

**FACE-LIT  
CHANNEL LETTERS**

Location 1 • Option 2

Qty: 1 SET

**A**  
3" deep fabricated cabinet painted PMS Cool Gray 8C. Internally illum. with White LEDs. .5" proud White acrylic push-thru graphics.

**B**  
3" deep fabricated alum. channel letters (includes divider line). Returns and trim cap painted PMS Black C.

Letters and logo mounted directly to brick wall.

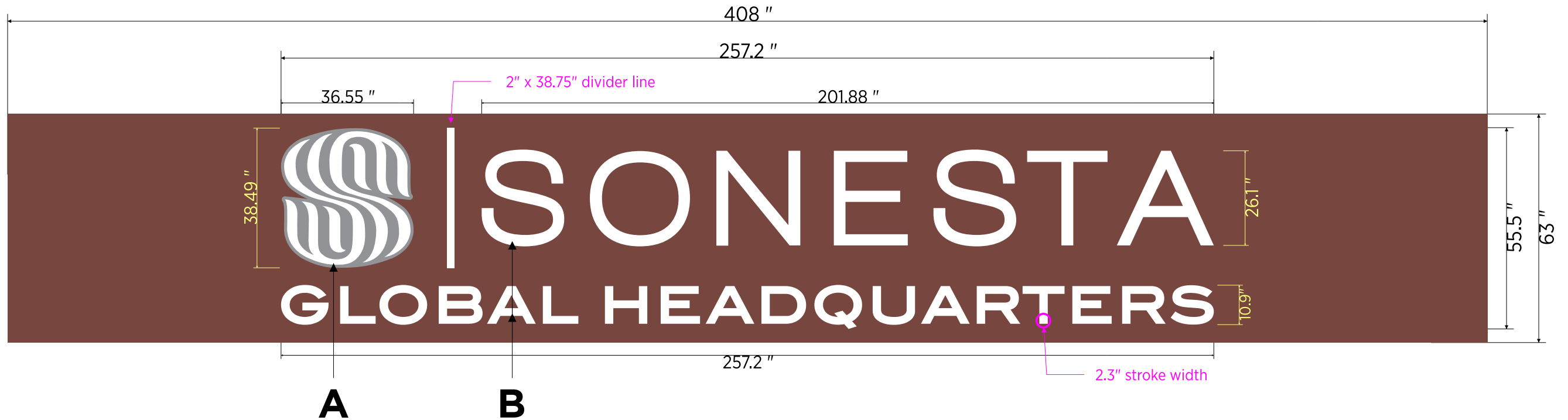
**\*NOTE:**  
CLIENT TO PROVIDE VECTOR ART FILE FOR "GLOBAL HEADQUARTERS".

**ELECTRICAL TBD**  
Survey for electrical access.

**SURVEY REQUIRED**  
Survey for attachment details and exact measurements.

**PAINT COLORS**  
■ PMS Cool Gray 8C  
■ PMS Black C

Sign Sq Ftg: 99.13



Customer/Job Location:  
**THE RMR GROUP**  
Sonesta Global Headquarters

**DWG. DATE:** 9.27.2022  
Rev.1: Rev.4:  
Rev.2: Rev.5:  
Rev.3: Rev.6:

**APPROVAL**  APPROVED  APPROVED AS NOTED  
Date \_\_\_\_\_ x \_\_\_\_\_  
File Name: The RMR Group\_Sonesta HQ\_C400 Centre St\_Sign Pkg\_4400

