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James Freas
Acting Director

PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: June 19, 2015
MEETING DATE: June 23, 2015
TO: Land Use Committee of the Board of Aldermen
FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Stephen Pantalone, Senior Planner
CC: Petitioner

In response to questions raised at the Land Use Committee public hearing, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #92-15

131 Charlesbank Road

Request for Special Permit/Site Plan Approval to construct a 2-unit addition to an existing 2-family dwelling

The Land Use Committee (the "Committee") held a public hearing on May 12, 2015, which was held open so that the petitioner could respond to questions/concerns that were raised in the Planning Department's memorandum and at the public hearing by the Committee. This memo reflects additional information submitted by the petitioner.

Modifications to the Site Plan

The petitioner submitted revised plans (**ATTACHMENT A**), which modifies the parking layout in the garage on the ground floor and adds vegetation around the property lines. The change to the parking layout reduces the total number of parking stalls from nine to eight, or two per unit.

The Planning Department did not have adequate time to review the plans prior to the issuance of this memo; however it appears there is sufficient maneuvering space for vehicles parking in the garage. The petitioner is also proposing stall lengths of 18 feet which is just under the 19 feet required. The Planning Department does not have any concerns with this request. Overall, the Planning Department believes the additional screening and modest increase in open space will be a benefit to the project.

Additional Information Required

The petitioner should provide a revised rear elevation.

ATTACHMENTS:

Attachment A: Revised Plans and email from petitioner

Stephen Pantalone

From: G. Michael Peirce <mpeirce@gmpeircelaw.com>
Sent: Friday, June 19, 2015 10:54 AM
To: Stephen Pantalone
Cc: 'Andrew Consigli'
Subject: Charlesbank-revised plans
Attachments: Plan 15-06-19.pdf; SITE PLAN - VER 3.pdf

Importance: High

Hello Stephen, attached please find an interior plan showing the proposed sizes of the garaged spaces and the maneuvering aisle width. As you can see we will want to have a §30-19(m) waiver to allow those 4 spaces to be 9' x 18' of 9' x 19'. The aisle width of almost 28' is ample for providing access to all 4 spaces.

I have also attached a revised site plan taking these change into consideration. As you see we gain 1% additional open space. Please note that that really does not convey the whole story regarding our gain of 'useable' open space on site. As you see from the plan I sent the other day, when you focus upon the red line Andrew drew in to reflect the prior extent of the parking and driveway, there is additional space now available for backyard use that isn't technically reflected in the increased open space calculation. This is because when the driveway comes closer to the house (while maintain the required turning radius to meet the fire department's approval) the grass crete moves with it and grass crete odes not count against our open space # but now there is additional actual grass area to the left of the relocated driveway curve.

