

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO.

NOVEMBER __, 2019

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON AS FOLLOWS:

Chapter 30 of the Revised Ordinances of Newton, 2017, 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 the present zoning district as described below:

Change the following described real estate: all of the land located at 156 Oak Street, 275-281 Needham Street and 55 Tower Road, also identified as Section 51, Block 28, Lots 5, 5A and 6, currently zoned Mixed Use 1, to Business 4 further described as follows:

Beginning at a point on the northerly sideline of Oak Street and the westerly sideline of Needham Street said point being the southeasterly corner of the described parcel; thence

N 74°10'56" W a distance of one hundred sixty six and sixty three hundredths feet (166.63') to a point; thence

N 71 ° 12 '02" W a distance of six hundred fifty nine and seventy three hundredths feet (659. 73 ') to a point; thence

northwesterly and curving to the right along the arc of a curve having a radius of five hundred twenty one and eighteen hundredths feet (521.18 '), a length of three hundred sixty eight and forty six hundredths feet (368.46') to a point, the last (3) courses by the northerly sideline of Oak Street; thence

N 54°54'29" E a distance of one hundred thirty seven and thirty eight hundredths feet (137.38') to a point; thence

N 36°38'34" E a distance of sixty six and four hundredths feet (66.04') to a point; thence

N 54°54'29" E a distance of six hundred thirteen and twenty four hundredths feet (613.24') to a point; thence

northeasterly and curving to the left along the arc of a curve having a radius of one thousand nine hundred forty five and eight hundredths feet (1,945.08'), a length of six hundred six and fifty six hundredths feet (606.56') to a point, the last (2) courses by the easterly sideline of the MBTA Right-of-Way; thence

S 02°07' 59" W a distance of one hundred ninety five and sixteen hundredths feet (195.16') to a point; thence

S 05°50'01" W a distance of seventy six and no hundredths feet (76.00') to a point; thence

S 11 °01 '04" W a distance of one hundred seventy two and fifty hundredths feet (172.50') to a point; thence

S 72°27'07" E a distance of three hundred five and twenty two hundredths feet (305.22') to a point; thence

S 17°32'53" W a distance of seven and sixty hundredths feet (7.60') to a point; thence

S 71 ° 17' 1 7" E a distance of two hundred twenty nine and thirteen hundredths feet (229.13 ') to a point; thence

S 23°46'24" W a distance of three hundred ninety one and fifty hundredths feet (319.50') to a point; thence

southwesterly and curving to the right along the arc of a curve having a radius of two thousand seven hundred sixty eight and twenty five hundredths feet (2,768.25'), a length of two hundred sixty two and fifteen hundredths feet (262.15 ') to a point; thence

S 34°37'30" W a distance of two hundred twenty three and eighty one hundredths feet (223.81') to the point of beginning.

Containing 986,610 S.F. or 22.649 acres, more or less, as shown on the attached plan entitled "Zone Change Plan," Sheet C-3, dated August 6, 2018, and prepared by Vanasse Hangen Brustlin Inc.

This change of zone Order accompanies Special Permit #426-18. The benefits of this change may only be exercised in accordance with the terms of such Special Permit #426-18, 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.