Sales: TD Design: JP PMgr: EC  
**Drawing # 22-04400-1.2**

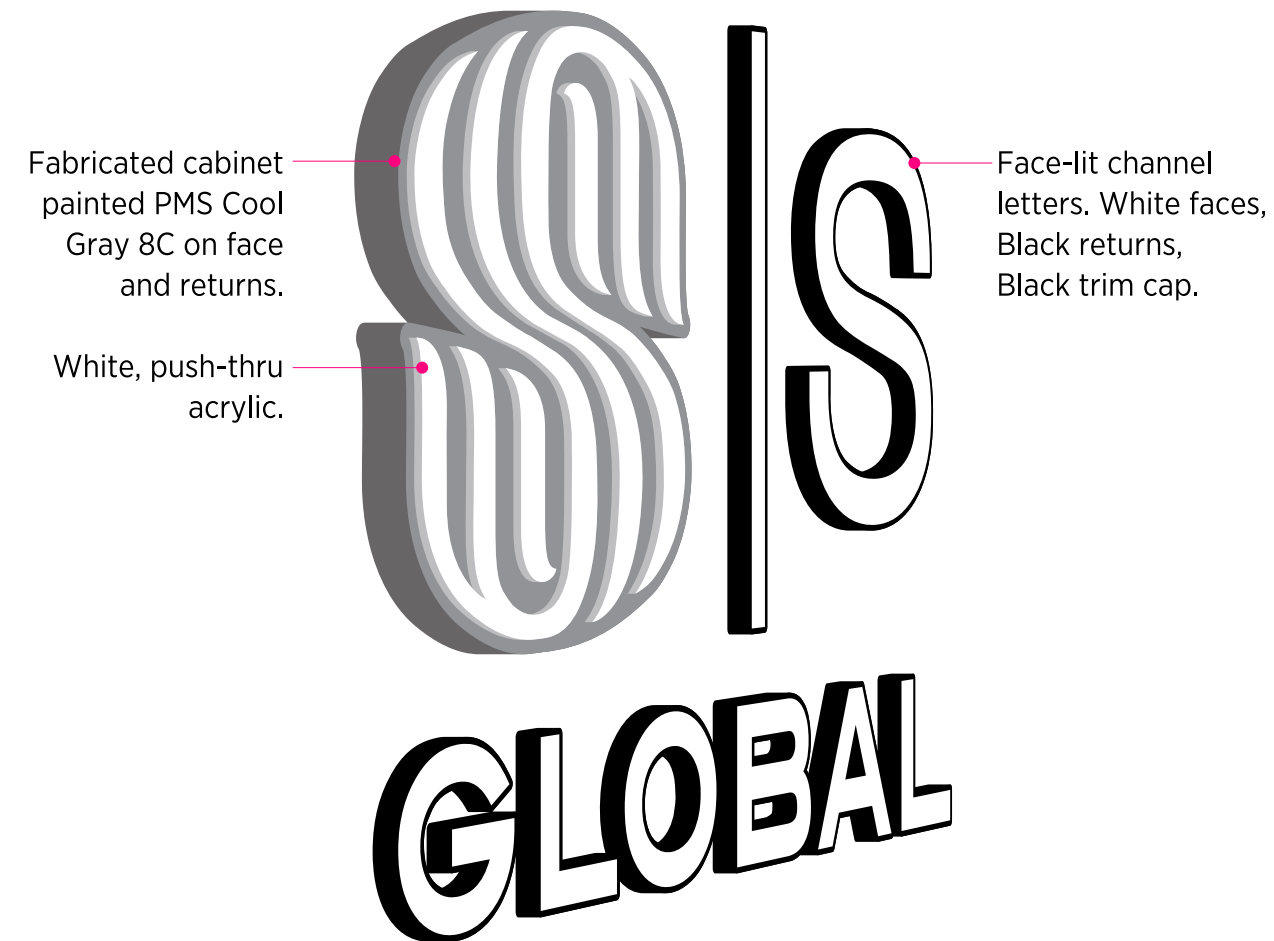
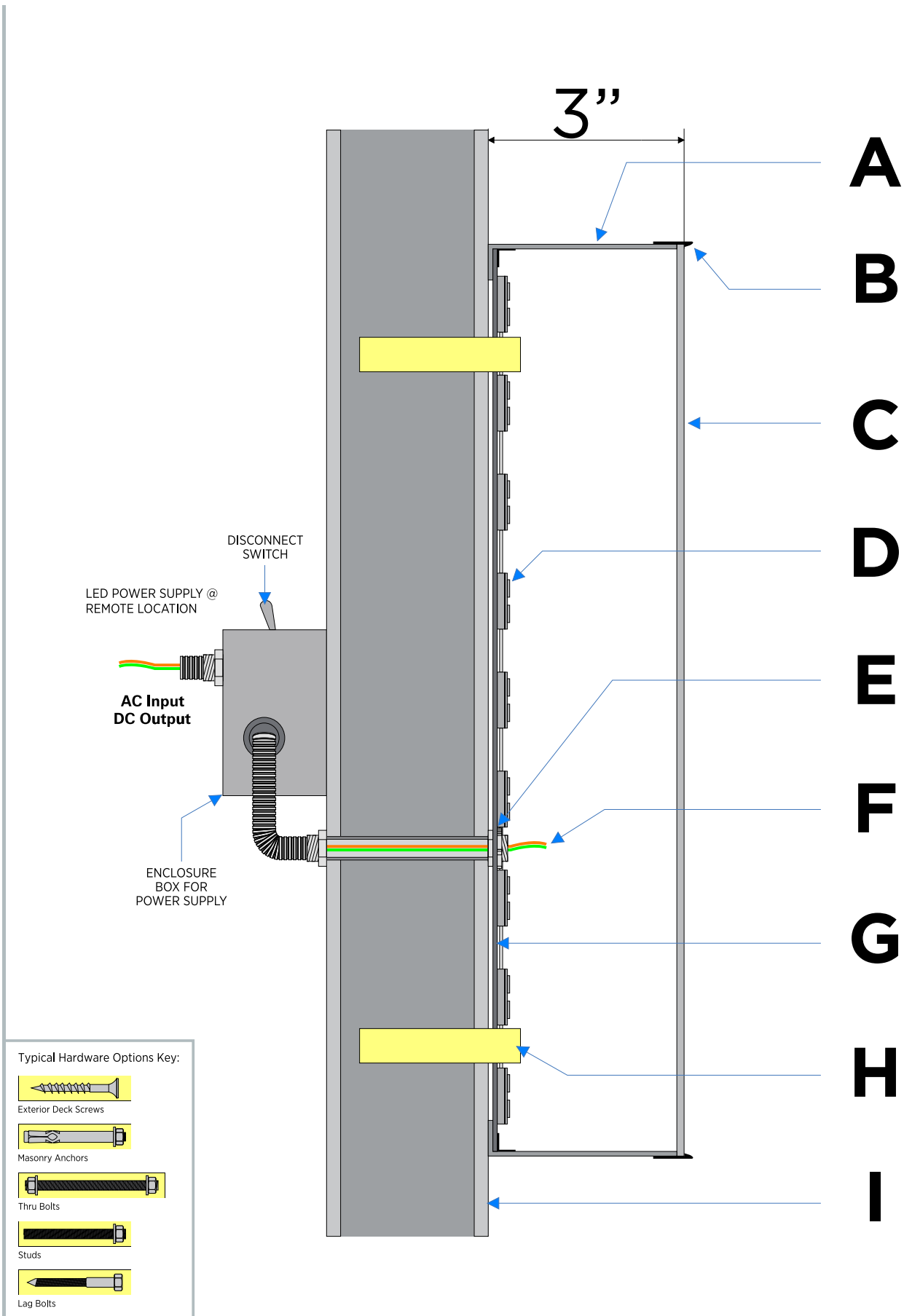


**FACE LIT  
CHANNEL LETTERS**

Flush Mount

Qty. 2 Sets

- A** .040" thick aluminum returns
  - B** Plastic trim cap
  - C** White acrylic faces.
  - D** LED modules (7500K typ.)
  - E** .375" dia. thru-hole, maximum one per letter. Sealed w/ silicone
  - F** 18AWG jumper wire
  - G** ACM backs
  - H** Hardware - See key for typicals
  - I** Building wall
- Final, primary hook-up by others.  
15' whips, typical.