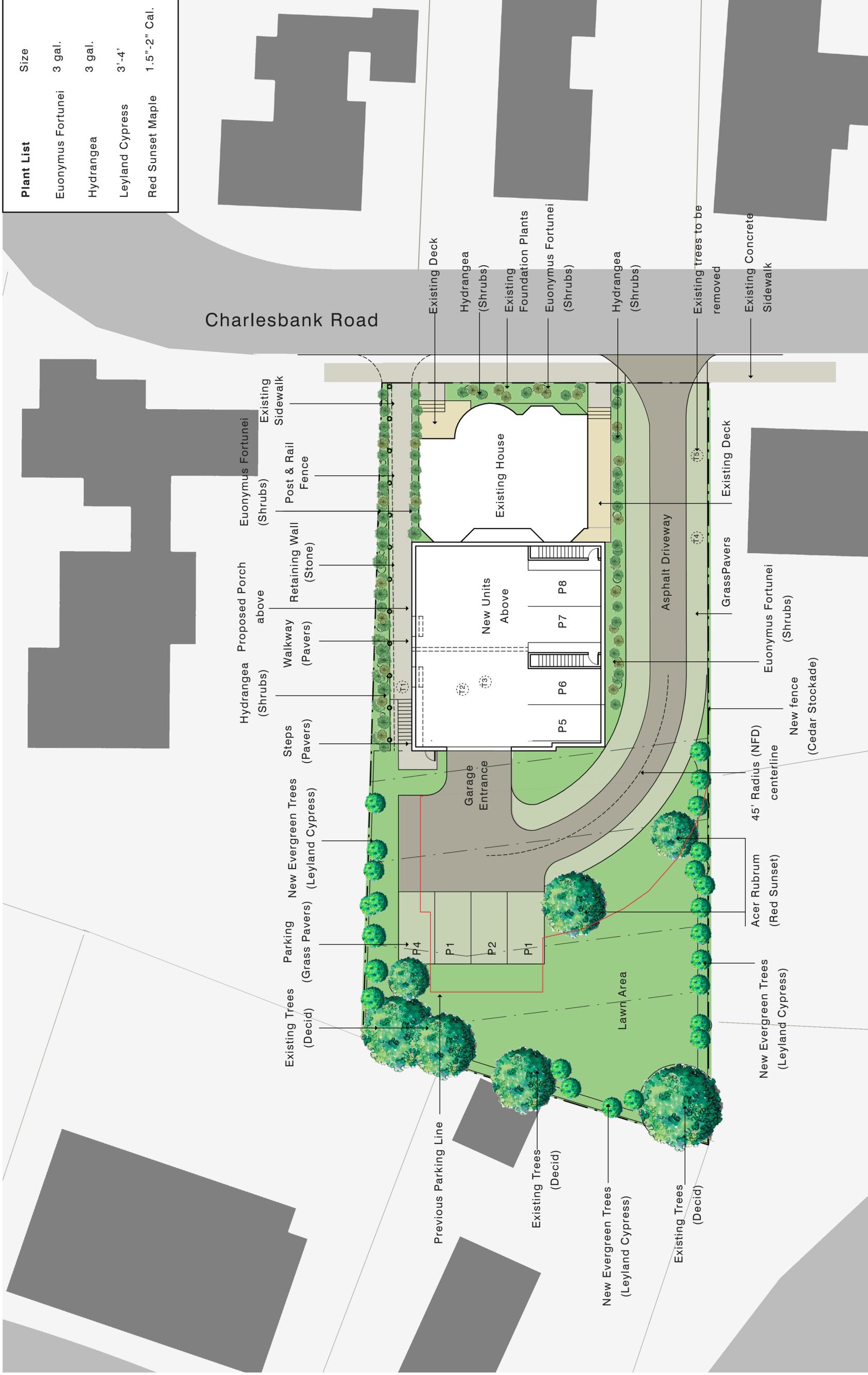
Finally Andrew will have for Tuesday night a revised rear elevation that will reduce the garage door openings to a single 15' double door with a design similar to that on the present plans.

Sorry to cut this so close.

