

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 185491
Document Type	: DECIS
Recorded Date	: December 21, 2022
Recorded Time	: 10:43:40 AM
Recorded Book and Page	: 81090 / 128
Number of Pages(including cover sheet)	: 5
Receipt Number	: 2877930
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

RECEIVED

2022 NOV -9 PM 12:45

#259-22

34 Crafts, 36 Crafts, 38 Crafts, 48 Crafts,
50 Crafts, 19 Court, 21 Court Street

CITY CLERK
NEWTON, MA 02459

CITY OF NEWTON

IN CITY COUNCIL

November 7, 2022

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:

Zone Change Area "A"

Change the following described real estate: all of the land located at 34 Crafts Street, 36 Crafts Street, 38 Crafts Street, 48 Crafts Street, and 50 Crafts Street also identified as Section 23, Block 16, Lots 0007, 0008, 0009, 0010, 0011, currently zoned Manufacturing to Business 4, further described as follows:

Beginning at a point on the northerly line of Crafts Street (Public- 50' Wide R.O.W) thence running;

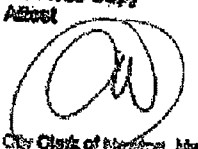
S 47°53'45" W a distance of Three Hundred Ninety-Three and Thirty-Seven Hundredths feet (393.37') to a point; thence

N 35°22'55" W a distance of One Hundred Eighty-Six and Eighty Hundredths feet (186.80') to a point; thence

N 35°22'55" W a distance of Two Hundred Five and Ninety-Seven Hundredths feet (205.97') to a point; thence

Along a curve to the right having a radius of Three Hundred Eighty-Three and Seventy-One Hundredths feet (383.71'), a central angle of 11 degrees 52 minutes 6 seconds, an arc length of 79.48 feet, a chord bearing of north 70 degrees 32 minutes 9 seconds east and a chord distance of 79.34 feet to a point of tangency; thence

34 Crafts Street, 48 Crafts Street, and 50 Crafts Street, Newton (Book 72974, Page 100); 36 Crafts Street, Newton (Book 68463, Page 417); 38 Crafts Street, Newton (Book 80513, Page 239); 19 Court Street, Unit #1, Newton (Book 80373, Page 583); 19 Court Street, Unit #2, Newton (Book 80406, Page 353); 21 Court Street, Newton (Book 80406, Page 357)

A True Copy
Attest

City Clerk of Newton, Mass

#259-22
34 Crafts, 36 Crafts, 38 Crafts, 48 Crafts,
50 Crafts, 19 Court, 21 Court Street
Page 2

N 76°28'12" E a distance of One Hundred Sixty-Five and Four Tenths feet (165.4')

N 73°12'12" E a distance of Ten and Eighty-Five Hundredths feet (10.85') to a point; thence

S 67°46'37" E a distance of One Hundred Fourteen and Eight Tenths feet (114.8') to a point; thence

Along a curve to the right having a radius of One Thousand Four Hundred Twenty-One and Ninety Hundredths feet (1,421.90'), a central angle of 06 degrees 52 minutes, 25 seconds, an arc length of One Hundred Seventy and Fifty-Eight Hundredths feet (170.58'), a chord bearing of north 64 degrees 20 minutes 24 seconds west, and a chord distance of One Hundred Seventy and Forty-Eight Hundredths feet (170.48') to a point of tangency; thence

Along a curve to the right having a radius of One Thousand Four Hundred Twenty-Five and Twenty-Nine Hundredths feet (1,425.29'), a central angle of 00 degrees, 36 minutes 54 seconds, an arc length of Fifteen and Thirty Hundredths feet (15.30'), a chord bearing of north 60 degrees 35 minutes 44 seconds west, and a chord distance of Fifteen and Thirty Hundredths feet (15.30') to a point of tangency at the point and place of beginning.

Zone Change Area "B"

Change the following described real estate: all of the land located at 19 Court Street and 21 Court Street, also identified as Section 23, Block 16, Lots 0012, 0012A and 0013, currently zoned Multi Residence 1 to Business 4, further described as follows:

Beginning at a point on the North-West bend of Court Street thence running;

S 80°43'46" W a distance of Thirty feet (30') to a point; thence

N 09°16'14" W a distance of One Hundred and Ten feet (110') to a point; thence

N 80°43'46" E a distance of Twelve and Five Tenths feet (12.5') to a point; thence



- N 09°16'14" W a distance of Seventy-Two and Five Tenths feet (72.5') to a point; thence
- N 57°02'15" E a distance of Nineteen and Forty-Nine Hundredths feet (19.49') to a point; thence
- S 35°22'55" E a distance of approximately One Hundred Eighty-Six and Eighty Hundredths feet (186.80') to a point; thence.
- S 65°25'22" W a distance of approximately Eighty Five and Six Tenths feet (85.60) to the point and place of beginning.

Zone change areas "A" and "B" total 115,744 S.F. or 2.657 acres, more or less, and are shown on the plan entitled "Zone Change Plan, Elderly Housing with Services, Crafts Street & Court Street, Newton, MA" dated March 31, 2022, revised November 7, 2022, and prepared by Vanasse Hangen Brustlin Inc.

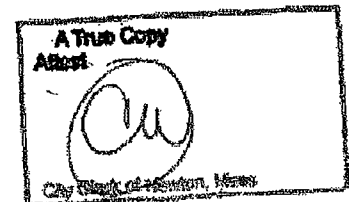
This change of zone Order accompanies Special Permit #260-22. The benefits of this change may only be exercised in accordance with the terms of such Special Permit #260-22, as defined therein.

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 Extensions of Time Approved
22 Yeas, 1 Nay (Councilor Ryan), 1 Absent (Councilor Norton)

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 November 9, 2022. 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:



#259-22

34 Crafts, 36 Crafts, 38 Crafts, 48 Crafts,
50 Crafts, 19 Court, 21 Court Street

Page 4



(SGD) CAROL MOORE

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 November 9, 2022 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



(SGD) CAROL MOORE

Clerk of the City Council

