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Barney Heath
Director

STAFF MEMORANDUM

Meeting Date: **Wednesday, October 19, 2022**
DATE: October 14, 2022
TO: Urban Design Commission
FROM: Shubee Sikka, Urban Designer
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Urban Design Commission (UDC) and the public with technical information and planning analysis which may be useful in the review and decision-making process of the UDC. The Department of Planning and Development's intention is to provide a balanced view of the issues with the information it has at the time of the application's review. Additional information may be presented at the meeting that the UDC can take into consideration when discussing Sign Permit, Fence Appeal applications or Design Reviews.

Dear UDC Members,

The following is a brief discussion of the sign permit applications that you should have received in your meeting packet and staff's recommendations for these items.

I. Roll Call

II. Regular Agenda

Sign Permits

1. 2101 Washington Street – Care One at Newton

PROJECT DESCRIPTION: The property located at 2101 Washington St is within a Single Residence-2 district and has a free-standing sign authorized by a special permit via Board Order # 63-08 (attachment A). The applicant is proposing to install the following sign:

1. One free-standing sign, internally illuminated, with approximately 32 square feet, perpendicular to Washington St.

TECHNICAL REVIEW: This property is subject to a special permit (Board Order #63-08), which permitted three free-standing signs proposed. The current proposal is to replace one sign that was damaged. The sign appears to be consistent with the special permit.

The applicant has indicated that they will utilize diffusing film behind the white background to tone the white down.

STAFF RECOMMENDATION: Based on the information submitted in the sign permit application and staff's technical review, staff recommends approval of the free-standing sign as proposed.

2. 823-833 Washington Street – Grandma's Kitchen

PROJECT DESCRIPTION: The property located at 823-833 Washington Street is within a Business 1 zoning district. The applicant is proposing to install the following sign:

1. One wall mounted split principal sign, non-illuminated, with approximately 38 sq. ft. of sign area on the southern building façade facing Washington Street.
2. One perpendicular split principal sign, non-illuminated, with approximately 5 sq. ft. of sign area on the southern building façade perpendicular to Washington Street.

TECHNICAL REVIEW:

- Both the proposed split principal signs appear to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 21.5 feet, the maximum size of the sign allowed is 64.5 sq. ft., which the applicant is also not exceeding. Per Zoning Ordinance §5.2.8, *"In particular instances, due to the nature of the use of the premises, the architecture of the building, or its location with reference to the street, the total allowable sign area may be divided between two wall signs which together constitute the principal wall sign."*
- As per §5.2.3 of the Zoning Ordinance, *"A perpendicular wall sign shall be attached at a right angle to the wall of a building; it shall have no more than 2 faces; and it shall not project in any linear dimension more than 6 feet, subject to the provisions of Revised Ordinances Chapter 26, Sections 26-1 to 26-6. When a projecting sign is closer than 12 feet to the corner of a building, its projection shall be no more than a distance equal to 1/2 the horizontal distance from the sign to that building corner."*
- Staff requested the applicant to provide the distance of the sign from the building corner which was less than 16 inches. The applicant has revised the location of the perpendicular sign and the revised sign is 18 inches away from the building corner (attachment C).

STAFF RECOMMENDATION: Based on the information submitted in the sign permit application and staff's technical review, staff recommends approval of both split principal signs as proposed.

3. 2-12 Windsor Road – Advisors Living Real Estate

PROJECT DESCRIPTION: The property located at 2-12 Windsor Road is within a Business 1 zoning district. The applicant is proposing to install the following sign:

1. One awning mounted principal sign, non-illuminated, with approximately 14 sq. ft. of sign area on the southern building façade facing Beacon Street.

TECHNICAL REVIEW:

- The proposed principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 15 feet, the maximum size of the sign allowed is 45 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of the principal sign as proposed.

4. 325 Boylston Street – 7-Eleven

PROJECT DESCRIPTION: The property located at 325 Boylston Street is within a Business 1 zoning district and has a free-standing sign authorized by a special permit via Board Order # 255-99 (attachment B). The applicant is proposing to reface the following signs:

1. *Reface* of one free-standing principal sign, internally illuminated, with approximately 9 sq. ft. of sign area perpendicular to Boylston Street.
2. *Reface* of one wall mounted secondary sign, internally illuminated, with approximately 9 sq. ft. of sign area on the eastern building façade facing the gas canopy.

TECHNICAL REVIEW:

- Reface of free-standing sign is consistent with the Board Order.
- Reface of the proposed secondary sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, two secondary signs are allowed, which the applicant is not exceeding, and on this façade of 44 feet, the maximum size of the sign allowed is 44 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of reface of both free-standing principal sign and the secondary sign as proposed.

5. 2345 Washington Street – North Atlantic Investment Partners

PROJECT DESCRIPTION: The property located at 2345 Washington Street is within a Business 1 zoning district. The applicant is proposing to install the following sign:

1. One free-standing principal sign, non-illuminated, with approximately 26 sq. ft. of sign area perpendicular to Washington Street.

TECHNICAL REVIEW:

- There is an existing free-standing sign at this property and the applicant is proposing to replace it with the proposed sign. Staff has not found a special permit or a building permit for the existing sign. The applicant will need to apply for a special permit for the proposed sign.
- The proposed free-standing principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one free-standing principal sign is allowed, which the applicant is not exceeding, the maximum size of the sign allowed is 35 sq. ft. and height of 16 feet, which the applicant is also not exceeding. Per Zoning ordinance §5.2.13 *“A. In particular instances, the City Council may grant a special permit to allow free-standing signs and exceptions to the limitations imposed by this Sec. 5.2 on the number, size, location and height of signs where it is determined that the nature of the use of the premises, the architecture of the building or its location with reference to the street is such that free-standing signs or exceptions should be permitted in the public interest.*
B. In granting such a permit, the City Council shall specify the size, type and location and shall impose such other terms and restrictions as it may deem to be in the public interest and in accordance with the 780 CMR. All free-standing signs shall not exceed 35 square feet in area, or 10 feet in any linear dimension, or 16 feet in height from the ground, except as further described in Sec. 5.2.7.”

STAFF RECOMMENDATION: Staff seeks recommendation from UDC regarding the proposed free-standing sign to the Land Use Committee of the City Council.

6. 1121 Washington Street – Fleet Homes

PROJECT DESCRIPTION: The property located at 1121 Washington Street is within Business 2 zoning district. The applicant is proposing to install the following sign:

1. One wall mounted principal sign, non-illuminated, with approximately 12 sq. ft. of sign area on the eastern façade facing the driveway.

TECHNICAL REVIEW:

- The proposed wall mounted principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 50 feet, the maximum size of the sign allowed is 100 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of the proposed principal sign.

7. 118 Needham Street – Heine Goodale Law

PROJECT DESCRIPTION: The property located at 118 Needham Street is within a Mixed Use 2 district. The applicant is proposing to install the following signs:

1. Reface of one free-standing principal sign, non-illuminated, with approximately 12 sq. ft. of sign area perpendicular to Needham Street. The applicant is also proposing to raise the free-standing sign up by 18 inches.
2. One perpendicular secondary sign, non-illuminated, with approximately 9 sq. ft. of sign area on the southern façade facing the parking lot.

