



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
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Barney S. Heath  
Director

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**M E M O R A N D U M**

To: Councilor Danberg, Chair of the Reuse Committee  
Members of Reuse Committee

From: Barney S. Heath, Director of Planning & Development   
Neil Cronin, Chief Planner for Current Planning

Date: February 19, 2021

Subject: Reuse of Parcel ID 83036 0003A on Countryside Road

CC: Andrew Lee, Assistant City Solicitor  
Jonah Temple, Assistant City Solicitor

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The subject property is the site of the former Baldpate Water Tower on Countryside Road (the "Site"). The Site contains 16,900 square feet of land and is located within the Public Use (the "PUB") zone in Newton Centre. The Site was declared available for sale or lease on September 10, 2020 and the item was heard by the Real Property Reuse Committee (the "Committee") on October 20, 2020. At that meeting, the Committee discussed whether the Site is a buildable lot, whether the site could be used for a wireless facility, and the cost for the demolition of the water tower.

The Site was created in 1955 when the City took land from a larger parcel for municipal purposes. Because the Site does not have frontage and because it is undersized, the Site is not a buildable lot. Additionally, the Site could not be combined with the adjacent residential lot at 197 Countryside Road (zoned Single Residence 1) to create two separate buildable lots. The Site has two other abutters: 483-655 Dedham Street which is improved with a golf club use; and 421 Dedham Street which is improved with a multi-family use. The Committee discussed whether land could be taken from either parcel to convert the Site into a buildable lot, while the possibility may exist, the Planning and Inspectional Services Departments cannot provide a determination without a proposal in the form of a site plan.

Wireless Communication Facilities are allowed by special permit in the PUB zone. However, more information is needed to determine what type of facility would be allowed and what dimensional standards e.g. height and setbacks would be applicable. The Planning Department will consult with the Law Department and will provide the Committee with an update at the continued public hearing.

Lastly, the building permit application indicates the cost to remove the water tower was \$38,000.00 (Attachment A).

**ATTACHMENTS:**

**ATTACHMENT A:** Building Permit Application, dated October 25, 2019

Inspector Intake Initials & Date Stamp

RECEIVED  
INSPECTIONAL SERVICES  
NEWTON, MA

19 OCT 25 PM 12:23

City of Newton, Massachusetts

Inspectional Services Department

1000 Commonwealth Avenue

Newton, Massachusetts 02459

Permit No.: 19100832

Date Issued: 10-31-19

Date Received: 10-25-19

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

IMPORTANT: APPLICANTS MUST COMPLETE ALL ITEMS ON THIS PAGE

LOCATION INFORMATION

Inspector: PG District No.:

Location: 199 Countryside Road - Dedham st Zoning District: Public Use

Section: 83036 Block: 0003A Lot: Year Built: 1956

Historic District: Yes: No: [checked] Condominium: Yes: No: [checked]

TYPE AND USE OF BUILDING

Type of Improvement

- New Building
Addition
Alteration
[X] Demolition
Repair, Replacement
Signage
Temporary Tent
Other:

Proposed Use: Residential

- Single Family
Two Family
3 or more Family
No. of Units:
Garage
Other:

Proposed Use: Non-Residential

- Commercial
Industrial
Hospital, Institutional
Church, other Religious
Public
Wireless Communication
Other: Water tower

Description of work to be performed: Complete dismantling and removal of the Countryside Road elevated water storage tank, removal and disposal of lead contaminated soil from the site, and site improvements including backfilling and grading.

City Council; Special Permit #: Zoning Board of Appeals; Variance; Petition #:

IDENTIFICATION (PLEASE TYPE OR PRINT CLEARLY)

Property Owner: Name: City of Newton, Water Department Phone: (617) 796-1640
Address: 1000 Commonwealth Avenue, Newton Centre, MA 02459

Contractor: Name: JDC Demolition Company Phone: (508) 897-8090
Address: 60 Gerard Street, Boston, MA 02119

Supervisor's Construction License: CS 110580 Exp. Date: 10/03/2020

Home Improvement Registration: Exp. Date:

Contractor ID #: 09021

Architect/Engineer: Name: Jon W. Gregory, Tata & Howard, Inc. Phone: (508) 303-9400

Address: 67 Forest Street, Marlborough, MA 01752 Reg. No.: 46478

SIGNATURES: \*Note: Persons contracting with unregistered contractors do not have access to the guaranty fund.

