



Ruthanne Fuller
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Barney S. Heath
Director

M E M O R A N D U M

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

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

Date: June 17, 2021

Subject: Reuse of Parcel ID 62023 0015A on Stearns Street

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

The subject property is located off Stearns Street in Ward 6 in Newton Centre. The subject property is located within the Single Residence 3 zone (the "SR-3 zone"), has no frontage, and contains 8,800 square feet. The Department of Public Works, as well as other City Departments, has no use for the property and the Mayor docketed an item to begin the disposition process.

The property has six abutters all located within the SR-3 zone and all improved with single-family dwellings. Given this consideration, the Planning Department suggests the parcel be sold at fair market value to one of the abutters. The Assessing Department has determined vacant, unbuildable parcels are valued at between \$5 and \$10 per square foot, resulting in range between \$44,000 and \$88,000. As a preliminary analysis, the Planning Department examined the increase in allowable floor area ratio each abutter would gain should they acquire the subject property. The Planning Department will prepare a supplemental analysis of development scenarios for a future hearing of the Reuse Committee.

Table I: Lot and Floor Area Comparison (Square Feet)

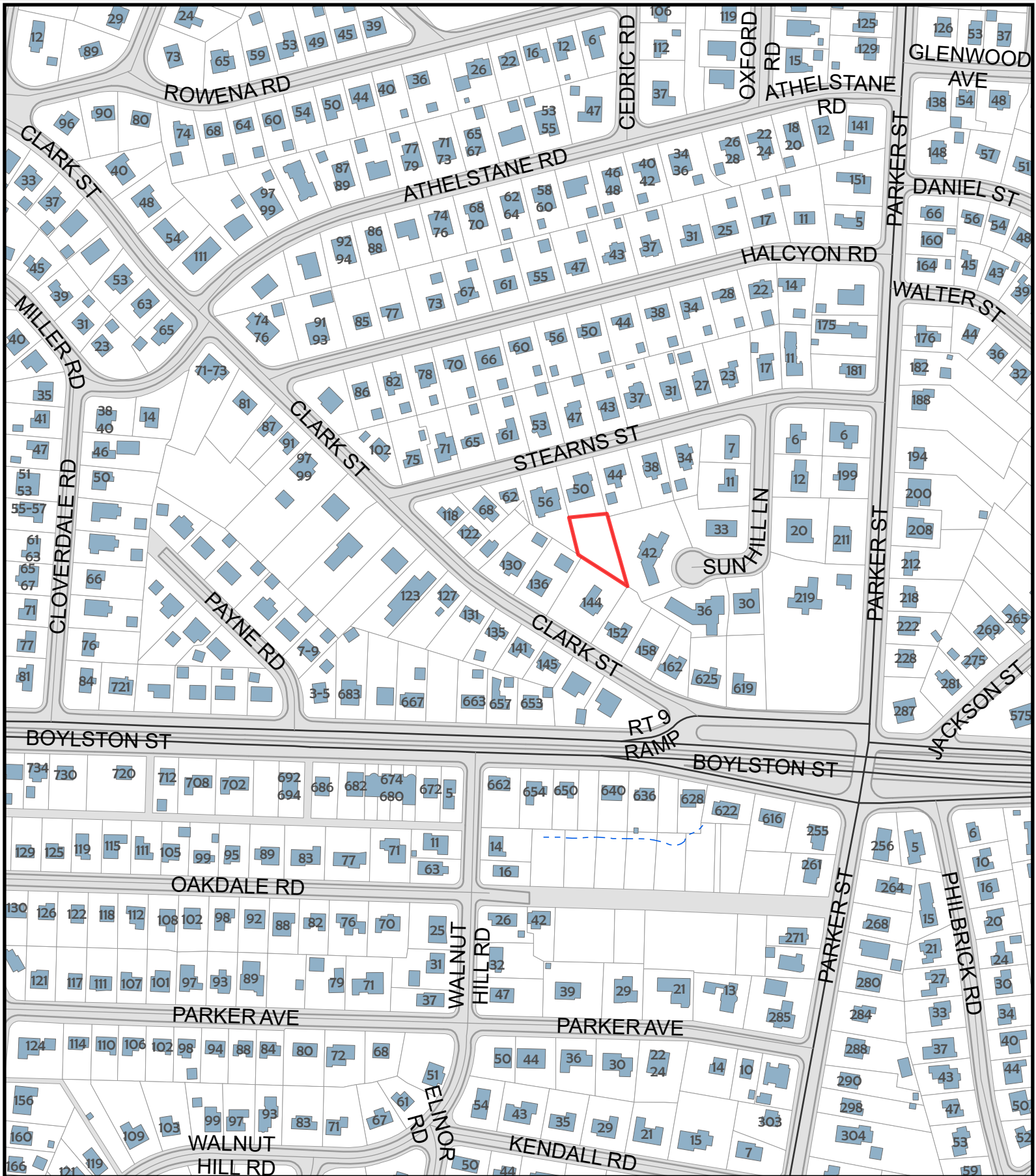
Address	Existing Lot Area	Existing Allowable Floor Area	Proposed Lot Area	Proposed Allowable Floor Area
50 Stearns Street	8,475	3,814	17,275	6,565
44 Stearns Street	8,750	3,850	17,550	6,669
56 Stearns Street	10,819	4,436	19,619	7,455
136 Clark Street	9,870	4,047	18,670	7,095
42 Sunhill Lane	22,170	8,203	30,970	11,149
144 Clark Street	13,815	5,388	22,615	8,368