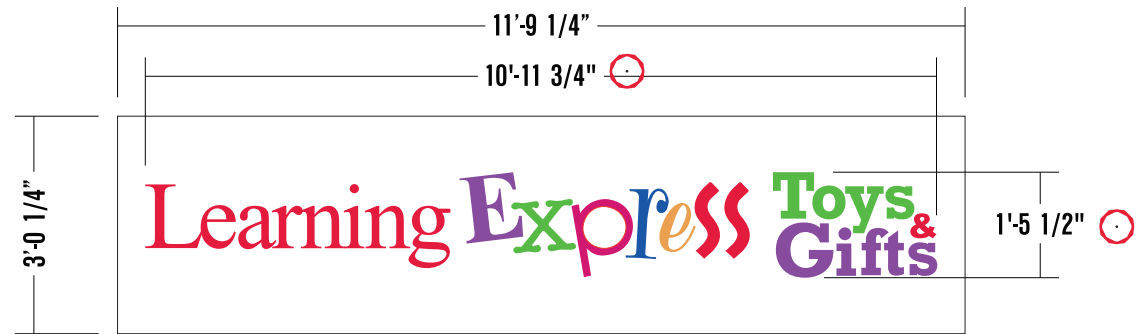
Customer/Job Location:  
**THE RMR GROUP**  
Sonesta Global Headquarters

**DWG. DATE:** 9.23.2022  
Rev.1: Rev.4:  
Rev.2: Rev.5:  
Rev.3: Rev.6:

**APPROVAL**  APPROVED  APPROVED AS NOTED  
Date \_\_\_\_\_ x \_\_\_\_\_  
File Name: The RMR Group\_Sonesta HQ\_C400 Centre St\_Sign Pkg\_4400

Sales: TD Design: JP PMgr: EC  
**Drawing # 22-04400-3**





SCALE: 3/16"=1'-0"



INTERNATIONAL

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PROPOSED ITEMS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF ALL ELECTRICAL ITEMS. ELECTRICAL ITEMS WILL HAVE UL LABELS.

PROJECT APPROVAL

Client:	Date:
Design:	Date:
Sales:	Date:
Updating:	Date:
Production:	Date:



SCOPE OF WORK

REMOVE & DISPOSE (1) FACE IN EXISTING WALL CABINET.  
 MANUFACTURE & INSTALL (1) 3/16" THICK WHITE LEXAN FACE REPLACEMENTS WITH VINYL APPLIED.

**\*\*CUT SIZES & VOS TO BE VERIFIED\*\***

TOTAL SQUARE FEET: 16.01 SQ FT
EXISTING SQUARE FEET: 35.56 SQ FT

COLOR SCHEDULE - CLIENT TO VERIFY

- 3630-143 POPPY RED VINYL
- 3630-25 SUNFLOWER VINYL
- 3630-128 PLUM PURPLE VINYL
- 3630-98 ELECTRIC PINK VINYL
- 3630-106 BRILLIANT GREEN VINYL
- 3630-157 SULTAN BLUE VINYL

**LEARNING EXPRESS**  
 DESIGNER: LP  
 SALES REP: BARN  
 PM: TBD  
 1296 CENTRE ST  
 NEWTON, MA 02459  
 8/25/22

ITEM B

SHEET 4.0



# CITY OF NEWTON, MASSACHUSETTS

## Urban Design Commission

### MEETING MINUTES

A meeting of the City of Newton Urban Design Commission (UDC) was held virtually on Wednesday, **October 19<sup>th</sup>**, 2022 at 7:00 p.m. via Zoom

<https://us02web.zoom.us/j/87322027368>

Ruthanne Fuller,  
Mayor

**The Chair, Michael Kaufman, called the meeting to order at 7:03 P.M.**

Barney Heath,  
Director  
Planning & Development

#### I. Roll Call

Those present were Michael Kaufman (Chair), Jim Doolin, John Downie, and Bill Winkler. Shubee Sikka, Urban Designer, was also present.

Shubee Sikka,  
Urban Designer  
Planning & Development

#### II. Regular Agenda

##### Sign Permits

Mr. Kaufman asked if the Commission felt there were any applications they could approve without discussion.

Members  
Michael Kaufman, Chair  
Jim Doolin, Vice Chair  
John Downie  
Robert Linsky  
William Winkler  
Visda Saeyan

The Commission agreed to approve the following signs without discussion:

##### Sign Permits

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

##### Proposed Signs:

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

#### **4. 325 Boylston Street – 7-Eleven**

##### Proposed Signs:

- Reface of one free-standing principal sign, internally illuminated, with approximately 9 sq. ft. of sign area perpendicular to Boylston Street.
- 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.

