



# CITY OF WALTHAM MASSACHUSETTS

William M. Creonte, Jr.

Chairman, Board of Survey and Planning

January 19, 2022

Zoning Board of Appeals  
City of Waltham  
119 School Street  
Waltham, MA 02451

RE: The Leland House-21 Newton Street  
M.G.L. c. 40B Comprehensive Permit Application

Dear Board Members:

The Board of Survey and Planning have received and reviewed a copy of the above referenced 40B Comprehensive Permit Application and some of us would like to submit the following comments/concerns.

1. Set-Backs - the parcel is very large and we don't see why the setback requirements can't be met with minor changes to the plans. We recommend against approving those waivers. (Brian Moroney and William Creonte, Jr.).
2. They can't meet the setbacks, but their planting plan calls for the trees to overlap onto other people's property. We recommend against approval of the setback waivers. (Brian Moroney and William Creonte, Jr.).
3. We would be ok with the lot coverage and open space waivers as long as the main building was adjusted to properly fit the site. (Brian Moroney and William Creonte, Jr.)
4. We don't allow accessory buildings to be placed anywhere they want. Accessory building should be adjusted to meet the city requirements, recommend against 4.221. (Brian Moroney and William Creonte, Jr.)
5. We can agree with a reduction in parking spaces but it should be at least 1.0 per unit) (Brian Moroney and William Creonte, Jr.)
6. By meeting the setbacks, there should be no issue with no paved areas within 5 feet of a property line or street, especially if the sidewalks are straight - recommend against 5.42. (Brian Moroney and William Creonte, Jr.).
7. Since the loading area does not meet the requirements because of an accessory building, we recommend against 5.91 and suggest they move the accessory building to a different location on the site so the loading area requirements can be met. (Brian Moroney and William Creonte, Jr.)
8. There is no reason they can't apply for a new sign permit, Petitioner shall apply for a new sign permit, just like everyone else, recommend against 6.31. (Brian Moroney and William Creonte, Jr.).

Thank you for your consideration of the Boards' recommendations.

A Member or two may be attending the January 25, 2022 Zoom Public Hearing and they will announce themselves should they have any questions.

Respectfully Submitted,

*William M. Creonte, Jr.*

William M. Creonte, Jr., Chairman  
Board of Survey and Planning