

City Clerk

2023 JAN -5 PM 1:19

#357-22

1314 Washington Street

CITY OF NEWTON

IN CITY COUNCIL

January 3, 2023



2023 01931665

Bk: 01592 Pg: 198 Cert#: 280147

Doc: DECIS 02/02/2023 11:59 AM

Current Clerk  
HODISON  
GUY-GUY  
BREWER LLC

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON AS FOLLOWS:

Section 30 of the Revised Ordinances of Newton, as amended, be and is hereby amended by amending sheets of plans entitled "City of Newton, Massachusetts, Amendments to Zoning Plans, adopted July 21, 1951, as amended from time to time," and the City of Newton Official Zoning Map as shown and maintained as part of the City's Geographic Information System (GIS), as amended from time to time, by changing certain boundaries from present zoning district as described below:

Change the following described real estate: all of the land located at 1314 Washington Street, 31 Davis Street, and 33 Davis Street, also identified as Section 33, Block 10, Lots 0001, 0011, and 0012, currently zoned Business 1 to Mixed Use 4, further described as follows:

Beginning at a point on the Southerly Line of Washington Street (AKA Route 16 - public - variable width) and from said point of beginning, running thence;

Along the southerly line of Washington Street, N 74°42'12" E, a distance of Ninety-Nine and Thirty Nine Hundredths feet (99.39 feet) to a point, thence;

S 15°56'48" E, a distance of One Hundred Fifty feet (150.00 feet) to a point, thence;

N 75°15'57" E a distance of Sixty-Four Hundredths feet (0.64 feet) to a point, thence;

Along the dividing line with Map 33, Block 10, Lot 10, S 14°58'47" E, a distance of One Hundred Nine and Fifty-Nine Hundredths feet (109.59 feet) to a point on the northerly line of Davis Street (public - variable width), thence;

Along said northerly line of Davis Street, S 79°20'01" W, a distance of One Hundred Five feet (105.00 feet) to a point, thence;

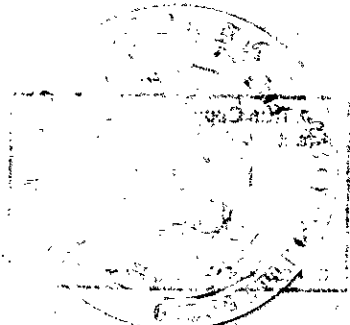
2800147-1592-198

Along a tangent curve at the intersection of Davis Street and Highland Street (public - variable width) having a radius of 13.42 feet, a central angle of 83°15'14", an arc length of 19.50 feet, a chord bearing of N 57°55'36" W, and a chord distance of 17.83 feet, thence;

lots  
A, B + C

2800147

A True Copy  
Attest  
  
City Clerk of Newton, Mass.



Along the easterly line of Highland Street, N 16°17'59" W, a distance of Two Hundred Eighteen and Twenty-Five Hundredths feet (218.25) feet to a point, thence;

Along a tangent curve at the intersection of Highland Street and said Washington Street having a radius of 19.44 feet, a central angle of 90°59'01", an arc length of 30.87 feet, a chord bearing of N 29°11'31" E, and a chord distance of 27.73 feet to the point and place of beginning.

Containing 30,031 square feet or 0.689 acres, more or less. The zone change area is shown as "PROPOSED MIXED USE (MU4) ZONING DISTRICT" on the plan entitled "Zone Change Plan," dated May 2, 2022, and prepared by Bohler Engineering.

This change of zone Order accompanies Special Permit #358-22. The benefits of this change may only be exercised in accordance with the terms of such Special Permit #358-22, as defined therein.

To the extent any provision of this change of zone Order shall be deemed invalid or unenforceable, all remaining provisions shall remain in full force and effect regardless of such invalidity or unenforceability.

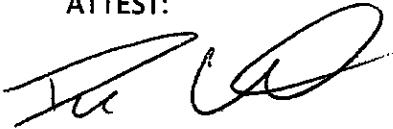
Under Suspension of Rules

Readings Waived and Extension of Time Approved

20 Yeas, 3 Nays (Councilors Gentile, Lucas, and Malakie), 1 Absent (Councilor Baker)

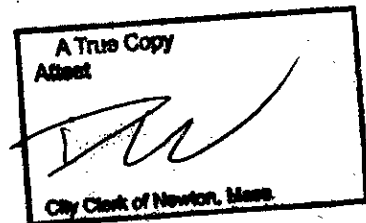
The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on January 5, 2023. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

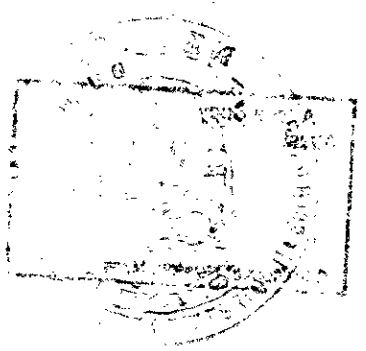
ATTEST:



~~(SGD) CAROL MOORE~~


ASSISTANT Clerk of the City Council



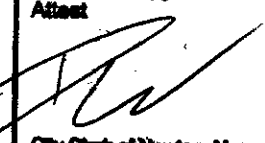


I, Carol Moore, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the City Clerk on January 5, 2023 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

  
(SGD) CAROL MOORE

ASSISTANT Clerk of the City Council

A True Copy  
Attest  
  
City Clerk of Newton, Mass.

2

Doc 01931665

Southern Middlesex Land Court  
Registry District

RECEIVED FOR REGISTRATION

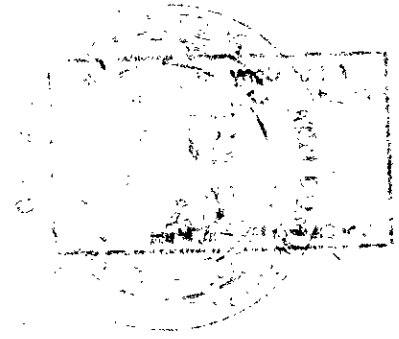
On: Feb 02, 2023 at 11:59A

Document Fee 105.00

Receipt Total: \$210.00

NOTED ON: CERT 280147 BK 01592 PG 198

ALSO NOTED ON:



Schlesinger  
Blair