

**G. MICHAEL PEIRCE, ESQ.**

**ATTORNEY AT LAW**

June 19, 2015

**IN HAND DELIVERY**

Alderman Marc C. Larado, Chairman  
Land Use Committee  
Newton Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

RECEIVED  
Newton City Clerk  
2015 JUN 19 PM 2:52  
David A. Olson, CMC  
Newton, MA 02459

Re: #92-15/131 Charlesbank Road/multi-family dwellings/special permit filing

Dear Chairman Larado:

**The site:** a 14,080 square foot parcel in an MR-2 zone, upon which is located a significant large Queen Anne Victorian (1880) home that is in need of restoration and preservation.

**The neighborhood:** we are abutted by a 4-family constructed pursuant to a 1987 special permit, a 3-family on a 6,700 square foot lot and, at the rear, partially by a 6-family that was legalized by a 1987 variance. The location is quite close to the various transportation options in Newton Corner, thus making it attractive to people who want to take advantage of public transportation to get in and out of Boston. No neighborhood opposition, simply concerns regarding drainage and landscaping, both of which have been addressed.

**The project:** develop the above-captioned property into four (4) units by investing substantial resources to preserve an important neighborhood house and convert it into two (2) dwelling units. In order to accomplish this aspect of the project we would attach two (2) additional units to the rear of the house. The addition is sensitive to the architectural qualities of the existing house and has been approved by the historical commission and is located behind the existing home, takes advantage of the sloping site and is 2 1/2 stories compared with three (3) stories for the main house.

**Changes since the public hearing:**

1. A landscape plan has been prepared and filed (enclosed). It includes a mix of shrubs, fast growing evergreens (for perimeter screening) and two (2) red sunset maples for fall color.

Newton Wellesley Executive Office Park  
60 Walnut Street, 4th Floor • Wellesley, Massachusetts 02481  
Tel: 781-239-0400 Fax: 877-243-0405  
mpeirce@gmpeircelaw.com

Marc C. Larado, Chairman

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2. The parking design has been altered to place an additional space in the basement, thus now one garaged space for each unit. The stacked spaces behind the garage doors have been eliminated and there are now four (4) exterior spaces. The access driveway has been moved to be closer to the building (but remains in compliance with fire department requirements). The garage spaces have been designed to be 18' in length and thus a minor §30-19(m) waiver of 1 foot.
3. As a result of the redesign there is a slight increase in open space, but more importantly, an additional increase in usable backyard open space when the exterior spaces are pulled forward (and thus less on the city's easement) and the driveway is moved away from the backyard and closer to the house.
4. The rear elevation will be altered to reflect that there will now be a single (double width) garage door-that plan will be available for the working session.

As we stated at the public hearing we strongly believe that this proposal has substantial public benefit in that enables the restoration of a significant architecturally valuable house. It also has a density that fits well with this particular neighborhood, both because of the amount of multi-family housing and due to its location so close to public transportation and a village commercial area.

We look forward to answering any final questions at the working session.

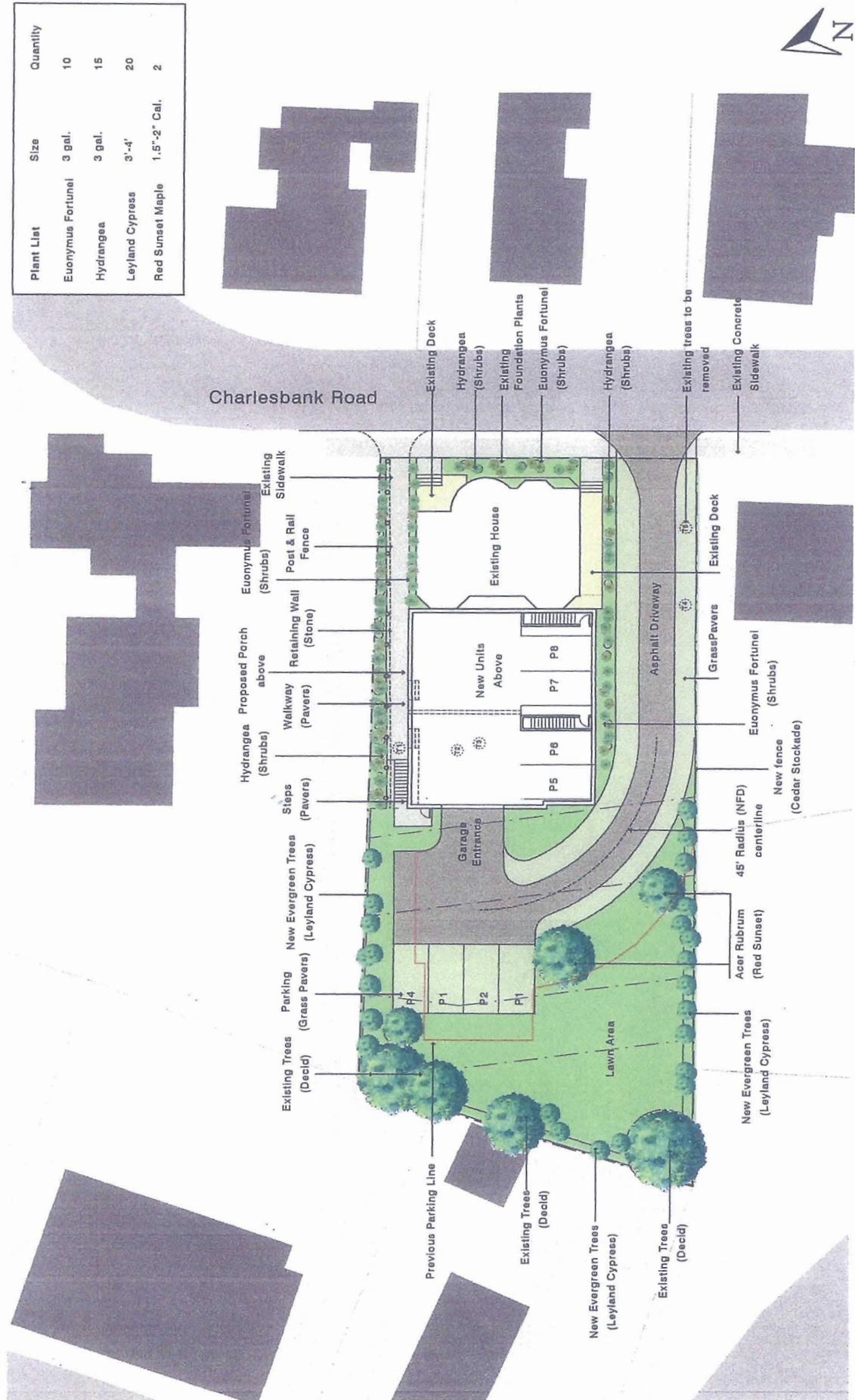
Very truly yours,



G. Michael Peirce

Cc: Land Use Committee  
Alderman Allan Ciccone, Jr.  
Alderman Alison M. Leary  
Alexandra Ananth, Chief Planner  
Andrew Consigli

| Plant List        | Size         | Quantity |
|-------------------|--------------|----------|
| Euonymus Fortunei | 3 gal.       | 10       |
| Hydrangea         | 3 gal.       | 15       |
| Leyland Cypress   | 3'-4'        | 20       |
| Red Sunset Maple  | 1.5"-2" Cal. | 2        |



131 Charlesbank Road  
 Newton, Massachusetts

Landscape Plan  
 June 14, 2015

**CIVICO**  
 Community Development