TECHNICAL REVIEW:

- This property has an existing free-standing sign. Staff has not yet found a copy of the special permit allowing the free-standing sign. Since the applicant is proposing to raise the free-standing sign up by 18 inches, the applicant will either need to apply for a Consistency Ruling to the Commissioner of Inspectional Services or an amendment to the Land Use Committee of the City Council.
- The secondary sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, two secondary signs are allowed, which the applicant is not exceeding, and on this façade of 495 ft., the maximum size of the sign allowed is 50 sq. ft., which the applicant is also not exceeding. As per §5.2.3 of the Zoning Ordinance, *“A perpendicular wall sign shall be attached at a right angle to the wall of a building; it shall have no more than 2 faces; and it shall not project in any linear dimension more than 6 feet, subject to the provisions of Revised Ordinances Chapter 26, Sections 26-1 to 26-6. When a projecting sign is closer than 12 feet to the corner of a building, its projection shall be no more than a distance equal to 1/2 the horizontal distance from the sign to that building corner.”* The applicant has indicated that the distance from the building corner to the sign is 14 inches.

STAFF RECOMMENDATION: Staff recommends the applicant move the secondary sign away from the building corner, so it is more than ½ the horizontal distance of the sign projection to the building corner. Staff will provide a recommendation about the free-standing sign after locating the special permit.

Fence Appeal

1. 19 Crescent Avenue Fence Appeal

PROJECT DESCRIPTION: The property located at 19 Crescent Avenue is within a Single Residence 2 district. The applicant has added the following fence:

- a) Front Lot Line along Beacon Street – The applicant has added a fence and is proposing to change some of the existing fence, set at the front property line along Beacon Street with the following fence:
- 6 feet solid wood and 1 foot lattice for a total height of 7 feet, 85 feet in length (existing),
 - Solid, wood transition fence of varying height from 7 feet to 4 feet, 4 feet in length (proposed), and
 - 4 feet high solid wood fence, 25 feet in length (proposed).
- b) Front Lot Line along Lake Avenue – The applicant has added a fence and is proposing to change some of the fence, set at the front property line along Lake Avenue with a new fence:
- 6 feet solid wood, 51 feet in length (existing),
 - Solid, wood transition fence of varying height from 6 feet to 4 feet, 4 feet in length (proposed), and
 - 4 feet high solid wood fence, 25 feet in length (proposed).

TECHNICAL REVIEW:

The existing and some of the proposed fence along the front property line appears to be not consistent with the fence criteria outlined in §5-30(d)(1) of the Newton Code of Ordinances.

According to §5-30(d)(1), “Fences bordering a front lot line: No fence or portion of a fence bordering or parallel to a front lot line shall exceed four (4) feet in height unless such fence is set back from the front lot line one (1) foot for each foot or part thereof such fence exceeds four (4) feet in height, up to a maximum of six (6) feet in height, and further, that any section of a perimeter fences greater than four (4) ft. in height must be open if it is parallel to a front lot line.”

According to §5-30(f)(7), “Visibility on Corner Lots. No fence shall be erected or maintained on any corner lot as defined in Section 30-1 of the Revised Ordinances, as amended, in such a manner as to create a traffic hazard. No fence on a corner lot shall be erected or maintained more than four (4) feet above the established street grades within a triangular area determined by each of the property lines abutting each corner and an imaginary diagonal line drawn between two points each of which is located twenty-five (25) feet along the aforesaid property lines of said lot abutting each of the intersecting streets as illustrated in the diagram below. The owner of property on which a fence that violates the provisions of this section is located shall remove such fence within ten (10) days after receipt of notice from the Commissioner of Inspectional Services that the fence violates the provisions of this section and creates a traffic hazard in the judgment of the City Traffic Engineer.”

As specified under §5-30(c) and (h), the UDC may grant an exception to the provisions of the City's Fence Ordinance. The proposed fence, however, must be found to comply with the *"requirements of this ordinance, or if owing to conditions especially affecting a particular lot, but not affecting the area generally, compliance with the provisions of this ordinance would involve substantial hardship, financial or otherwise."* The UDC must also determine whether the *"desired relief may be granted without substantially nullifying or substantially derogating from the intent and purposes of this ordinance or the public good."*

Fence along Beacon Street: The applicant is seeking an exception to allow 7 feet tall fence with six feet solid and one foot lattice at the front property line for a length of 85 feet and for a transition fence of varying height from 7 to 4 feet at the front property line for a length of 4 feet, where the ordinance would permit such a fence to be 4 feet tall. The 4 feet high solid wood fence, 25 feet in length appears to be consistent with the fence criteria outlined in §5-30(f)(7) of the Newton Code of Ordinances.

Fence along Lake Avenue: The applicant is also seeking an exception to allow 6 feet tall solid fence at the front property line for a length of 51 feet and for a transition fence of varying height from 7 to 4 feet at the front property line for a length of 4 feet, where the ordinance would permit such a fence to be 4 feet tall. The 4 feet high solid wood fence, 25 feet in length appears to be consistent with the fence criteria outlined in §5-30(f)(7) of the Newton Code of Ordinances.

The applicant's stated reasons for seeking this exception are *"The existing fence had been significantly damaged by City snowplows and also has been gradually deteriorating. Our intent was to replace in kind, as the character of the fence is well suited to the neighborhood and the property. This taller fence helps to provide our back yard with some privacy and visual relief from Beacon Street and Pleasant Street behind our back lot line. (Our property is bordered by three roadways, Beacon, Pleasant and Crescent)."*

STAFF RECOMMENDATION: Based on the information submitted in the fence appeal application and staff's technical review, staff seeks recommendation from the Commission.

2. 274-276 Adams Street Fence Appeal

PROJECT DESCRIPTION: The property located at 274-276 Adams Street is within a multi-Residence 1 district. The applicant is proposing to add the following fence:

- a) Front Lot Line along Adams Street – The applicant is proposing to add a fence, set at the front property line with a new fence, 5 feet solid vinyl and 1 foot lattice, 87 feet in length and at both corners, the height is 2 feet solid vinyl and 1 foot lattice, total 12 feet in length.

- b) Side Lot Line, parallel to Adams Street – The applicant is proposing to add a fence, set at the side property line with a new fence, 7 feet solid vinyl and 1 foot lattice for a total height of 8 feet, approximately 82 feet in length.
- c) Side Lot Line, parallel to Potter Street – The applicant is proposing to add a fence, set at the side property line with a new fence, a 2 feet solid vinyl and 1 foot lattice, 12 feet in length at the front corner and 5 feet solid vinyl and 1 foot lattice, 87 feet in length.

TECHNICAL REVIEW:

Part of the proposed fence along the front property line appears to be not consistent with the fence criteria outlined in §5-30(d)(1) of the Newton Code of Ordinances.