T. DEARDES 7/8/19
SIGNATURE OF AGENT/OWNER

[Signature]
SIGNATURE OF CONTRACTOR

**DEBRIS REMOVAL: CONSTRUCTION DEBRIS IS NOT TO BE DISPOSED OF IN THE CITY OF NEWTON TRASH COLLECTION SYSTEM**

Section 105.3.1.2 780 CMR, Mass. State Building Code states: "..... A condition of issuing a permit for the demolition, renovation, rehabilitation, or other alteration of a building or structure, M.G.L. Ch. 40 § 54, requires that the debris resulting therefrom shall be disposed of in a properly licensed said waste disposal facility\* as defined by M.G.L.Ch.111, § 150 A."

X B J Derenzo Yard. 338 Howard St, Brockton

\*Location of Facility or Dumpster Company's Name and Address

**DEMOLITION ONLY; DUST CONTROL – Choose one of the following options below**

Water Truck

Hydrant Meter  (Requested through Engineering Dept; Not available Nov. 15<sup>th</sup> to April 15<sup>th</sup>)

**FEE SCHEDULE: BUILDING PERMIT \$20.00 PER \$1,000.00 OF CONSTRUCTION OR FRACTION THEREOF**

**\*ROUNDED UP TO THE NEAREST THOUSAND\***

X Total cost of the job: \$ \$38,000.00 X .02 = FEE \$ 0

Check No.: \_\_\_\_\_ Receipt No.: \_\_\_\_\_

**THE FOLLOWING SECTIONS FOR OFFICE USE ONLY**

DEPARTMENT APPROVALS	APPROVED	DISAPPROVED	NOT APPLICABLE
Planning and Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Department	<input checked="" type="checkbox"/> <u>Bruno Dr</u>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/> <u>DC Planning - Fire Detail Required</u> <u>cutcap okay.</u>	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Department	<input checked="" type="checkbox"/> <u>as per Ted</u> <u>Jerdees (city project) Natesha Khan.</u>	<input type="checkbox"/>	<input type="checkbox"/>

**WATER & SEWER SERVICE: Dwelling or structure built prior to 1970; Gutting more than 50% or increase of more than 1,000 sq ft new water and sewer must be installed (Refer to Engineering Department for policy)**

Gutting more than 50%:  Yes  No

Increase of more than 1,000 sq ft:  Yes  No

**COMMENTS/NOTES:**

CSL on file - RB

**BUILDING PERMIT APPROVED AND ISSUED BY:** [Signature]

December 1, 2017



## RECORD OF ACTION ON APPLICATION FOR TREE PERMIT

Name of applicant: City of Newton

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Property named in application: Countryside Road Water Tower

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Date complete application received by Tree Warden: 9/26/2019

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The following action has been taken on this application:

**Application is approved as submitted.**

Permission is hereby granted to remove, transplant and/or replace protected trees to the extent indicated in the application. Any changes from this approved must be submitted for review and approval before work continues.

**Application is approved with conditions.**

Permission is hereby granted to remove, transplant and/or replace protected trees to the extent indicated in the application, except as indicated below. Any changes from this approved plan must be submitted for review and approval before work continues.

Action taken by: Marc R. Welch, Director of Urban Forestry

(Tree Warden or designee)

Date of Action: 9/27/2019

For additional information, contact the Parks and Recreation Department at (617) 796-1500

