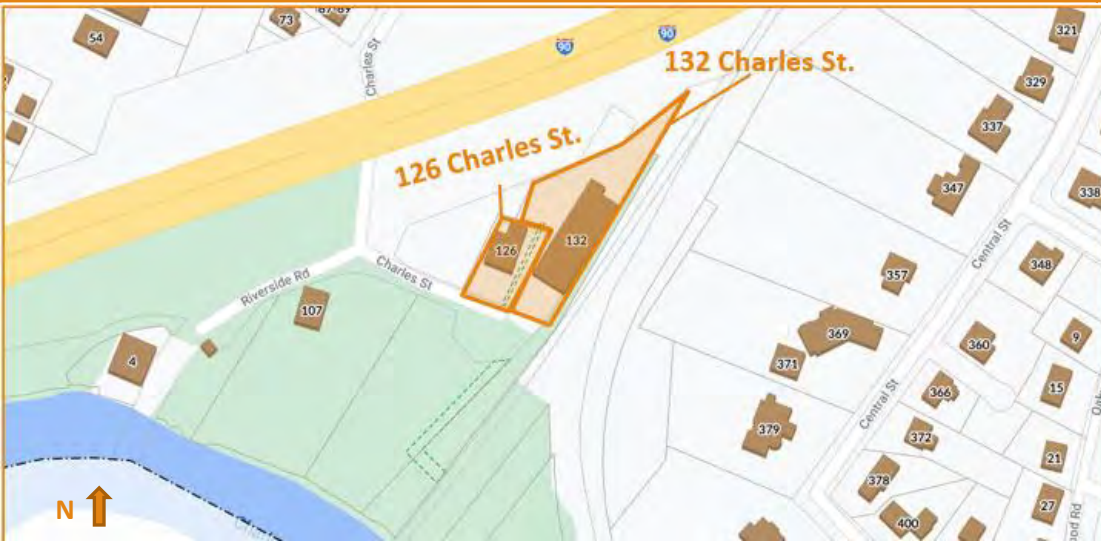


126-132 Charles St. Rezoning Request



CITY OF NEWTON

DEPARTMENT OF PLANNING AND DEVELOPMENT

JULY 24, 2023

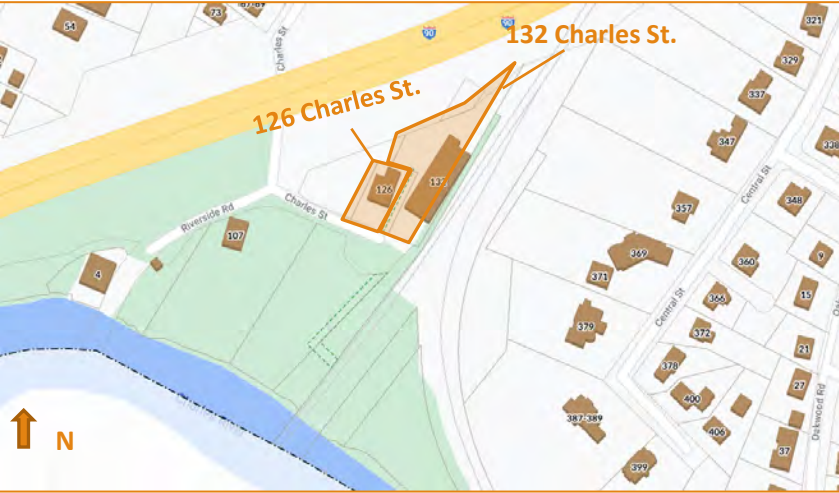
Agenda

Background

Current Zoning

Rezoning Request

Anticipated Impact and Recommendation



Background

126 and 132 Charles St. are both owned by WZ DNA LLC.

- 126 Charles St. was a daycare. WZ DNA LLC purchased this property on September 21, 2022.
- 132 Charles St. was owned by Newtron, an electronic parts distributor until WZ DNA purchased the property on December 12, 2021.