ATTACHMENTS:

ATTACHMENT A: Map

ATTACHMENT B: Aerial

ATTACHMENT C: Property Card



50 Stearns St Rear Lot

City of Newton, Massachusetts

Attachment A

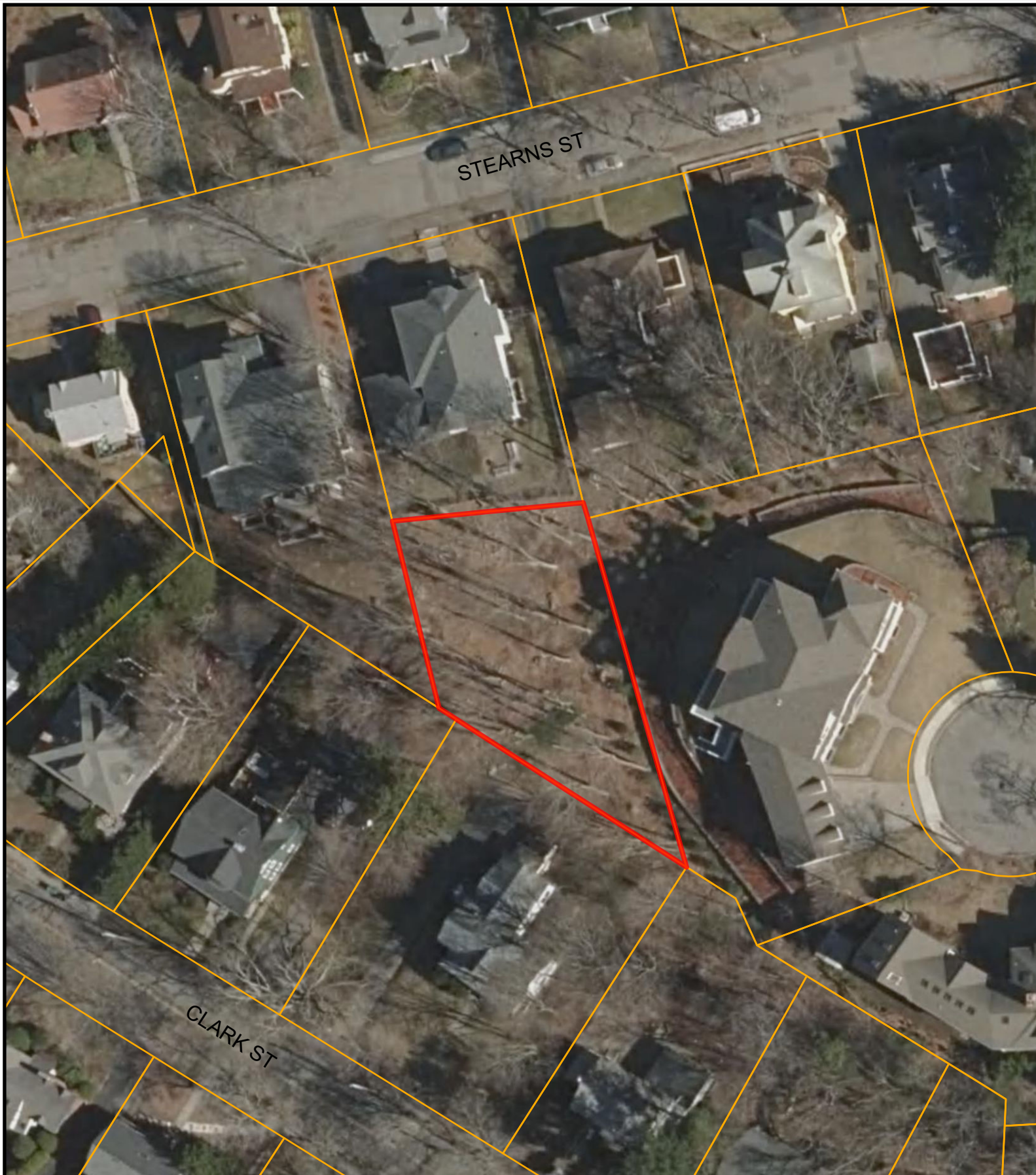
CITY OF NEWTON, MASSACHUSETTS
 Mayor - Ruthanne Fuller