Part of the proposed fence along the side property line appears to be not consistent with the fence criteria outlined in §5-30(d)(2) of the Newton Code of Ordinances.

According to §5-30(d)(1), “Fences bordering a front lot line: No fence or portion of a fence bordering or parallel to a front lot line shall exceed four (4) feet in height unless such fence is set back from the front lot line one (1) foot for each foot or part thereof such fence exceeds four (4) feet in height, up to a maximum of six (6) feet in height, and further, that any section of a perimeter fences greater than four (4) ft. in height must be open if it is parallel to a front lot line.”

According to §5-30(d)(2), “Fences bordering side lot lines: No fence or portion of a fence bordering or parallel to a side lot line shall exceed six (6) feet in height except as provided in subsection (6) below, and further, that any portion of a fence bordering a side lot line which is within two (2) feet of a front lot line shall be graded to match the height of any fence bordering the front lot line.”

As specified under §5-30(c) and (h), the UDC may grant an exception to the provisions of the City’s Fence Ordinance. The proposed fence, however, must be found to comply with the *“requirements of this ordinance, or if owing to conditions especially affecting a particular lot, but not affecting the area generally, compliance with the provisions of this ordinance would involve substantial hardship, financial or otherwise.”* The UDC must also determine whether the *“desired relief may be granted without substantially nullifying or substantially derogating from the intent and purposes of this ordinance or the public good.”*

Fence on Front Lot Line along Adams Street: The applicant is seeking an exception to allow 6 feet tall vinyl fence with 5 feet solid and 1 foot lattice at the front property line for a length of 87 feet, where the ordinance would permit such a fence to be 4 feet tall. The 3 feet high fence, 12 feet in length appears to be consistent with the fence criteria outlined in §5-30(d)(1) of the Newton Code of Ordinances.

Fence on Side Lot Line, parallel to Adams Street: The applicant is also seeking an exception to allow 8 feet tall vinyl fence with 7 feet solid and 1 foot lattice at the side property line for a length of 82 feet, where the ordinance would permit such a fence to be 6 feet tall.

Fence on Side Lot Line, parallel to Potter Street: The 6 feet tall vinyl fence with 5 feet solid and 1 foot lattice at the side property line for a length of 87 feet and the 3 feet high fence, 12 feet in length appears to be consistent with the fence criteria outlined in §5-30(d)(2) of the Newton Code of Ordinances.

The applicant's stated reasons for seeking these exceptions are *"The current wood fence that is in poor condition is 8' but your ordinance does not allow me to replace more than 50% of the fence. I want to replace the entire 8' fence not 50%".*

STAFF RECOMMENDATION: Based on the information submitted in the fence appeal application and staff's technical review, staff seeks recommendation from the Commission.

Design Review

1. 528 Boylston Street

Toll 528 Boylston LLC proposes to develop a residential apartment building at 528 Boylston Street. The 5.82-acre site is comprised of 7 parcels: 528 Boylston Street, 516 Boylston Street, 502-504 Boylston Street, 0 Boylston Street, O Hagen Road, 32-34 Hurley Place, and 24-26 Hurley Place. The parcels are in the SR-1 and SR-2 zoning districts. The developer is seeking a Comprehensive Permit pursuant to Mass. Gen. Laws Chapter 40B and filed a Site Approval application with Mass Housing on September 1st.

The proposed design would contain 244 residential units and structured parking for 383 cars in a fully enclosed, partially below grade garage. There would be an additional 14 outdoor surface parking stalls, for a total of 397 stalls. 61 units would be designated as affordable to households with income at or below 80% AMI.

The following zoning table lists the zoning requirements for the SR1 and SR2 districts along with the proposed dimensions. Note that all listed requirements are for single-family detached dwellings. Multifamily housing is not allowed in the SR1 and SR2 districts. The required parking refers to the standard for multi-family housing in any district.

	Required	Proposed
Minimum Lot Area	25,000 SF (SR1)/15,000 SF (SR2)	253,422 SF
Maximum Lot Coverage	15% (SR1)/20% (SR2)	30%
Lot Frontage	140 feet (SR1)/100 feet (SR2)	734.9 feet
Minimum Front Setback	40 feet (SR1)/30 feet (SR2)	+/- 20 feet

Minimum Side Setback	20 feet (SR1)/15 feet (SR2)	+/- 32 feet
Minimum Rear Setback	25 feet (SR1)/15 feet (SR2)	+/- 24 feet
Height	Sloped Roof – 36 feet Flat Roof - 30 feet	70 feet (flat)
Stories	2.5	6
Floor Area Ratio	.26 (SR1)/.33 (SR2)	1.84
Lot Area Per Unit	25,000 SF (SR1)/15,000 SF (SR2)	1,039 SF
Open Space	70% (SR-1)/65% (SR-2)	59.5%
Parking Stalls	488 stalls by right (2 stalls per unit) 305 stalls by SP (1.25 stalls per unit)	397 stalls

At the request of the Planning Department, the petitioner has been asked to present the revised project proposal to the UDC for consideration. The Planning Department encourages the UDC to review the project with regards to, but not limited to, the following: the proposed site plan; the building’s design; bulk and massing; and relationship to context and the street.

2. 160 Charlemont Street / 56 Christina Street

The project entails a mixed-use development on 6.99 acres at 160 Charlemont Street/56 Christina Street. A comprehensive permit application has been filed for the project, which contemplates 410 residential units (27 Studio, 134 1 BR, 208 2 BR, and 41 3 BR) plus 10,689 sf of commercial space. There will be 471 structured garage parking spaces and 15 surface stalls. 103 of the units will be affordable at up to 80% of AMI.

At the request of the Planning Department, the petitioner has been asked to present the revised project proposal to the UDC for consideration. The Planning Department encourages the UDC to review the project with regards to, but not limited to, the following: the proposed site plan; the building’s design; bulk and massing; and relationship to context and the street.

III. Old/New Business

1. Approval of Minutes

Staff will provide meeting minutes before the meeting.

