City of Waltham

Jeannette A. McCarthy
Mayor

CITY OF WALTHAM
CITY CLERK'S OFFICE
2018 MAR -6 A 10:08
RECORDED

March 6, 2018

TO: The City Council
RE: 95 Moody Street, Waltham

Dear Councillors:

As a follow-up on the above, Planning Department had no inquiries regarding development, the owner was in to the Building Department about a year ago with a mixed-use development, but with no plans, and it is before the Traffic Commission for the March meeting.

Sincerely,

Jeannette A. McCarthy
JAM/ccb
Enclosures

610 Main Street • Waltham, Massachusetts 02452 • (781) 314-3100 • Fax (781) 894-9581

Casey-Brenner, Colette

From: Garvin, Michael
Sent: Tuesday, March 06, 2018 8:47 AM
To: Mayor; Cagle, Catherine; Forte, William
Subject: RE: 95 Moody Street
Attachments: Site.Plan 12-19-2017 (003).pdf

Good morning Mayor.

Yes, this item is on the March Traffic Commission agenda. Please see the attached site plan.

14 units residential, a five story building, with parking on the ground level.

Thanks

Mike G

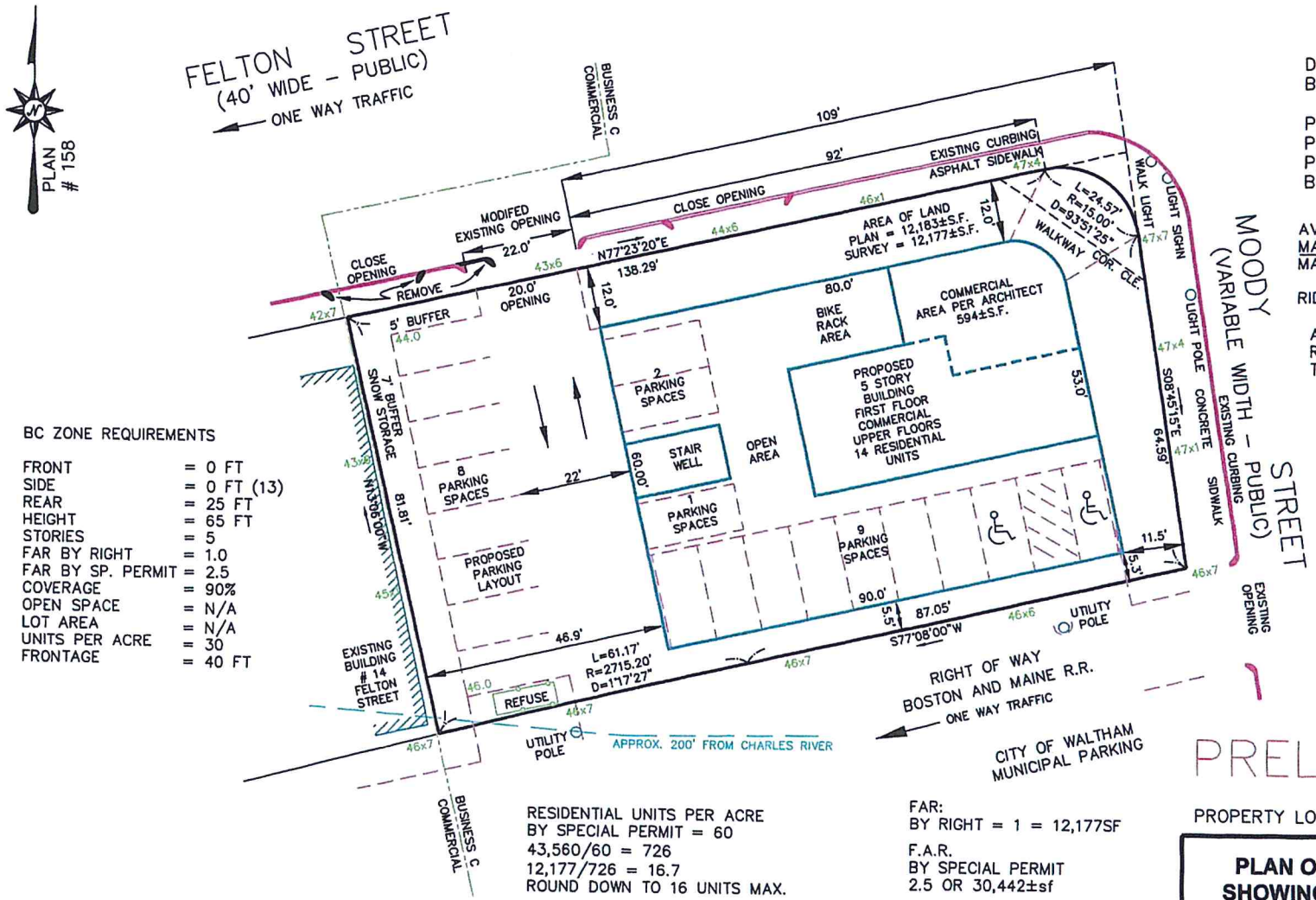
From: Mayor
Sent: Tuesday, March 06, 2018 7:36 AM
To: Cagle, Catherine <ccagle@city.waltham.ma.us>; Forte, William <wforte@city.waltham.ma.us>; Garvin, Michael <mgarvin@city.waltham.ma.us>
Subject: 95 Moody Street