Michael

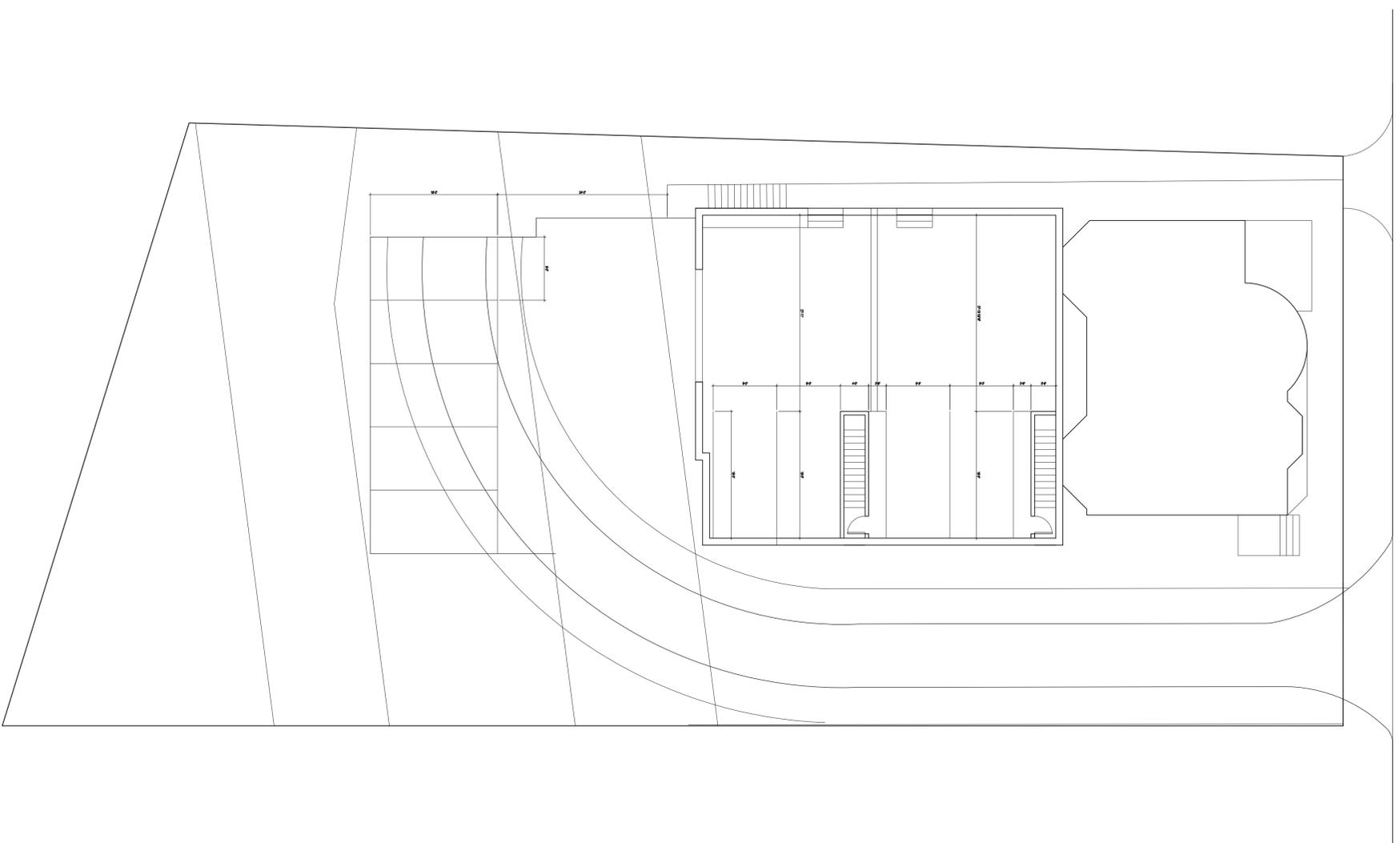
G. Michael Peirce, Esq.
Newton Wellesley Executive Office Park
60 Walnut Street
Wellesley, MA 02481
Tel: 781-239-0400
Fax: 877-243-0405

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

Civico Development
Owner
12 Morse Lane
Natick, MA 01760
617-646-9020



TOWN
NEWTON

SVR

CATCH BASIN
WITH OIL TRAP

NANANTUM PLACE
N/F
NATHAN COOKE
C 27798; PG 369

PROPOSED
9.0' WIDE
DRIVEWAY
EXPANSION

137 CHARLESBANK ROAD
N/F
VIVIAN LEE LOPICCOLO
BK 24059; PG 277

PORTION OF
EXISTING DRIVEWAY
TO BE REMOVED

PROJECT NUMBER: 14001

DATE: June 19, 2015

REVISIONS:

SCALE: 1/32" = 1'-0"

DRAWING NAME:

SKA1