Attachments

- Attachment A: 2101 Washington Street – Recorded Board Order #63-08

- Attachment B: 325 Boylston Street – Recorded Board order #255-99
- Attachment C: 823-833 Washington Street - Grandma's Kitchen Revised Sign
- Attachment D & E: Public Comment – 274-276 Adams Street

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 2/25/2016 10:20:56 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
143425	DECISION		51628/422	08/28/2008	
Property-Street Address and/or Description					
2101 WASHINGTON ST					
Grantors					
NEWTON CITY, 2101 WASHINGTON STREET LLC					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



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Bk: 51628 Pg: 422 Doc: DECIS
Page: 1 of 12 08/28/2008 03:37 PM

#63-08

CITY OF NEWTON

IN BOARD OF ALDERMEN

July 14, 2008


08 JUL 16 PM 12:55
CITY CLERK
NEWTON, MA. 02159

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action 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, hereby grants approval of the following SPECIAL PERMIT/SITE PLAN and amendment to previously approved special permits/site plans for an extension of a nonconforming structure and associated site improvements including parking waivers, landscaping, lighting, signage and reduction in the number of residents' beds in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefore, through its Chairman Alderman George E. Mansfield. The Board finds that the public convenience and welfare will be served through granting of these approvals because:

1. Exceptions to side and front setbacks to accommodate parking spaces and light poles will not adversely affect the site circulation or the abutting properties.
2. Reduction in the number of residents' beds from 202 (190 as approved by prior special permits) to 180 will result in better health care conditions for patients and will not create adverse impacts on the immediate neighborhood.
3. Reduced-sized parking stalls, including handicap stalls; reduced maneuvering aisle width; reduced perimeter and interior landscaping; and lighting levels below one foot-candle will not impair proper site circulation or pedestrian safety and are justified by site constraints.
4. The proposed expansion of the parking facility and site circulation changes, including paving and the addition of an entrance and exit on Beacon Street Extension, will improve overall site circulation, traffic safety or emergency access and any adverse impacts are mitigated through implementation of a Parking Management Plan.
5. Proposed grade changes are minimized and will not have an adverse affect on abutting properties.
6. Proposed freestanding signs on Washington Street and Beacon Street Extension are clear, attractive and well placed for easy identification and will facilitate good site circulation.
7. Available open space and lot coverage percentages are reasonable, given the high demand for parking during shift changes, which is a condition unique to health care facilities.
8. Reasonable efforts will be made to improve the appearance of the site by placing overhead wires underground from the existing pole on the site to the building, if feasible.

A True Copy
Attest



City Clerk of Newton, Mass.

Title Reference: see deed recorded at Middlesex South Registry,
Book 41405, Page 503.

Handwritten initials: A 11

JASW Besenbers
246 Walnut St
Newton MA 02458

- 9. Compliance with the City's Light Trespass, Light Pollution, Tree Preservation, and Noise Ordinances will provide benefits to the community and the immediate abutters.
- 10. The approvals of this special permit and site plan are consistent with the goals of the *Newton Comprehensive Plan*, which strives to balance community values while planning for future land uses.

PETITION NUMBERS: #63-08

PETITIONER: 2120 Washington Street, LLC

LOCATION: 2101 Washington Street, Ward 4, Section 42, Block 9, Lot 17, containing 126,432 square feet

OWNER: 2101 Washington Street, LLC


ADDRESS OF OWNER: 173 Bridge Plaza North, Fort Lee, NJ 07024

TO BE USED FOR: Health care facility for 180 resident beds with renovated parking areas, signage and waivers for parking, landscaping and lighting requirements.

CONSTRUCTION: Masonry and concrete

EXPLANATORY NOTE: §30-19(m) allows the Board of Aldermen to approve exceptions to the parking requirements including: §30-19(h)(1) for placement of 23 spaces partially or fully within the front setback from Washington Street, but not closer than 5 feet from the street; §30-19(h)(1) for placement of 12 spaces partially or fully within the front setback from Beacon Street Extension, but not closer than 5 feet to the street; §30-19(h)(1) for nine spaces partially or fully within the side setback from the westerly property line; §30-19(h)(1) for light poles within the front, side, and rear parking setback areas to the extent necessary and as shown on plan; §30-19(h)(2)a) to reduce parking stalls #63-#72 and #75-#98 to 8.5 feet x 19 feet including a two-foot bumper overhang where shown on plan; §30-19(h)(2)b) to reduce handicap parking stall width of either stall #9 or #10 to allow overlapping middle area resulting in one eight-foot wide stall; §30-19(h)(2)b) to reduce handicap parking stall width of either stall #73 or #74 to allow overlapping middle area resulting in one stall having eight feet in width. §30-19(h)(2)b) to reduce required maneuvering aisle width to

A True Copy
Attest



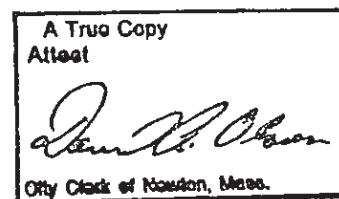
City Clerk of Newton, Mass.

23 feet at side lot accessed from Beacon Street Extension and 22 feet at rear lot. §30-19(h)(2)b) and §30-19(l)(3)a) to reduce required maneuvering aisle to 12 feet at southwest side lot in conjunction with loading bay, provided unimpeded vehicular circulation is ensured. §30-19(i)(1), pertaining to perimeter landscaping along southwest lot line with abutting residences. §30-19(i)(2) pertaining to interior landscaping within rear lot, to the extent necessary. §30-19(j)(1)a) to allow lighting levels less than one foot-candle at various locations within parking areas and driveways as shown on photometric plan; §30-19(j)(1)b) to allow lighting spillover at certain parking entry drives as shown on photometric plan. §30-5(b)(4) for approval of grade changes exceeding three feet and related retaining walls. §30-20(l) and §30-23 to approve two new institutional freestanding signs; §30-20(e)(3) and 30-20(l) for approval of an additional freestanding sign on Beacon Street Extension. §30-23 for approval to replace/amend prior site, landscaping, and parking plans consistent with proposed new plans, including open space. §30-24(d) for approval of amended special permit.

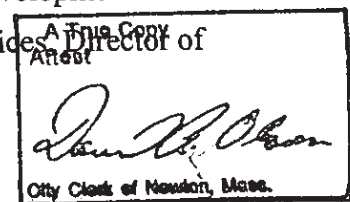
ZONING: Single Residence 2

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 plans entitled:
 - "Site Plan of Land in Newton, MA, 2101 Washington Street, Locus Plan and General Notes;" all prepared by Everett M. Brooks, CO, Surveyors and Engineers, 49 Lexington Street, West Newton, MA 02465; stamped and signed by Michael S. Kosmo, Professional Engineer and Bruce Bradford, Professional Land Surveyor; all dated July 9, 2008
 - Sheet 1 of 14, Locus Plan and General Notes
 - Sheet 2 of 14, Area Wide Plan
 - Sheet 3 of 14, Existing Conditions Plan
 - Sheet 4 of 14, Layout and Grading Plan
 - Sheet 5 of 14, 3 Foot Grade Plan
 - Sheet 6 of 14, Fire Access Plan
 - Sheet 7 of 14, Drainage and Utility Plan
 - Sheet 8 of 14, Details
 - Sheet 9 of 14, Details
 - Sheet 10 of 14, Photometry Plan
 - Sheet 11 of 14, Site Profiles

