

CITY OF NEWTON

IN BOARD OF ALDERMEN

REAL PROPERTY REUSE COMMITTEE AGENDA

TUESDAY, MAY 24, 2011

7:45 PM  
Room 209

#33-11      COMMISSIONER OF PUBLIC WORKS declaring surplus for sale or lease a city-owned right-of-way located at 145-147 Chapel Street, Nonantum.

#90-11      BOARD OF LIBRARY TRUSTEES declaring the former Boys & Girls Library and attendant land located at 126 Vernon Street, Newton Corner, surplus, and recommending that the building and land be transferred to the Parks & Recreation Department.

Respectfully submitted,

Victoria Danberg, Chairman



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**33-11**  
Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov


Candace Havens  
Director

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**MEMORANDUM**

Date: April 8, 2011

TO Vicki Danberg, Chair of the Real Property Reuse Committee  
Members of the Real Property Reuse Committee

FROM : Candace Havens, Director of Planning and Development   
Derek Valentine, Senior Land Use Planner

MEETING DATE: May 24, 2011

SUBJECT: Reuse of right-of-way at 145-147 Chapel Street; #33-11

Cc: Donnalyn Kahn, City Solicitor  
Dave Turocy, Interim Commissioner of Public Works  
James Shaughnessy, Residential Assessor

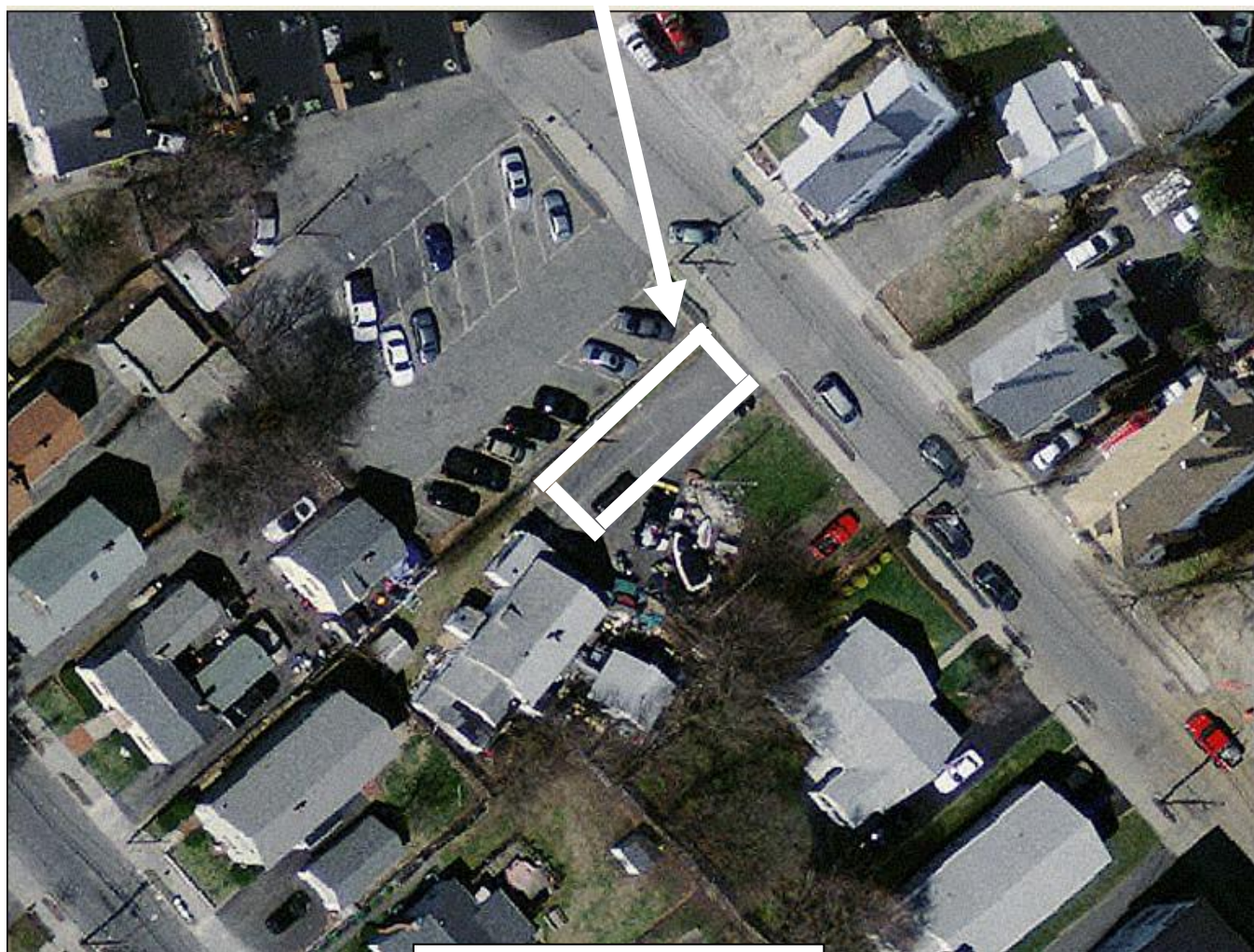
At the Real Property Reuse Committee on March 29, there were questions regarding the nature of the City's interest in this property, as well as the fair market value for the parcel. After consulting with the City's Law Department, the Planning Department has determined that the underlying land at 145-147 Chapel Street is owned by Deborah Miller and A. Cobden, etal. The City owns the right-of-way (an easement over the subject property), which entitles the City to travel over the land.

The Real Property Reuse Ordinance, Newton Rev. Ordinance Section 2-7 applies to all "City-owned real property or portion thereof" which is no longer used or needed by the City. The 825 sq. ft. easement constitutes a "portion thereof" under the Real Property Reuse Ordinance and, as such, must be considered by the Real Property Reuse Committee in order to be transferred to a non-City owner.

The \$4.00 per square foot figure given to the Planning Department by the Assessor is for fee-simple purchase of raw land and was suggested as an absolute maximum. After speaking further with the Assessor's Office, the Planning Department recommends a maximum value reduced to \$1.00 per square foot to more closely represent its value as an easement, for a total of \$825.00.

# ATTACHMENT A

145-157 Chapel Street



Subject Property