1000 Commonwealth Ave.  
Newton, MA 02459  
T 617/796-1120  
F 617/796-1142

[www.newtonma.gov](http://www.newtonma.gov)

**MOTION: Mr. Kaufman made a motion to approve the signs at 2-12 Windsor Road – Advisors Living Real Estate and 325 Boylston Street – 7-Eleven. Mr. Downie seconded the motion, and none opposed. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed.**

**1. 2101 Washington Street – Care One at Newton**

- Applicant: Michael
- Proposed Signs:
  - Replace one free-standing sign, internally illuminated, with approximately 32 square feet, perpendicular to Washington St.
- Presentation and Discussion:

Mr. Kaufman asked about the sign that is being replaced. Staff commented that the applicant has mentioned that the old sign was destroyed so they are replacing it with a new, same sign. Mr. Kaufman mentioned that the old sign had an arrow directing folks to the front entrance and this sign doesn't have the arrow anymore. The applicant responded that it was probably an oversight and can be changed. Mr. Kaufman commented that he knows the site very well, it could be confusing (if that arrow is not there), people will drive down Beacon Street extension rather than going to the front. The applicant responded that they would put the arrow on the new sign as well.

**MOTION: Mr. Kaufman made a motion to approve the sign at 2101 Washington Street – Care One at Newton with a recommendation. Mr. Winkler seconded the motion, and none opposed. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed.** The sign was approved on the **recommendation** that the arrow is added, as in the previous sign.

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

Proposed Signs:

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

Presentation and Discussion:

- Mr. Downie asked about the height of the proposed sign from the sidewalk. Staff commented that the applicant has provided a drawing that shows the height as 118 inches, which is more than 89 inches as required by DPW.

**MOTION: Mr. Downie made a motion to approve the signs at 823-833 Washington Street – Grandma's Kitchen. Mr. Kaufman seconded the motion, and none opposed. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed.**

**5. 2345 Washington Street – North Atlantic Investment Partners**

Applicant/Representative: Michael

Proposed Signs:

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

Presentation and Discussion:

- Mr. Doolin asked why proposed sign is taller than the existing sign. The applicant responded that the customer requested the sign is taller than the bushes that surround the property. Mr. Kaufman commented that the shrubs are behind the sign, so the shrubs shouldn't be a problem. Mr. Doolin commented that the new sign should be like the existing sign. Mr. Winkler commented if the sign is lowered, it will also be easier to see it from the cars. The applicant commented that they agree but the customer requested that height. Mr. Doolin suggested that UDC recommend lowering the height of the sign to the height of the existing sign even though the location has changed slightly and that he has no objection to the changed location of the sign. The applicant responded that they could change the height of the sign.

**MOTION: Mr. Kaufman made a motion to recommend the sign for approval to the City Council with a condition at 2345 Washington Street – North Atlantic Investment Partners. Mr. Downie seconded the motion, and none opposed. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed.** The sign was recommended for approval on the condition that the height of the sign is lowered to the height of the existing sign.

#### **6. 1121 Washington Street – Fleet Homes**

Applicant/Representative:

Tom Taricano  
Melanie Fleet  
Steve Schwede

Proposed Signs:

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

Presentation and Discussion:

- Mr. Kaufman commented that there are a few issues with the sign:
  - It's a traffic hazard to put the sign at the proposed location. The sign is on the out driveway from Trader Joes, if a person was looking for this business, they would immediately try to take a right into the driveway which is going out. The applicant commented that there is a "Do Not Enter" sign and an arrow on the driveway. Mr. Kaufman commented that you will notice that after trying to take a right turn into the driveway.
  - Mr. Kaufman also commented that this sign is not on this business' premises, it is on Trader Joes premises. The applicant responded that this is the only wall that Trader Joes doesn't occupy.
  - Why couldn't the sign be on the west side of the building? The applicant responded that there is a tree in front of the west side of the building, at the corner, so it is not visible.
  - Mr. Kaufman asked where is the office located in the building? The applicant responded that their space is on the second floor facing Washington Street and there are other tenants on the second floor too.

- The applicant commented that they originally wanted a sign on the front façade, but the landlord has an agreement with Trader Joes so no other signs are allowed on the front, so the landlord requested the sign on this side of the building
- Mr. Winkler asked why the sign couldn't be on the corner of Armory Street and the driveway into the rear parking lot since the customers/clients would be parking. The applicant responded that there are currently no signs at that location, no directory sign either and it won't be visible from Washington Street. The applicant responded that the parking lot is only for Trader Joes customers. The applicant also commented that only a handful of clients visit the office in a year, and they tell all their clients to park on the street. Mr. Kaufman commented that there are signs in the parking lot that indicate that there are some spaces available during the day for the offices.
- Mr. Downie asked about the number of tenant spaces on the second and third floor? Mr. Kaufman responded there are about 5 or 6 tenants. Mr. Downie asked then why hasn't UDC seen a comprehensive sign plan for this property? The applicant responded that there are a lot of doctors, and they didn't want signage, but the applicant commented that they negotiated a sign in their lease. Mr. Winkler asked what signage do other businesses have? The applicant responded that they just have signage in the lobby of the building, there's building directory inside the building. Mr. Downie asked where is the entrance into the business? Mr. Kaufman responded that it on the inside knuckle (northeast corner facing the parking lot).
- Mr. Doolin commented that he agrees with the chair and doesn't support the sign at the proposed location because of the following issues with the sign:
  - The sign is not on part of the building where the tenant is,
  - It's facing a one-way driveway and that driveway is already marginally safe,
  - The applicant has stated that clients rarely go to this office
- The applicant commented that they could put up a sign underneath the new sign that says parking available in the back with an arrow that points you to go around the building.
- Mr. Kaufman asked where the signs will go for other second floor tenants? Mr. Kaufman recommended that the landlord must come back with a sign package showing all possible signage location for future signs.
- The applicant commented one of the reasons for the sign was for name recognition, especially on Mass. Pike. Mr. Kaufman commented that this is not the purpose for signs in Newton. The purpose of signs in Newton is to find the retail location. Having visibility on Mass. Turnpike does not count and it becomes a billboard, the sign is probably not even visible from the Turnpike.
- Mr. Downie commented that he agrees with other Commissioners that the sign at its proposed location creates a safety hazard. It is also an inappropriate location for a business on the second and third floor. There may be other tenants in the future who may want signage and we need to have a sign plan for future sign applications/reviews. The UDC can either establish the sign band based on this submission or UDC could wait to hear from the building owner.
- The application requested for UDC's suggestion of where a good location for the sign could be. Mr. Downie commented that since these are offices, people will get to the parking lot on their own and the signage should be around the main entrance to the building. Mr. Kaufman commented that a sign to the left of the main door would be

appropriate and then if there were additional tenants, those signs could go under it but that will involve going into the parking lot.