Mike/Bill/Catherine

Has there been any inquiries or further inquiries from the owner or others about developing the above site?

Please advise.

Thank you.
Sincerely,
Jeannette A. McCarthy



DEED REFERENCE:
BOOK 60244 PAGE 273

PLAN REFERENCE:
PLAN OF NEWALL REALTY TRUST
PLAN # 158 OF 1975
BOOK 12767 PAGE 630

AVERAGE GRADE	= 45.9
MAXIMUM HEIGHT	= 65.0
MAXIMUM ALLOWED RIGE	= 110.9

RIDGE TO AVERAGE GRADE = 56.1±

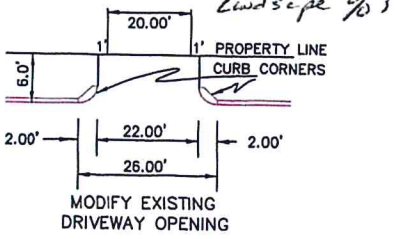
ALL PLANS SUBJECT TO REVIEW AND APPROVAL FROM THE CITY OF WALTHAM

BC ZONE REQUIREMENTS

FRONT	= 0 FT
SIDE	= 0 FT (13)
REAR	= 25 FT
HEIGHT	= 65 FT
STORIES	= 5
FAR BY RIGHT	= 1.0
FAR BY SP. PERMIT	= 2.5
COVERAGE	= 90%
OPEN SPACE	= N/A
LOT AREA	= N/A
UNITS PER ACRE	= 30
FRONTAGE	= 40 FT

LOT COVERAGE:
90% OF 12,177±S.F. = 10,959±S.F.
PRO. BUILDING = 5,650±S.F. OR 46.4%

\# need parking/driveway + landscape %'s



RESIDENTIAL UNITS PER ACRE
BY SPECIAL PERMIT = 60
43,560/60 = 726
12,177/726 = 16.7
ROUND DOWN TO 16 UNITS MAX.

FAR:
BY RIGHT = 1 = 12,177SF

F.A.R.
BY SPECIAL PERMIT
2.5 OR 30,442±sf

PROPOSED F.A.R.

FIRST FLOOR	LESS PARKING	= 3,410sf
SECOND FLOOR	4 UNITS	= 5,650sf
THIRD FLOOR	4 UNITS	= 5,650sf
FORTH FLOOR	4 UNITS	= 5,650sf
FIFTH	2 UNITS	= 5,650sf
TOTAL	14 UNITS & 1ST FL	= 26,010sf OR 2.1 FAR

PARKING SEE SECTION 5.23 AND 5.4
RESIDENTIAL UNITS 14 x 1 1/4 SPACE = 18 SPACES
COMMERCIAL AREA (OFFICE) = 594sf
1 CAR PER 300sf = 2 SPACES
TOTAL PARKING REQUIRE = 20
PARKING PROVIDED = 20

PRELIMINARY

PROPERTY LOCATED IN BUSINESS BC ZONE

PLAN OF LAND WALTHAM MA
SHOWING PROPOSED BUILDING
WITH 14 RESIDENTIAL UNITS
AND 1ST FL COMMERCIAL SPACE AT
95-107 MOODY STREET

Date: 3/17/17 Scale: 1" = 30'
PREPARED BY:

BIBBO BROTHERS
AND ASSOCIATES
SURVEYING, ENGINEERING,
CONSTRUCTION CONSULTING
10 HAMMER STREET WALTHAM MA 02453
781-891-0417
RALPH BIBBO JR. - MANAGER - OWNER
ROBERT BIBBO - P.L.S. - Owner