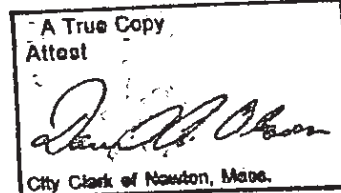


- Sheet 12 of 14, Site Profiles
 - Sheet 13 of 14, Interior Landscape Plan
- “Tree Removal/Replacement Plan,” Sheet 14 of 14, prepared by Judge Design Associates; stamped and signed by John T. Judge, Landscape Architect; dated June 20, 2007 and revised June 9, 2008
 - “Remodel for Newton Health Care Center, Care One,” 2101 Washington Street, Newton, MA; prepared by Borglund Tyson, LLC, Architecture Planning, 1106 West Indiantown Road, Jupiter, Florida; A-1, Exterior Elevations, stamped and signed by Roland E. Borglund, Registered Architect; all dated June 18, 2007
2. The property shall comply with the City’s Noise Ordinance and amendments thereto and the petitioner shall use reasonable efforts to discourage late night activities in the rear parking lot, especially on the weekends.
 3. Deliveries to the site shall be restricted to the west side loading dock and front entry and, along with trash removal, shall be permitted only on weekdays between the hours of 7:00 a.m. and 6:00 p.m., except for emergency provision of food and medical supplies.
 4. All snow shall be removed from the front circular driveway to maintain 14-foot clearance at all times to assure emergency vehicle access.
 5. The landscaping approved by this board order shall be maintained in good condition and any plant material that becomes diseased or dies shall be replaced with similar material.
 6. Employees will not be allowed to smoke in the rear parking lot and the petitioner shall make reasonable efforts to enforce this restriction.
 7. The lane-separating island at the Washington Street exit shall be of a textured material to distinguish it from surrounding paving, while remaining compliant with handicap accessibility standards and installed to the approval of the Newton Fire Department.
 8. Except as amended by this Board Order, or as amended by previous board orders, all conditions of Board Orders #185-69, #53-76, #53-76(2), and #378-80 shall remain in effect.
 9. No building permit(s) shall be issued pursuant to this special permit/site plan approval until the petitioner has:
 - a. recorded a certified copy of this board order for a special permit/site plan approval with the Registry of Deeds for the Southern District of Middlesex County.
 - b. recorded an Operations and Maintenance Plan for Stormwater Management Facilities with the Registry of Deeds for the Southern District of Middlesex County and provided a copy of the recording instrument with the City Engineering Division of the Department of Public Works.
 - c. filed a certified copy of such recorded notices with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.
 - d. filed with the City Clerk, Commissioner of Inspectional Services



Planning and Development, a statement certifying approval of final site grading and drainage plans.

- e. obtained approval from the City's Tree Warden for tree removal, replacements, and protection plans. Such approvals must properly identify the plan reviewed by referencing the date prepared, landscape architect and other identifying information and be attached to a copy of the plan reviewed.
 - f. obtained approval from the Director of Planning and Development of a complete sign and graphics package including site identification signs and all directional signs and lighting fixtures.
 - g. submitted a Final Construction Management Plan (CMP) to the Director of Planning and Development, the City Engineer, and the Commissioner of Inspectional Services for review and approval. The CMP shall be consistent with the preliminary construction management plan attached hereto, and shall include, but not be limited to identification of the material storage areas, contractor/subcontractor parking areas, method(s) for securing materials and site, truck delivery routes, staging areas, construction access, and truck cleaning area(s). The plan also shall describe the hours of construction, which should be developed to minimize overlap with peak hour traffic flows on any adjacent arterial streets and the use of the Newton Health Care Facility.
10. No occupancy permit for the use covered by approval this special permit and site plan shall be issued until the petitioner has:
- a. obtained approval from the Director of Planning and Development of a complete sign and graphics plans installed signs as approved. Signs shall include but not be limited to: 1) a "No Parking" sign in the driveway near the porte-cochere as requested by the City's Fire Department in a letter of March 10, 2008; 2) a sign at the entrance to the rear lot stating, "Employee parking only. No entry permitted between 8:00 p.m. and 6:30 a.m."; 3) a sign in the rear lot requiring removal of parked cars before midnight; 4) signing adjacent to the 11 parking spaces backing onto Beacon Street Extension that indicates they are reserved for employees.
 - b. obtained approval from the Director of Planning and Development, of a Parking Management Plan (PMP) that shall serve to maximize use of on-site parking and minimize negative parking-related impacts on the adjacent neighborhood consistent with the Preliminary Parking Management Plan, attached hereto. At a minimum, the PMP shall include but not be limited to 1) a statement of purpose; 2) a designated parking administrator; 3) a means of monitoring the rear parking lot for compliance with the parking restriction limiting the use of such lot to employees and restricting entrance into such lot between the hours of 8:00 p.m. to 6:30 a.m.; 4) means of enforcement; 5) type of pass, decal or hang tag for easy identification of employee vehicles and/or an inventory of employee license plates; 6) basis for assigning and distributing parking passes/decal/hang tags, if used; 7) means of communicating parking rules to employees; and 8) any other management techniques that will contribute to the success of the plan while supporting the needs of the facility.



- c. Obtained approval of the Director of Planning and Development of a revised lighting plan that indicates reduced levels of light in the rear lot after 12 pm.
 - d. filed with the City Clerk, the Department of Inspectional Services and the Department of Planning and Development, a statement by a registered architect or registered engineer, certifying compliance with Condition #1.
 - e. filed with the City Clerk, the Department of Inspectional Services and the Department of Planning and Development, a statement by the City Engineer certifying that the finished grades and final construction details of the driveways, parking area, and drainage systems have been constructed to standards of the City of Newton Engineering Department.
 - f. submitted to the City Engineer and Director of Planning and Development, final as-built, record site engineering, utilities, and drainage plans, sealed by a licensed surveyor.
 - g. filed with the City Clerk and the Department of Inspectional Services a statement by the Director of Planning and Development approving final location, number and type of plant materials, final landscape features, fencing and parking areas.
11. Notwithstanding the provisions of Condition #10 g. above, the Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy prior to complete installation of final landscaping provided that the petitioner shall first have filed with the Director of Planning and Development a bond, letter of credit, cash or other security in the form satisfactory to the Director of Planning and Development in an amount not less than 135% of the value of the aforementioned remaining landscaping to secure its installation.

Under Suspension of Rules

Readings Waived and Approved

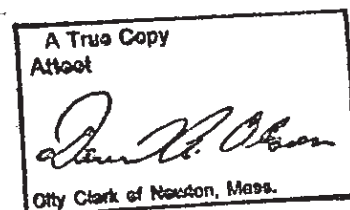
22 yeas 0 nays 2 absent (Aldermen Danberg and Parker)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen 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 July 16, 2008. 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:

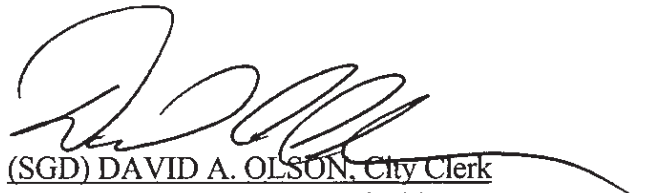


(SGD) DAVID A. OLSON, City Clerk
Clerk of the Board of Aldermen




I, David A. Olson, as the Clerk of the Board of Aldermen 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 Board of Aldermen in the Office of the City Clerk on 7/16 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST:



(SGD) DAVID A. OLSON, City Clerk
Clerk of the Board of Aldermen

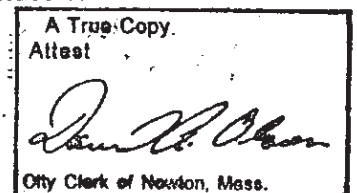
A True Copy
Attest

City Clerk of Newton, Mass.

