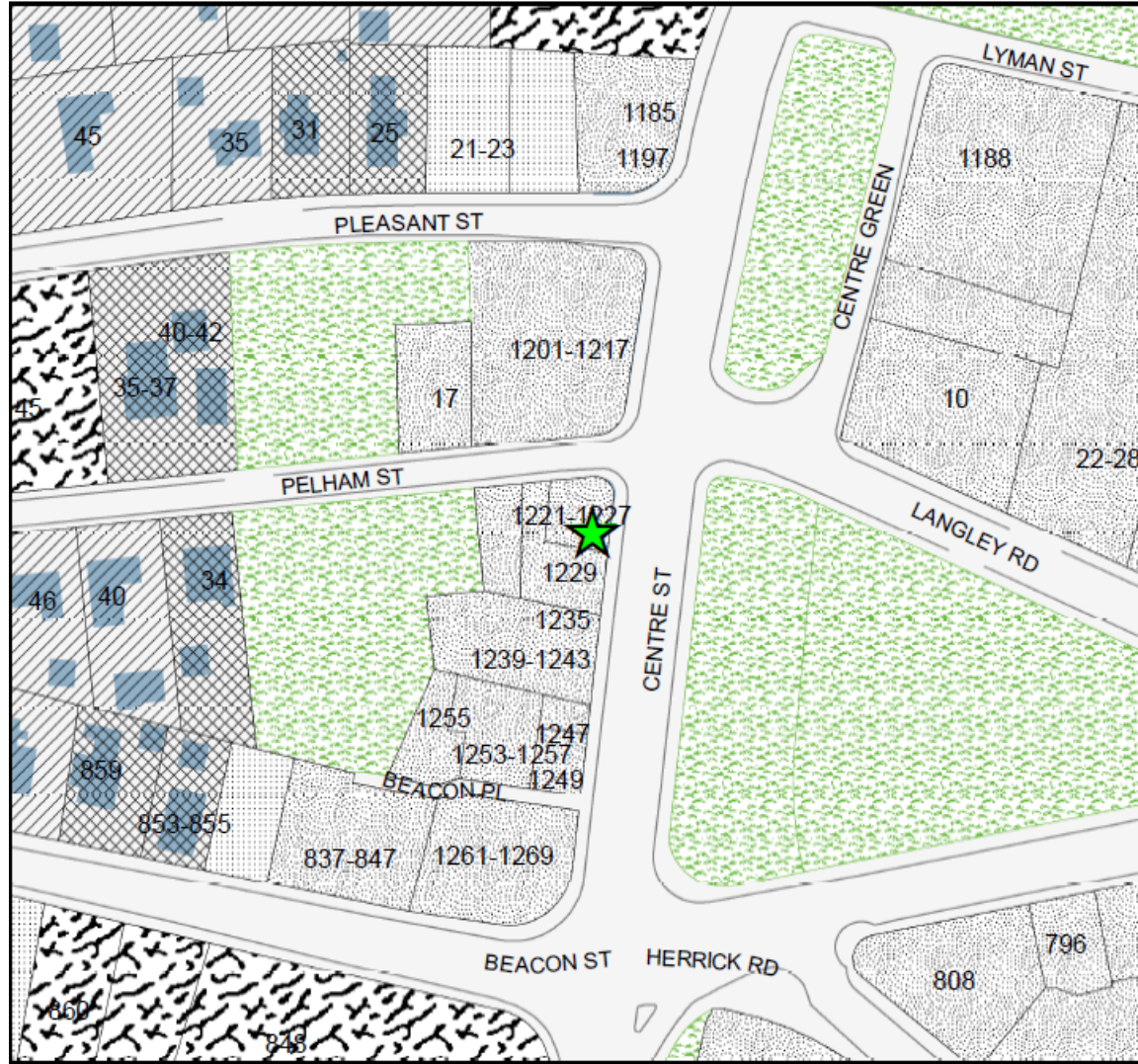
The information on this map is
Geographic Information System (GIS) data.
Newton cannot guarantee the accuracy of this
information. Each user of this map is responsible
for determining its suitability for his or her intended
purpose. City departments will not necessarily
approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield



Map Date: September 14, 2022

Land Use



ATTACHMENT A

Land Use

1221-1227 Centre St.

