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**James Freas**  
Acting Director

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**PUBLIC HEARING/WORKING SESSION MEMORANDUM**

**DATE:** November 13, 2015  
**MEETING DATE:** November 17, 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.

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**PETITION #231-15**

**5-7 & 9-11 Carthay Circle**

Request for Special Permit/Site Plan Approval to extend a nonconforming use in order to construct two new two-family dwellings on two separate lots.

The Land Use Committee (the "Committee") held a public hearing on October 13, 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 and the public. This memo reflects additional information submitted by the petitioner and additional analysis completed by the Planning Department.

**Renderings**

The petitioner submitted renderings of the proposed dwellings (**ATTACHMENT A**). There were no changes to the size or mass of the structures. The Planning Department continues to have concerns with the mass of the proposed structures and with the front façade facing Carthay Circle. The renderings indicate a stone finish on the ground floor façade, siding on the second story and panels on the attic level. The Planning Department is concerned with the proposed materials and recommends more traditional siding on the ground/first floor and attic levels.

The Planning Department requested a calculation of the average grade plane, which has not been provided. The petitioner did not submit engineering plans or drainage calculations, which typically can be provided prior to the issuance of a building permit.

The Planning Department continues to recommend that the petitioner work with the Ward Alderman to hold a community meeting, and that they consider reducing the mass of the proposed structures.

**ATTACHMENTS:**

**Attachment A:** Proposed Renderings



CARTHAY CIRCLE RESIDENCES  
 9-11 CARTHAY CIRCLE  
 NEWTON, MA

- 1 18 SEPTEMBER 2015
- 2 22 SEPTEMBER 2015
- 3 1 OCTOBER 2015

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TITLE  
**PERSPECTIVE  
 VIEWS**

DRAWN BY	NTA
CHKD BY	NTA
DATE	31/AUG./2015
SCALE	AS NOTED
PROJECT NO.	0000

A3.0

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