#63-08

**PRELIMINARY
CONSTRUCTION MANAGEMENT PLAN
For NEWTON HEALTH CARE CENTER
2101 Washington Street**

Prior to issuance of a building permit, the petitioner shall have received written approval of the Construction Management Plan ("CMP") from the Director of Planning and Development, City Engineer, Chief of Police Department, Chief of Fire, City Traffic Engineer, and Commissioner of Inspectional Services. The CMP shall at a minimum contain the following provisions:

- a) The CMP shall designate a Project Manager with responsibility for all matters pertaining to the implementation of the construction management plan. The Project Manager will be identified to the Police Department, the Commissioner of Inspectional Services, the Aldermen, and the abutters as the contact person for the project. The Project Manager will provide the foregoing with telephone numbers for 24-hour, seven days a week communication. Prior to construction, the contractor will troubleshoot all aspects of the project to ensure an efficient jobsite mobilization, while keeping the construction zone safe at all times.
- b) To be able to maintain employee and visitor parking during construction, construction fencing shall be installed along the perimeter of those areas of the site under construction. The construction portions of the site shall be gated. The exact location of this fence will be adjusted occasionally during the course of the project to accommodate the phasing of the ongoing construction activities. However, at all times throughout the project, this fence shall be maintained in a secure condition so as to assure the public safety and to segregate the construction operations from the activities of the operating facility and the neighborhood. Safe building egress will be maintained during the construction period.
- c) Construction hours and deliveries of materials are limited to Monday through Friday 7AM – 6 PM and Saturdays 8AM – 1PM. There will be no onsite construction on Sundays except in cases of emergency. Work at alternate times may occur only with advance approval of the Commissioner of Inspectional Services. Interior construction is permitted at any time so long as the noise levels comply with the City's Noise Ordinance.
- d) All drainage will be contained on site during construction. Erosion and sedimentation controls will be utilized to minimize construction disturbances to the site in accordance with standard City of Newton Regulations and construction details.
- e) To reduce emissions of fugitive dust and to minimize impacts on the local environment, a number of strictly enforced mitigation measures will be adhered to. These include:



- i. Periodic (as required) application of wetting agents on areas of soil with prolonged exposure.
- ii. Using covered trucks for transportation of excavated material.
- iii. Locating aggregate storage piles away from pedestrian activity where possible, but in any event within fenced construction areas.
- iv. Minimizing storage of debris on-site by using on-site dumpsters and periodically emptying them.
- v. Monitoring actual construction practices to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized.
- vi. Periodic street and sidewalk cleaning, as needed, to minimize dust accumulations, no less frequently than once per week.
- vii. Controlling construction vehicles operating speeds on-site to minimize generation of dust.
- viii. Using tarps to cover piles of bulk building materials and soil.

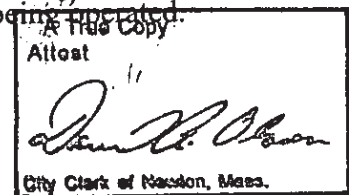
f) Noise control will follow and be in accordance with the Noise Controls set forth in the City of Newton's Ordinances. Staging activities will be conducted in a manner that will minimize off-site impacts of noise. Noise-producing staging activities will be conducted as far as practical from noise sensitive locations. Additional methods can also mitigate noise at the construction site, including:

- i. Use of appropriate and available mufflers on equipment.
- ii. Selecting the quietest of alternate items of equipment, e.g., electric instead of diesel powered equipment, hydraulic tools instead of pneumatic impact tools where possible on the site and where available.
- iii. Scheduling equipment operations to keep aggregate noise levels low, to synchronize noisiest operations with times of highest ambient levels, and to maintain relatively uniform noise levels.
- iv. Turning off idling equipment.
- v. Locating noisy equipment as far as possible from sensitive areas, to the extent possible on the site.
- vi. Tarps and coverings (including the end flaps) for materials, equipment and loose materials will be secured so as not to create noise.

g) Protection of existing landscaping and trees that are intended to be preserved, shall be in accordance with the details attached to the CMP.

h) Though no ledge blasting is anticipated during this project, any blasting shall be conducted in accordance with the applicable state and federal laws and regulations and the additional standards established by the Board of Aldermen in the special permit.


i) All construction vehicles and equipment, e.g., dump truck, excavators, and loaders, will be required to park on the site. There will be no parking of construction vehicles and equipment on the adjoining public streets, except for those then actively engaged in construction activities, e.g., when a piece of construction is being operated.



Employees, contractors and subcontractors shall not park on adjoining side streets where there are residences, and on such other streets as may be determined at the pre-building permit meeting of the Contractor, Commissioner of Inspectional Services, Traffic Engineer, Police, and Planning Department. However, parking on the street by such vehicles shall be permitted on the easterly side of Beacon Street Extension to the north of the residences and shall be shown on a vicinity map.

j) The timing of workers arriving and leaving, and of deliveries to the site shall be so as to minimize interaction with employee shift changes.

6/18/08

A True Copy
Attest

City Clerk of Newton, Mass.

**PRELIMINARY
PARKING MANAGEMENT PLAN
for NEWTON HEALTH CARE CENTER
2101 Washington Street**

Prior to issuance of a occupancy permit for the use covered by approval of Board Order #63-08, the petitioner shall have received written approval of a Parking Management Plan ("PMP") from the Director of Planning and Development. The PMP shall at a minimum contain the following provisions:

PURPOSE: To maximize use of available on-site parking spaces and minimize negative impacts of parking on neighboring properties.

1. The petitioner shall designate an individual as the Parking Coordinator who shall administer the Parking Plan and restrictions in the special permit. The petitioner shall provide to the Commissioner of Inspectional Services, and Director of Planning and Development the identity of the person and his or her contact phone number to whom complaints can be communicated as to potential violations of the parking and other restrictions in the special permit.
2. The Parking Coordinator shall:
 - develop on-site parking policies and procedures for employees
 - distribute parking stickers or hanging tags and keep a log of employees and tags or stickers/vehicles
 - regularly monitor proper use of parking areas
 - encourage use of alternative means of transportation, including:
 - transit service information
 - ride matching for employees
 - provide lockable bicycle racks
 - offer incentives to utilize other means of transportation, such as:
 - free monthly MBTA passes
 - sponsoring other "MBTA to Work" or Bike to Work" days with rewards
 - distribute information about employee policies and procedures as well as alternative transportation options to individual staff members no less than twice a year, by email or paycheck enclosure, and by posting at staff mailboxes
 - provide the City with evidence of parking management monitoring and records upon request
 - use best efforts to keep noise down in the rear lot at night, especially on weekends and in all cases, shall ensure compliance with the City's Noise Ordinance.
3. The parking areas to the rear and east side (adjoining Beacon St. Extension) shall be designated for use by employees only. Parking in the rear parking area will be limited to 6:30 AM to 12 Midnight, seven days a week. No entry will be permitted to rear parking area between 8 PM and 6:30 AM, which will be clearly indicated by signage. To minimize late night usage of the rear lot on weekends, the parking coordinator shall

A TRUE COPY
Attest

John W. Olson

City Clerk of Newton, Mass.

encourage employees to relocate their cars to the front lot whenever possible, consistent with weekend demands for parking.

