

City of Newton



Ruthanne Fuller  
Mayor

## Inspectional Services Department

John D. Lojek, Commissioner  
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December 17, 2019

G. Michael Peirce, Esq.  
Attorney At Law  
Newton Wellesley Executive Office Park  
60 Walnut Street, 4<sup>th</sup> Floor  
Wellesley, MA 02481

Re: 29 Hawthorne Avenue/ old lot determination

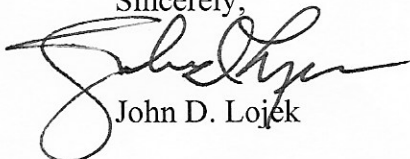
Dear Mr. Peirce:

I am in receipt of your request of November 5, 2019 for a lot determination for the above address.

The subject address has been the same address and lot lines since 1929 in the City of Newton records. The lot is depicted in the official City Atlas as the same size and configuration as presently exists. The new official survey plan shows that the lot is slightly larger, and the frontage slightly longer than the 1929 map would indicate, but that type of discrepancy is typical for maps that are +/- 100 years old. While a new plan showing a single metes and bounds plan and description has not been recorded at the registry of deeds, the owner may do so because that would not constitute a 'combination, merger, subdivision, or re-subdivision by recording a deed, plan or certificate of title'. Any combination, merger, etc. has already been done and long before the City of Newton had the "old lot, new lot" concept. The existing lot is "old".

I hope this letter serves your purposes. Please contact this office if we can be of further assistance.

Sincerely,



John D. Lojek

cc: Anthony Ciccariello, Deputy Commissioner ISD  
Jennifer Caira, Chief Planner for Current Planning