

City of Newton Planning and Development

Petition: #23-23

Special Permit/Site Plan Approval to
amend Special Permit #289-18 to update
signage and on-site parking

February 28, 2023



697 Washington Street

Proposed Amendments & Background

Zoning Relief Required		
Ordinance		Action Required
	Amend Special Permit #289-18	S.P. per §7.3.3

- Petitioner previously received approval for two wall-mounted signs from UDC and permit to install signs from Inspectional Services
- Sign plans with only as of right signs are not typically referenced in a special permit

Plan Revisions

- Minor font and text changes on signs facing Court Street and Washington Street
- Size and location same as previously proposed
- Other existing and proposed signs remain the same as shown on 2/7/23
- If reference to sign plan is removed from the special permit, future new or replacement signs will be subject to UDC review

All signs

Existing Signs to remain- 14 signs

- “Parking for Garden Remedies Patrons Only”
- “Notice No Loitering”
- “Order from Adult Use Menu/ Scan Me” (x3)
- “Order from Medical Menu/Scan Me” (x3)
- “No Smoking/Please Do Not Litter/No Idling” (x6)

Proposed Signs (new or replacement) - 8 signs

- “garden remedies medical & adult-use” (on Court Street façade)
- “garden remedies medical & adult-use cannabis” (on Washington Street façade)
- Oval “Welcome” sign
- “Reserved Parking” (x2)
- “Parking”
- “Free P in Court St. Lot” (x2)

Existing Signage



Washington Street



Court Street

Proposed Signage

Front elevation (Washington St)



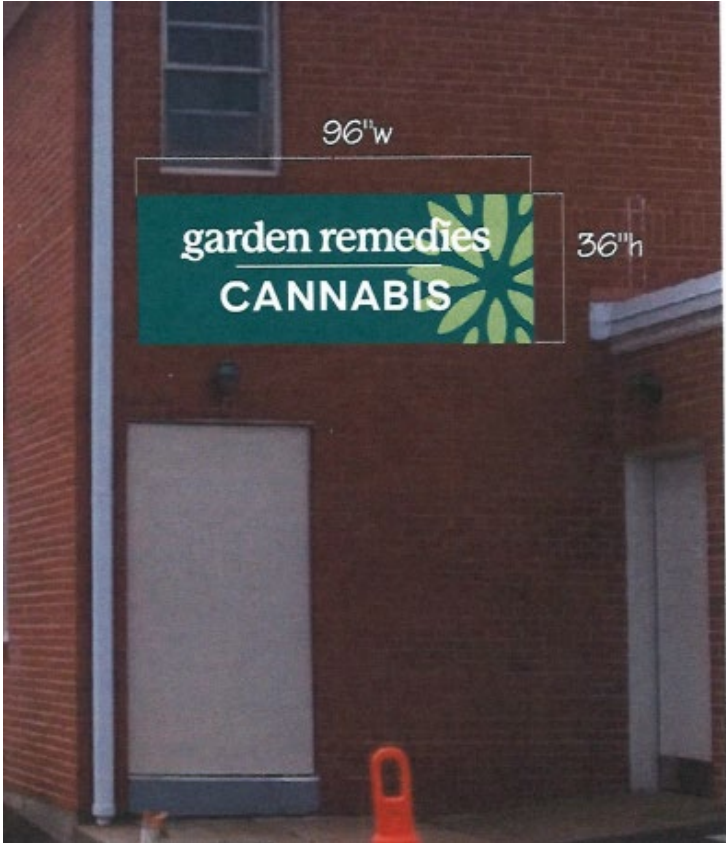
Previous proposal



Revised proposal

Proposed Signage

Court Street



Previous proposal



Revised proposal

Other signs



Proposed findings

1. The specific site is an appropriate location for the amendment to Council Order #289-18 that removes the reference to the sign plan because the proposed sign plan complies with the Zoning Ordinance and is consistent with sign plans previously reviewed and approved by the UDC. (§7.3.3.C.1)
2. The amendment to Council Order #289-18 will not adversely affect the surrounding neighborhood because the proposed sign plan complies with the Zoning Ordinance and is consistent with sign plans previously reviewed and approved by the UDC. (§7.3.3.C.2)
3. The amendment to Council Order #289-18 will not create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved because the existing parking is underutilized. (§7.3.3.C.4)

Proposed conditions

1. Update sign plan reference