4. The petitioner shall install a surveillance system for safety, security and general enforcement of the parking restrictions for the rear lot between 8 pm and 6:30 am. Recorded observations shall be reviewed daily and stored for 30 days and shall be made available to the Director of Planning and Development upon request. In the event that the Director determines that parking restrictions are not being adhered to and/or there is parking overspill onto adjacent residential streets or other adverse parking-related impacts on neighbors, the Director may require the petitioner to take more aggressive measures to manage parking, including but not limited to, requiring installation of a gated entry/exit and/or key card system for the rear lot. Should installation of a gate require removal of a parking space, the Director of Planning and Development may approve of a substitute parking space elsewhere on the subject property, but not opposite any abutters on adjacent residential streets, and preferably located in one of the landscaped "peninsulas" located in the front parking lot. Installation of a replacement parking space in accordance with this provision shall not require amendment of the approved site plan.

"Employees" of the petitioner for the rear and east side parking lots includes those employed by applicant and its related business entities, and also independent contractors, consultants, and professionals including but not limited to therapists, physicians, social workers, auditors.

a. Employees shall park on-site and not on Beacon Street Extension or Belmore Park.

b. On occasion, the facility will host events and conferences related to the facility, to which non-employees are invited. For these functions, the petitioner will continue to manage parking to avoid impact upon abutters, by using off-site parking at the Newton-Wellesley Hospital garage with shuttle and/or valet service, and relocating employee parking off-site to designated off-street lots. On a quarterly basis or as needed, the Parking Coordinator will inform the City Transportation Planner and Police Department of such anticipated events, and the presence of non-employee parking in the rear or side parking lots will not be a violation of these provisions.

4. The petitioner shall remove snow from driveway immediately in front of building, fire lanes, and porte-cochere so there are no embankments of snow in that area of driveway and to assure emergency access at all times.

Eugene C. Brune

Attest Middlesex S. Register

A True Copy
Attest
John H. Olson
City Clerk of Newton, Mass.

T-4

#255-99

CITY CLERK
NEWTON, MA. 02159

1999 OCT 22 PM 1:22

CITY OF NEWTON
IN BOARD OF ALDERMEN

October 18, 1999

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action 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, the following SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE for the self-service and canopy and EXTENSION OF A NON-CONFORMING STRUCTURE for the building setback from John Street and for the free-standing sign is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Susan M. Basham:

1. The Board finds that the proposed changes are not substantially more detrimental to the neighborhood than the existing gasoline station use and structure.
2. The Board finds that the proposed changes maintain a viable gasoline station.
3. The Board finds that a convenience store is allowed by-right and would be an asset to the neighborhood.
4. The Board finds that the proposed canopy enhances the self-service use of the site.
5. The Board finds that the proposed free-standing sign is reduced in size from the existing free-standing sign.
6. The Board finds that the petitioner will provide additional landscaping, including trees that will enhance the site and stabilize the rear slope.

54271124

MSD 11/15/99 02:21:31 987 13.00

PETITION NUMBER: #255-99

PETITIONER: Sun Company, Inc.

LOCATION: 325 Boylston Street, Section 65, Block 8, Lot 71, containing approximately 15,300 sq. ft. of land

OWNER: Sun Company, Inc.

A True Copy
Attest
Richard H. English
City Clerk of Newton, Mass.

ADDRESS OF OWNER: 1801 Market Street
Philadelphia, PA 19101

TO BE USED FOR: Self-service use of an existing gasoline station with conversion of service bays to convenience sales; the installation of a canopy over the gasoline pumps; the installation of a free-standing sign to replace two existing signs.

CONSTRUCTION: Metal and plexiglass

EXPLANATORY NOTE: Section 30-21(b) allows the Board of Aldermen to grant a special permit for an extension of a non-conforming use.

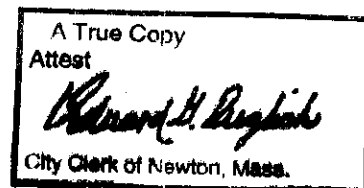
Section 30-20(1) allows the Board of Aldermen to grant a special permit for exceptions to the sign ordinance.

Section 30-5©(2) allows the Board of Aldermen to grant a special permit for a self-service gas station.

Land referred to is partially in a Business 1 District and partially in a Multi-Residence 4 District.

Approved, subject to the following conditions:

1. That all buildings, parking areas, driveways, walkways, landscaping and other site features shall be located and constructed consistent with plans entitled, "Plot Plan Proposed Improvements", by Bohler Engineering, P.C., dated 10/1/99, "Landscape Plan" Canopy, Elevations, & Misc. Signage by Bohler Engineering, P.C. dated 6/10/99, submitted by the petitioner and filed herewith.
2. That the landscaping approved by this board order shall be maintained in good condition and that any plant material that becomes diseased or dies shall be replaced with similar material.
3. That there shall be no auto sales on the site.
4. That there shall be a sign on the gasoline pumps to inform customers that full service is available.
5. That the Sunoco sign on the west side of the proposed canopy shall not be installed.
6. That the petitioner shall use best efforts to recycle all materials used and purchased on the site and that the petitioner shall provide receptacles for recycling.




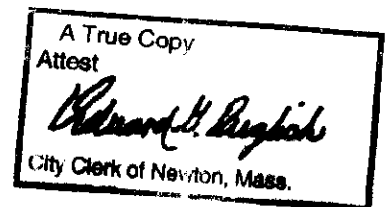
7. That no building permit shall be issued in pursuance of the SPECIAL PERMIT/SITE PLAN APPROVAL and SITE PLAN APPROVAL until:
- a. A final landscape plan indicating the location, number, size and type of landscaping and landscape materials to be installed shall have been submitted to and approved by the Director of Planning and Development and statement of certifying such approval for consistency with the plans cited in Condition #1 shall have been filed with the City Clerk and the Department of Inspectional Services.
 - b. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this SPECIAL PERMIT/SITE PLAN APPROVAL with appropriate reference to the book and page of the recording of the Petitioner's title deed or notice of lease endorsed thereon.
 - c. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.

Under Suspension of Rules
Readings Waived and Approved
22 yeas 1 nay (Ald. McGrath) 1 absent (Ald. Gentile)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen 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 October 22, 1999. 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) EDWARD G. ENGLISH, City Clerk
Clerk of the Board of Aldermen

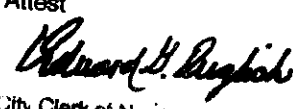


I, Edward G. English, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 10/22/99 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST:



(SGD) EDWARD G. ENGLISH, City Clerk
Clerk of the Board of Aldermen

A True Copy
Attest

City Clerk of Newton, Mass.