- Mr. Doolin commented that this is a tough property for multiple tenants, but these are office\_tenants that are trying to get signs that typically would either be directory or something similar. He recommended that the applicant either they pull back the current proposal to come back with a more comprehensive solution with the whole building or UDC can reject the current proposal.
- Mr. Kaufman suggested the applicant to come back with some other ideas. The idea proposed by the applicant will not be recommended for approval by UDC, not sure about office tenants on the second floor having signs on the street, but UDC is open to look at other ideas if the applicant would like to come back. A directory sign near the entry door will probably work. There is currently a sign left to the door that says, "Offices & Suites" and the proposed sign could underneath it, it appears to be an appropriate location for the sign. Mr. Kaufman commented that the location where the sign is proposed, people still don't know where to go. The applicant asked how someone will know where to go before you get there, there's nothing on the front that tells you anywhere to be able to go to this office. Mr. Kaufman asked if a client has an address to this place, then why can't they find it?
- Mr. Kaufman commented that the proposed location of the sign is not appropriate, it's a death trap. All the UDC members agreed that the sign at this location will add to accidents, its already a tough location without a sign and adding a sign will indicate to people that they can take a right turn which will make it even worse. The applicant responded that they could add a sign that will prevent people from making a turn there.
- Mr. Doolin commented that there is a fundamental issue with this sign, which is inconsistent with many other evaluations. The sign is not proposed where the tenant is, in fact it is where another tenant is.
- The UDC suggested of where the sign can be, the new sign can be underneath the existing black sign "Offices and Suites", left to the door. It will be most helpful for this business because people will find a way to get to the parking lot and then they will have no idea of where to go.
- The applicant asked what if the sign was above the one floor addition, on the second floor. Mr. Kaufman asked the applicant to show pictures with the sign and where will the second tenant put their sign?
- Mr. Kaufman requested the landlord come back with some suggestions of where the sign could go for second and third floor tenants.
- Mr. Kaufman recommended the applicant or the landlord to come back next month with some suggestions.
- The applicant confirmed UDC would like the landlord to list out where any future sign would go. Mr. Kaufman commented that if there were three tenants, where would those signs go? The proposed location is dangerous.
- The applicant also commented that Trader Joes is adding another parking lot so that will probably impact the traffic, entrances and will probably reconfigure everything. One of the houses on Cross Street is getting torn down and Trader Joes is expanding the parking lot.



- Mr. Kaufman suggested to come back with some other options and UDC will vote then (because the current proposal will be denied).

## 7. 118 Needham Street – Heine Goodale Law

Applicant/Representative: Jon Farnsworth

Proposed Signs:

- 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.
- One perpendicular secondary sign, non-illuminated, with approximately 9 sq. ft. of sign area on the southern façade facing the parking lot.

Presentation and Discussion:

- Staff summarized that the applicant has made the following changes based on UDC's recommendations from September meeting:
  - Removed second floor sign
  - Increased the size of the perpendicular sign
  - Raised the free-standing sign by 18 inches and removed some of the plants around it so the sign is visible
- Mr. Downie asked about the small existing sign on the column. The applicant commented that it is a temporary sign and will be removed and the blade sign will replace it. Mr. Downie commented that this is a much better solution. Mr. Kaufman commented that it is a good solution to the free-standing too and Mr. Doolin and Mr. Downie also agreed.
- The applicant commented that when the free-standing sign is raised up, it will not exceed the top of the existing pole, so it won't be taller than the existing sign, only the actual sign will be moved up.
- Staff informed the Commission that they will need to check with a colleague to determine if it is considered a reface of the free-standing sign. The Commission commented that in their opinion, it is a reface of the sign since the poles are not changing. Staff checked after the meeting with the Chief Zoning Official, and she agrees with the Commission that it is a reface of the free-standing sign since the structural posts are not moving up.
- Staff commented that the blade sign will also need a special permit since it is only 14 inches away from the corner. To be consistent, secondary sign will need to be moved away from the building corner, so it is more than ½ the horizontal distance of the sign projection to the building corner.

**MOTION: Mr. Kaufman made a motion to recommend the resubmitted signs for approval at 118 Needham Street – Heine Goodale Law with a condition. Mr. Winkler seconded the motion, and none opposed. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed.** The Commission approved the perpendicular secondary sign on the condition that the secondary sign is moved away from the building corner, so it is more than ½ the horizontal distance of the sign projection to the building corner.

At 7:49 pm, Mr. Kaufman suspended the Urban Design Commission, and enter the Commission in its role as Fence Appeal Board.

## **Fence Appeal**

### **1. 19 Crescent Avenue – Fence Appeal**

Homeowner: David Healy

Fence Appeal:

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).

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.