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Mixed Use
-  Open Space
-  Nonprofit Organizations



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Map Date: September 14, 2022

Plans- proposed operations

Hours: weekday 4pm-7pm; weekend 10am-6pm

Student age range: 5-18

Class size: 2-6 students

Class duration: 60-90 minutes

3 Concurrent Classes: max 18 students + 3 teachers + 1 admin (22 people total)

Space: 1697 sq feet

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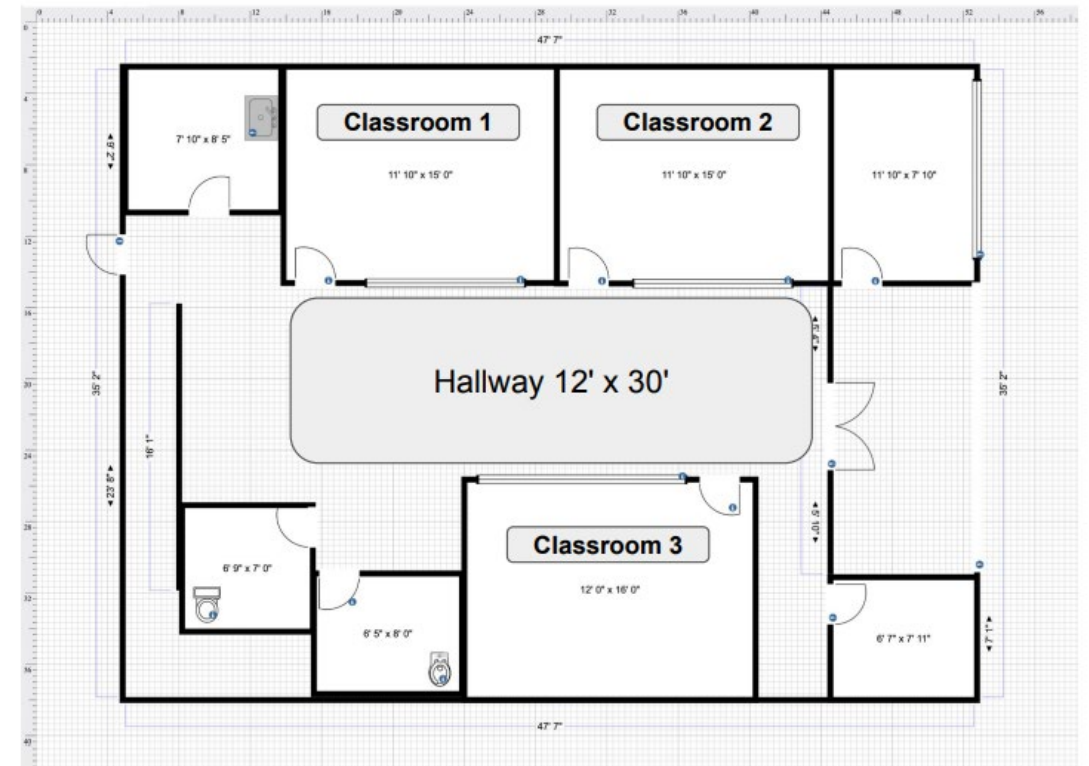
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Plans- drop-off and pick up

Student dropoff and pickup will occur in the building, at slightly staggered times (5-10 minutes) for the possible 3 concurrent classes.

The site plan has a wide hallway in the middle that can accommodate the students coming in and out of the 3 classrooms, and our admin and/or teacher will check in/out each student as they enter/exit the classroom.

Parents/guardians will be expected to use public transportation, or park at one of the many public parking lots or spaces in the area and drop off or pick up the students.



Plans



Findings

- + The specific site is an appropriate location for the proposed for-profit educational use as it is located in an active commercial area with a mix of retail, service, office and residential uses (§7.3.3.C.1)
- + The proposed for-profit educational use as developed and operated will not adversely affect the neighborhood as the site is located in a mixed-use area with active commercial uses and has adequate off-site parking to meet the projected parking demand for the proposed uses (§7.3.3.C.2)
- + There will be no nuisance or serious hazard to vehicles or pedestrians (§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)

Conditions

- Standard plan reference Condition
- The educational use staff is limited to four employees on the largest shift, and the petitioner shall discourage double-parking by its patrons.
- Any changes to signage shall be subject to review by the Urban Design Commission and approval of the Commissioner of Inspectional Services.
- Standard Building Permit Condition
- Standard Certificate of Occupancy Condition