Specifications:

- * 040 white aluminum panel w/ Welded 1"x1" Galvanized tubing frame.
 - * apply black vinyl for the letters.
 - * Panel to be mounted on the wall.
- Sign installed in location shown on attached photo

Aluminum panel with vinyl letter. This image is for general reference only, and may not accurately represent the actual product.

Customer: Yvonne Chen
 Company: Grandma's Kitchen
 Phone: 917-345-0476
 Original: 09/07/22 Revision:
 Estimate(\$0 Means No Price):

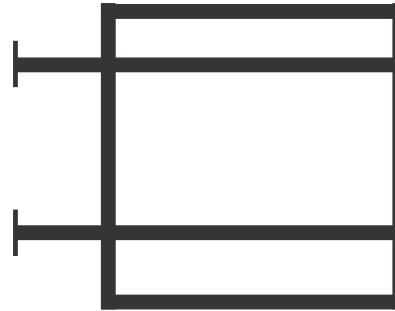
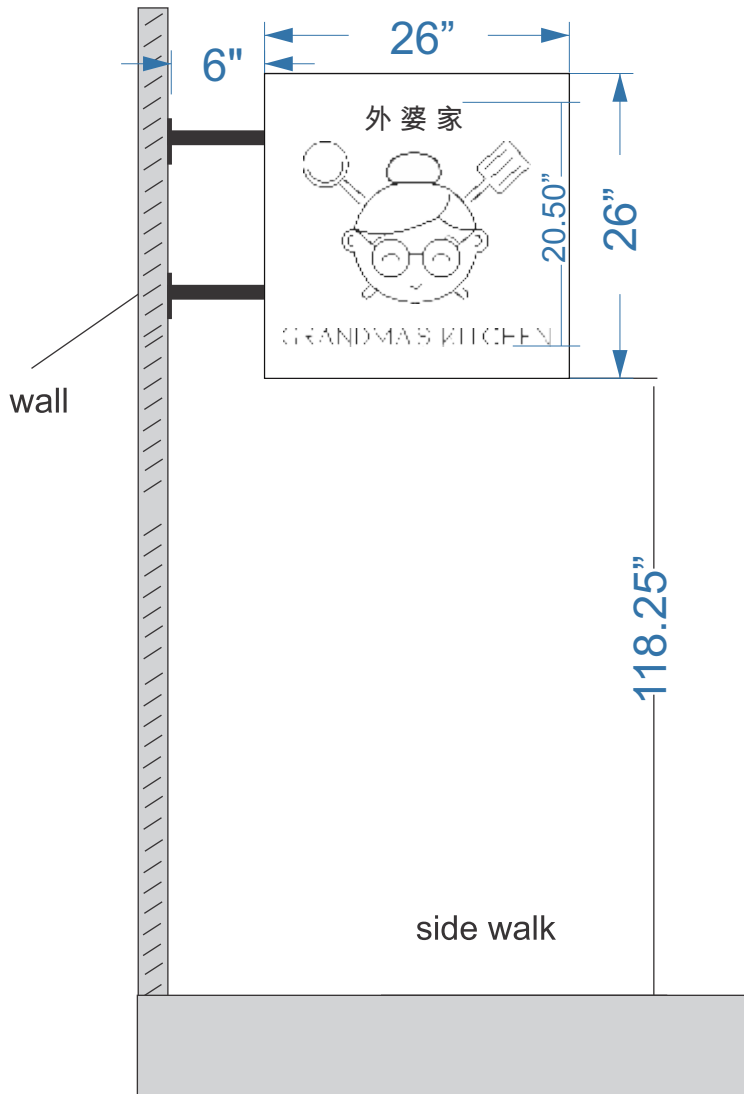
Address: 823 Washington St.
 City: Newton
 State/Zip: MA 02460
 File Name: Grandma's Kitchen
 Job No: 07821

The undersigned, in his or her individual and official capacity, hereby certifies that the quoted prices, designs, specifications, terms, and conditions are accepted. New CC Sign is authorized to perform the work as specified.

X _____ Date _____

 Print Name _____

NEW CC SIGN
 259 Quincy Ave. Quincy, MA 02169
 TEL: 617.479.8552 / 617-210-7982
 Fax: 617.479.4852
ccsignboston@gmail.com
 • NEW CC Sign ALL RIGHTS RESERVED



Specifications:

- * 1"x1" steel pipe make a square box
- * 040 white aluminum.
- * apply black vinyl.
- * Square boxes mounted 1" steel pipe.
- * 1" steel pipe welded on 4"x4"x3/16" steel plate.

Sign installed in location shown on attached photo

Aluminum panel blade sign.

This image is for general reference only, and may not accurately represent the actual product.

Customer: Yvonne Chen

Company: Grandma's Kitchen

Phone: 917-345-0476

Original: 09/07/22 Revision:

Estimate(\$0 Means No Price):

Address: 823 Washington St.

City: Newton

State/Zip: MA 02460

File Name: Grandma's Kitchen

Job No: 07821

The undersigned, in his or her individual and official capacity, hereby certifies that the quoted prices, designs, specifications, terms, and conditions are accepted. New CC Sign is authorized to perform the work as specified.

X _____ Date

Print Name _____

NEW CC SIGN

259 Quincy Ave. Quincy, MA 02169

TEL: 617.479.8552 / 617-210-7982

Fax: 617.479.4852

ccsignboston@gmail.com

NEW CC Sign ALL RIGHTS RESERVED

Existing



18"

Proposed



GRANDMA'S KITCHEN
外 國 家 TAIWANESE CUISINE

Subject: Letter
From: christinedonovan965@gmail.com
Sent: 10/11/2022 5:55:04 PM
To: Dino@realestateman.com;

Dear Newton Fence Committee,
I support Dino Rossi's application to replace the fence at his home on Adams Street.

Replacing the fence would improve the value of the home and the homes surrounding it.

Dino has continuously supported positive changes and causes in the community, particularly in the Nonantum section.

He and his company have participated in events with the elementary school, The Boys and Girls Club, and the Nonantum Village Association.

I fully support Dino and the positive improvements he continues to make in the city.

Sincerely,

Christine Donovan Neighbor 14 Wiltshire Road
Sent from my iPhone

10/14/2022

I ANTHONY PELLEGRINI owner of
VACANT LOT LOCATED AT POTTER ST
NEWTON MA. SUPPORT JUNO ROSSI'S
PROPOSAL TO REPLACE 8' FENCE
BETWEEN OUR PROPERTIES AND
REMAINDER OF FENCING THAT
HAS BEEN REQUESTED.

Anthony D. Pellegrini

NOXANTUM Childrens
Christmas Party
TRUSTEE - CHAIRMAN