### **Presentation and Discussion:**

At the meeting, the applicant explained the reason for the appeal. The applicant explained the existing fence doesn't meet the current standards and gave a backstory of what has happened. The applicant mentioned that he bought the house in 2018 and restored it over 2.5 years and applied for each required permit. During the renovation, there were no changes made to the fence. Unfortunately, right after the renovation was finished, a City sidewalk plow truck plowed through the fence (this sidewalk is not even on the sidewalk plow route). The applicant commented that they worked with the City to get it repaired but ultimately the City compensated for the damage, and nobody pointed out that the fence was violating the current standards. The applicant had it replaced at that time with the exact same specification as what was there prior, so the fence company replaced a few panels. Subsequently, last winter found the applicant found out that the damage was more extensive so replaced rest of the panels. The applicant mentioned that the fence has probably been there since 2007 or earlier (as per Google Map Streetview). The applicant mentioned that the new fence is same in color and other specifications but found out that it is in violation of current code. The applicant explained that he is proposing to drop the height of the fence to 4 feet for a distance of 25 feet on the corner of Beacon Street and Lake Avenue to meet the

current height requirements and leave the rest of the fence as it exists. The applicant commented that he is proposing to decrease the height of the fence at the corner to avoid a traffic hazard.

Mr. Kaufman asked for clarification about what exists today and what will be replaced. The applicant responded that the fence is all new and it all exists today, the applicant clarified that he is proposing to redo and drop it down by 2 feet on Beacon Street side and Lake Avenue side as well for 25 feet in length at the corner in both directions. Mr. Kaufman commented that he understands and appreciates that proposal. Mr. Kaufman asked if the fence on Lake Avenue has also been replaced. The applicant responded that the fence on Lake Ave was older so when he was replacing the fence on Beacon Street, he also decided to replace the fence on Lake Ave, so it was consistent and in good condition, but it is the exact same height and specification as the previous fence. Mr. Downie commented that the drawing seems to indicate that the fence is going over the sidewalk. The applicant responded that it is not on the sidewalk, as seen in the photographs. The drawing submitted is not accurate. Staff commented that the fence cannot be taller than 4 feet within a triangular area determined by each of the property line abutting each corner and an imaginary line drawn between two points each of which is 25 feet along that property line and that is what the applicant is proposing to change.

Mr. Kaufman commented that since this fence came down because of what the City did which is demonstrated by the fact that the City compensated the applicant, so they admitted that they did it. It was not the applicant who took down the fence but had to replace it. It was knocked down by the City and appreciates that the applicant is proposing to lower the fence along the corner which will be a big help for traffic safety. Mr. Kaufman commented that he thinks the Commission should grant an exception because of the circumstances of the fence being knocked down by the City and the applicant is willing to lower it at the corner according to the ordinance due to traffic safety. Mr. Doolin commented that is a reasonable proposal and Mr. Downie agreed too.

**MOTION: Mr. Kaufman moved the motion to grant the appeal for the proposed fence to lower the fence at the corner according to the ordinance and the Commission grants an exception for the taller fence along Beacon Street and Lake Avenue because it came down for no fault of the homeowner, so it is a good reason to allow it as long as it is the same fence as it was before. Mr. Winkler seconded the motion. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed.**

## **2. 274-276 Adams Street – Fence Appeal**

Homeowner: Dino Rossi

Fence Appeal:

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 replace and 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.

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.

Presentation and Discussion:

At the meeting, the UDC reviewed materials submitted by the petitioner and heard the petitioner's argument. The applicant commented that he has five letters from immediate abutters that all approved and ask that this be approved as submitted. The applicant requested the Commission to grant the appeal as submitted. The fence has existed for over 20 years and is in disrepair, so the applicant is just looking to replace it. The applicant requested the Commission to see the pictures that were submitted showing the stuff at the neighbor's property. Mr. Kaufman asked if the neighboring property has a legal operation and maybe ISD should look at it. Mr. Kaufman asked the applicant if they would be willing to keep the 8-foot fence but tapers down right at the street. The applicant responded that they prefer to keep it 8 foot tall, so they don't have to look at the neighbor's stuff.

Mr. Doolin asked about the exact relief applicant is looking for. Staff commented that as per the fence ordinance, the fence can be 4 feet tall on the front lot line and 6 feet tall on the side lot lines with the front 2 feet tapered down to 4 feet height. Mr. Doolin commented that the only unusual aspect about this property is the notion of front and side in this particular lot. Mr. Doolin also commented that it appears that Potter Street is not even a throughfare and if it goes anywhere? The applicant responded that they don't know who owns it and it doesn't go anywhere. Mr. Doolin commented that he considers this side lot line as a rear lot line because Potter Street is a street in name only and is used as a driveway. The nature of the lot is kind of unique with the challenges it has with respect to front, back and side. Mr. Doolin also commented that he is suggesting that the Commission considers the side lot line to be the rear lot line and it's not a typical corner condition so its unique.

Mr. Kaufman asked if the applicant had more pictures of the abutting property because that is the only other property on Potter Street and to see the extent of materials stored on that property. From the pictures, it looks like it is just a small portion of the property that has stuff. The applicant responded that it has stuff on the entire property, there are fire engines, retired heavy equipment, and all kinds of other stuff. Mr. Kaufman commented that the abutting property does not seem to be a residential use. This is a unique situation.

Mr. Kaufman asked about the reason for a 6-foot fence along Adams Street. The applicant responded that Adams Street is a busy street, and they would like to screen things that are going on Adams Street. Mr. Doolin asked if the fence is on the lot line or is it setback from the property line? The applicant responded that it is on the property line. Mr. Doolin commented that a 6-foot fence is allowed if it is 2 feet back from the property line. Staff clarified that a 6-foot fence is allowed if it is setback 2 feet but only 4 feet can be solid, the top 2 feet will need to be lattice. Mr. Doolin commented that he does not support a 6-foot fence at the property line, even if it tapers to 3 feet at the corner. Mr. Kaufman agreed. The applicant asked what is allowed at the front lot line. Mr. Downie responded that the fence can be 4 feet tall at the front lot line and it doesn't need to taper. The applicant responded they will do a 4-foot fence at the front lot line along Adams Street.