Sep 25, 2019

City of Newton  
c/o Tata and Howard  
67 Forest St  
Marlboro, MA

RE: WO# 2357745  
Disconnect electric service 199 Countryside Rd., Newton, MA

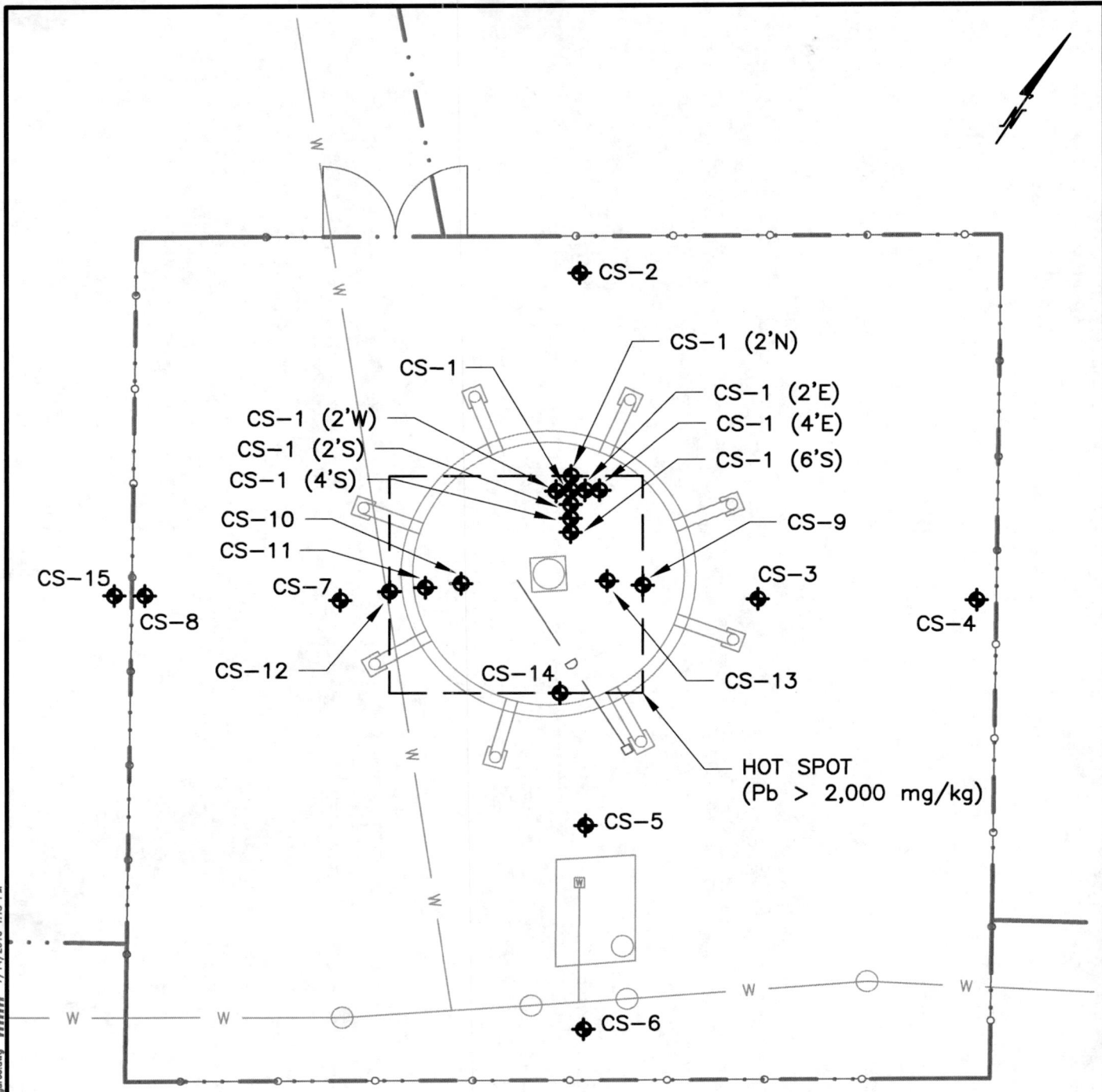
Dear Phil,

Your request to have the electric service disconnected at  
199 Countryside Rd. Newton, MA has been completed as of 09/25/19.  
Please call me if you have any questions at 508-790-9021.

Sincerely,

*Kathy White*  
Eversource

P:\Project\_Files\Newton\4071 Tank Decommissioning\Drawings\Report\_Figures.dwg 7/14/2016 1:13 PM



**TATA & HOWARD**

DATE: FEBRUARY 2019 SCALE: 1" = 20'

APPROXIMATE LOCATIONS  
OF SOIL SAMPLES  
COUNTRYSIDE ROAD TANK  
NEWTON, MASSACHUSETTS

Figure No.

2