

City of Newton Planning and Development

Petition #357-22 for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone 3 parcels BUSINESS 1 TO MIXED USE 4.

Petition #358-22 for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a building in excess of 20,000 sq. ft., to allow a mixed-use residential building with five stories and 60 feet in height, to allow reduced lot area per unit, to exceed the maximum front setback, to allow a FAR of 2.45 in a five-story building, to waive the setback requirement for the portions of the building exceeding 40 ft. in height, to waive entrance and façade transparency requirements, to allow a restaurant with more than 50 seats with extended hours of operation, to allow ground floor residential use, to waive the requirement of using the A+B+C parking formula, to waive 97 parking stalls, to allow assigned parking, to allow reduced parking stall width and depth, to allow reduced accessible stall depth, to waive end stall maneuvering space requirements, to allow reduced aisle width

October 6, 2022



**1314 Washington Street
and 31, 33 Davis Street**

Updates

Proposed TDM Plan

- \$70,000 contribution before issuance of any building permit towards City initiated TDM measures intended to reduce vehicle trips in immediate area. including:
 - installation of bus shelter
 - contributions to NewMo service &/or
 - transit, infrastructure, biking improvements
- \$5,000 for transit subsidies
- display all transit schedules in visible location
- provide on-site secure indoor and outdoor secure bicycle storage areas
- designate/hire TDM coordinator or become transportation management association (TMA) member
- Petitioner obligated to continue TDM Plan for life of project and bear any and all costs associated with it.

Updates

Inflow & Infiltration

- Total sewer infiltration and inflow (I&I) fee for the project: \$385,471
- City Engineer recommendation:
 - 25% (\$96,435) for design/construction of upcoming sewer improvements
 - 75% (\$289,306) abated and available to be directed to mitigation
 - preference indicated for amount to be put toward design and construction improvements to Capt. Ryan Park, consistent with November 17 memorandum submitted by petitioner (modifies October 25, 2022, memorandum by (1) indicating electrical outlets will be provided in connection with the lighting, and (2) note regarding possible future creation of a stage)
 - submitted by petitioner, with plans reviewed and approved by Director of Planning and Director of Parks, Recreation and Culture.
 - Petitioner would be required to complete this work at its sole cost and expense prior to CO for development's final dwelling unit.

Updates

Rezoning

- Planning Board recommended supporting rezoning request and found it requires simple majority vote under recent Chapter 40A Housing Choice amendments
- Law Department stated special permit requires a simple majority vote under the recent Housing Choice amendments to Chapter 40A.