Mr. Kaufman commented that since the applicant has agreed to do a 4-foot fence at the front, it complies with the ordinance now, so UDC doesn't need to take an action on that one. The Commission allowed the 8-foot fence at the side lot line, perpendicular to Potter Street because the property next door is not a residential property, the applicant has every reason to get an exception. Mr. Kaufman asked the applicant if they would like an 8-foot solid fence or 7-foot solid with an open 1-foot topper. The applicant responded it will be good if it is left open so they can choose to do a solid 8-foot fence.

Mr. Kaufman commented that in terms of the applicant looking for an exception to the fence ordinance, UDC should accept the fence that is perpendicular to Potter Street as an 8-foot fence and the applicant can decide if he would like to do the topper or not and it doesn't need to taper down because of the abutting property's non-residential use. The Commission does not accept the exception of 6-foot fence on the front property line, the owner agreed to do a 4-foot fence on the front property line along Adams Street.

**Mr. Kaufman moved the motion to grant exception for the 8-foot-tall fence perpendicular to Potter Street and with a note that the fence along Adams Street will be 4-foot tall and can be solid. Mr. Winkler seconded the motion. All the members present voted, with a 4-0 vote, Michael Kaufman, Jim Doolin, John Downie, and William Winkler in favor and none opposed. The motion was granted.**

**At 8:17 the Commission adjourned the Fence Appeal Board portion of the meeting and reconvened as the Urban Design Commission.**

## **Design Review**

### **1. 528 Boylston Street Design Review**

**Applicant/Representative:**

Stephen Buchbinder

Lou Tanposi, Toll Brothers

Evan Staples, Toll Brothers

Tom Schultz, Architect

Tim Hayes, Bohler Engineering

**Documents Presented:** Existing conditions, context view, proposed site plan, perspective views, and floor plans.

**Project Summary:**

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, 0 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.

	<b>Required</b>	<b>Proposed</b>
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

**Presentation & Discussion:** The applicant commented that they have filed for site plan approval with mass housing in early September and they are hoping to get a response from them sometime in December and then they plan to file with the ZBA in January or February. The applicant also mentioned that they have already had a community meeting, which initially had about 55 people at the beginning to taper down to about 21 at the end. They've met with planning and other city agencies and had a mass housing site visit and in response to comments so far, they have already started tweaking things. In response to comments from mass housing, planning and the neighbors, they shared some of those changes. And hoping to get some direction from UDC and anticipate coming back to UDC in November or December as the plans evolve. The applicant's representative provided a summary of the project.

Architect Tom Schultz presented revised concept plans showing changes the team is considering in order to mitigate the impact of the building on the Hagen Road neighborhood. The revised plans moved the major courtyard from the east side of the building to the south side of the building, breaking up the massing facing the Hagen Road neighborhood.

The Urban Design Commission had the following comments and recommendations:

- Mr. Downie commented that he appreciates that the applicant has pushed the westerly bar back, but it's not pushed back far enough. The whole building is very close to route nine as it is, it seems too tight. Mr. Downie also checked about the front yard setback, isn't it supposed to be 40 feet, and it appears to be only 20 feet as shown in the plans. The applicant responded that the setback is generally about 20-25 feet. Mr. Downie commented that 20 feet setback may be too close for a six to seven story building. Mr. Winkler agreed.
- Mr. Winkler commented that he likes some of the tweaks that get the building more into the configuration of an H. He is concerned that all the units that are facing route nine are facing north which would mean that they would not see any sunlight from September until March 31. So those units would not be very desirable units without any sunlight, especially facing the street. The applicant responded that they have done shadow studies, but they need to be updated based on the latest massing change.
- Mr. Kaufman commented that this is route 9 and there are malls and tall buildings all along Route 9, so he is not concerned about the height and the setback. Mr. Winkler commented that this is a residential building, and he recommends setting it back due to the traffic noise otherwise the windows will need triple glazing to decrease the noise. The applicant responded that they are going to do an acoustic study to find what needs to be done.
- Mr. Doolin commented that the proposal is improved from the initial submission, the rotation of the building is positive. He also appreciates that residential units will conceal the garage. Mr. Kaufman agreed. Mr. Winkler commented that there's a tradeoff that the garage will need to be fully mechanically ventilated.
- Mr. Kaufman appreciates the building being close to the street, it helps to set a street line. It looks like there is plenty of space in the south and the north to buffer it from the rest of the neighborhood. He recommended pushing the middle bar a little closer to the street so there is perception of three masses, even though one is setback.
- Mr. Kaufman recommended that use of fewer materials will be better, a palette of three is better than a palette of seven. This project is in the right direction, this is going to be nice, and the site plan works fine.
- Mr. Doolin commented that the applicant has done a nice job with the massing and site plan and deployment of materials would be of interest.
- Mr. Doolin commented that this doesn't look residential, it looks like an office. Mr. Kaufman asked if there's a canopy at the entrance? The applicant responded that there's a canopy at the ground level, a move that helps to suggest there's something different happening behind that. The applicant also commented that they tend to make amenity spaces, like the fitness center, more of a storefront so it inherently looks more commercial, but they appreciate UDC's points and will continue to work on it.