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.



Map Date: March 08, 2021



STEARNS ST

CLARK ST

50 Stearns St Rear Lot

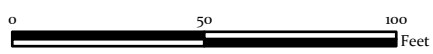
City of Newton, Massachusetts

Attachment B

CITY OF NEWTON, MASSACHUSETTS
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Map Date: March 08, 2021

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						233 NEWTON, MA VISION					
CITY OF NEWTON 1000 COMM AVE NEWTON MA 02459						Description	Code	Assessed	Assessed	CITY LAND 930V 196,500 196,500							
						SUPPLEMENTAL DATA							Total	196,500	196,500		
Alt Prcl ID 62023 0015A Prop Type EX Num Apts Bill Numbe 2118209 Traffic LIGHT Map ID 119SE GIS ID F_738294_2941855 Res_RC Multi_SBL NOTE: NOTE: NOTE: Assoc Pid#																	
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEWTON			9868 81	01-01-1900	Q	I	1	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
									2021	930V		2020	930V		2019	930V	
									Total		196500	Total		196500	Total		196500
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			Total	0.00													
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B			Tracing			Batch							
4																	
NOTES																	
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
										07-01-2011	532	03	6	43	Change	Reinspection	
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Land Units		ST Idx.	Notes				Land Value					
1	930V	CITY VACANT LAN	SR3		8,800	SF	4					196,500					
Total Card Land Units					8,800	SF	Parcel Total Land Area 0.2020					Total Land Value				196,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description		
Style:	99	Vacant					
Model	00						
Grade:							
Stories:							
Occupancy							
Exterior Wall 1							
Exterior Wall 2							
Roof Structure:							
Roof Cover							
Interior Wall 1							
Interior Wall 2							
Interior Flr 1							
Interior Flr 2							
Heat Fuel							
Heat Type:							
AC Type:							
Total Bedrooms							
Total Bthrms:							
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms:							
Bath Style:							
Kitchen Style:							
Built Ins							
Ext Condition							
Int Condition							
Foundation							
Outdoor Park							
Indoor Park							
Masonry Trim							
Insulation							
			Year Built				
MIXED USE							
	Code	Description	Percentage				
	930V	CITY VACANT LAND	100				
			0				
			0				
COST / MARKET VALUATION							
No Sketch							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	Sub	Sub Descrip.	L/B	Units	Year	Gde
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area			
Ttl Gross Liv / Lease Area		0	0	0			