- Mr. Kaufman commented that there are several places where there is emphasis on the vertical piece. This verticality makes the building seem taller and it does not help to leave out the horizontal pieces.
- Mr. Doolin commented that the project is evolving nicely and appreciates the sustainability elements, particularly going to electric and hope it can get to passive house. There are some good things about this project.
- The applicant commented that they will continue to work on the design and expect to come back to the UDC either in November or December.

## 2. 160 Charlemont Street/ 56 Christina Street Design Review

### Applicant/Representative:

Stephen Buchbinder, Attorney  
Peter Standish, Northland  
B.K. Boley, Stantec  
Christopher Bridle

Documents Presented: Context plan, site context plan, accessible open space plan, site plan, proposed renderings, proposed aerial views, perspectives, and elevations.

Project Summary: 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.

Presentation & Discussion: The applicant's representative provided a summary of the project (see above). The Urban Design Commission had the following comments and recommendations:

- Mr. Downie asked if the bridge is going to get rebuilt. The applicant responded that the city started an initiative to get it rebuilt, did a feasibility study, have a plan that they prefer. City has been working to get public funding for that bridge, there were some grant opportunities that they have been trying to take advantage of, it's a work in progress, there's a lot of local neighborhood support. Mr. Downie confirmed that it is a pedestrian connection.
- Mr. Kaufman commented it is terrific that there is a lot of focus on landscape. Appreciate the toned-down façade, would like to see more details on the façade as design progresses. Pedestrian connectivity is great. What is the relationship of all of this to the river? How is all this connected to the river? Can you get to the riverbanks or are you far away from it? The applicant responded on the other side of the river is Blue Herring Trail, and it connects to Kendrick Street and runs across under Needham Street bridge, then there is a continued rough pathway and then you can make it up to the bottom of the Greenway. There have been discussions of creating stair connection to the Greenway. The City is exploring ways to improve the connectivity from the Greenway to Newton Highlands by using the mitigation funds provided by NND project. The applicant mentioned that the entire concept was based upon the bridge in operation at some point. When the applicant walked the site with the neighbors, there was belief that Christina Street is very rugged, not a pedestrian street, just creating a loop where people from the south neighborhood can go down to the park and then



walk up to Needham Street. The idea was to be a stopping point on this bike path. Mr. Doolin commented that the proponent does not own the land. Mr. Kaufman commented what the applicant has done up to Christina Street is great and is wondering what happens when you cross the street. The applicant clarified that the land is owned and controlled by The Price Center.

- Mr. Downie asked why is retail there on Charlemont Street? The applicant responded that it is there to draw daytime activity, it will most likely be destination kind of retail, idea is to create activation. ZBA generally likes to see some commercial or retail space on the first floor of these newer projects. The applicant also commented that the retail on Christina Street is conceived as a Bike Café for people passing through on a cycle.
- Mr. Doolin commented that he appreciates the plan is forward looking for the Land Use transitions that are likely to happen in the future, appreciates motivations and the connections that are being enabled that demand other connections happening, so we are creating a consortium of interests to make these things happen. Earliest diagram is very compelling with respect to Charlemont, the river and so forth in the open space connections. How much of the landscape is over structure? Appreciate the blurring of public and private, the retail would benefit will benefit from access to open space. The applicant responded that a good portion of the northern courtyard has garage below, it will be great if we can get 3 to 4 feet of soil above that, otherwise we will put things on planters.
- Mr. Downie asked if the team had any concerns that there is a connection through the site that goes from Christina to Charlemont, Entrance Drive might be used as a cut through. The applicant responded that they are not concerned about that, there are cut throughs that are available on Charlemont before you get to this location. You can cut behind 260 Needham and 300 Needham to get from Christina to Charlemont. This will be controlled configuration, there will be speed barriers to control speed, don't envision this to be an issue. Its also the reason why its under the building, so there are ques that you are in a neighborhood and shouldn't be speeding, also pedestrianization of some sections as you get to the end of Charlemont.
- Mr. Winkler asked about the garage entrances? The applicant showed multiple garage entrances on the plan and pointed out that they had to figure out how to prevent other people to go in there but allow residents to get into the parking garages. The front is slower speed, a little more pastoral, its for visitors.
- Mr. Kaufman asked where the bicycle storage will be? The applicant responded there are number of rooms inside the building on two floors, and there will be bike storage outside. Mr. Kaufman recommended the bike storage locations should be in spaces that are easy to get to, so you don't need to take an elevator or stairs to encourage people to use their bikes. The applicant agreed and mentioned that they will diagram it for next discussion.
- Mr. Doolin – appreciate that this project will help with future connections. Asked about parking ratio, 1.2 per unit, its significantly lower than Toll Brothers project. AMI. The applicant responded that this project is different from 528 Boylston Street. There is access to shuttle systems that is being put in place for NND, that will provide access to Newton Highlands and directly to this location, much more immediate access to bus service running down Needham Street so overall better public transit capability in this location. With respect to affordability, the affordability is at or below 80% AMI, we know that there is precedent that is been set for having some deeper affordability as

part of the affordable program and they are ready to discuss and address that in the ZBA process.

- Mr. Kaufman commented that this is great and really looking forward as the applicant develops the architecture. Stepping down is important, having the height a little away from Needham Street shouldn't be an issue, assuming that the applicant will develop those elevations so we can see what is going on. The applicant responded that they will be back, either before or after December ZBA meeting. Looks very good.

### **III. Old/New Business**

#### **1. Meeting minutes**

Staff had sent September meeting minutes just before the meeting, so the Commission decided to vote on it at the next meeting.

### **IV. ADJOURNMENT**

Mr. Kaufman made a motion to adjourn the meeting and there was general agreement among the members.

**The meeting was adjourned at 9:57 p.m.**

**Respectfully submitted by Shubee Sikka**

**Approved on**