Current use is laboratory, research and development and office which is permitted by right in Manufacturing and Mixed Use 1 districts



Above: 126 Charles St., pictured Aug. 2022



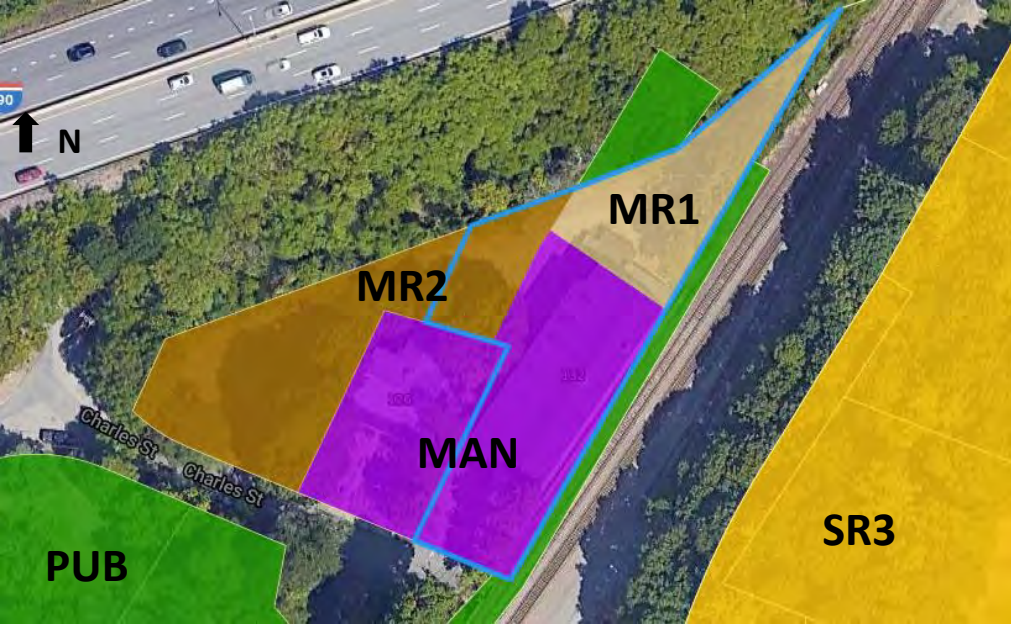
Above: 132 Charles St. pictured Oct. 2021



Current Zoning

The parcel at 126 Charles St. (outlined in blue) is currently zoned Manufacturing

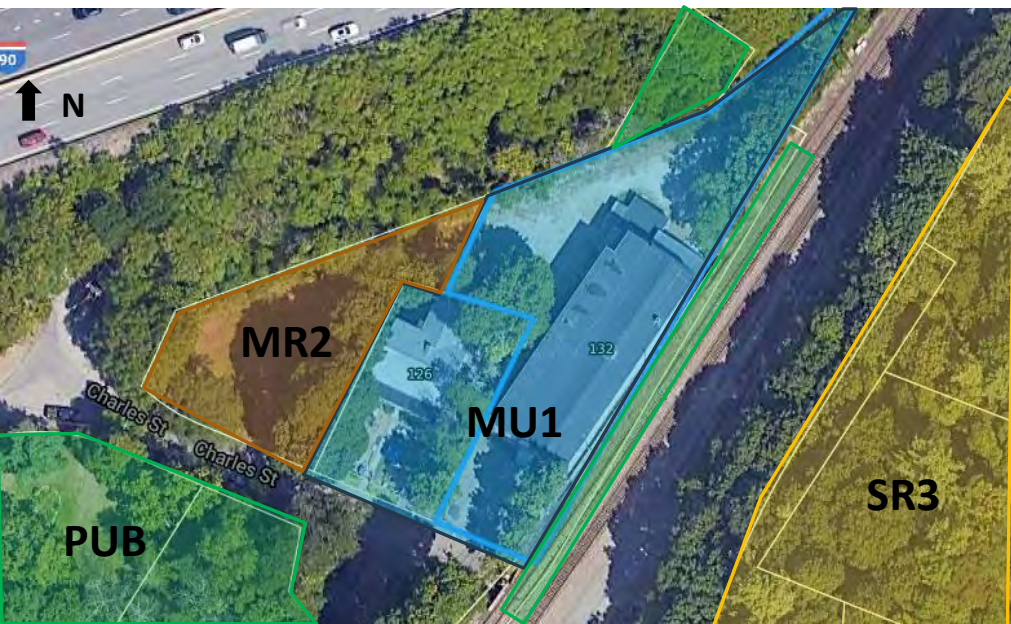
The parcel at 132 Charles St. (outlined in orange) is currently zoned Manufacturing, Multi-Residence 1, and Multi-Residence 2



Rezoning Request

The property owners of WZ DNA Lab LLC request to rezone 126 and 132 Charles St. as Mixed Use 1.

- Current zoning is difficult to understand, adhere to, and lacks coherence and purpose.
- The lot at 132 Charles St. is currently zoned MR1, MR2, and MAN. The building at 132 Charles St. is currently in MAN with the back portion in MR1
- A uniform zoning would aid the property owners in adhering to the zoning ordinance, applying for building permits, and eventual resale or redevelopment of the property



Surrounding Area and Abutting Properties

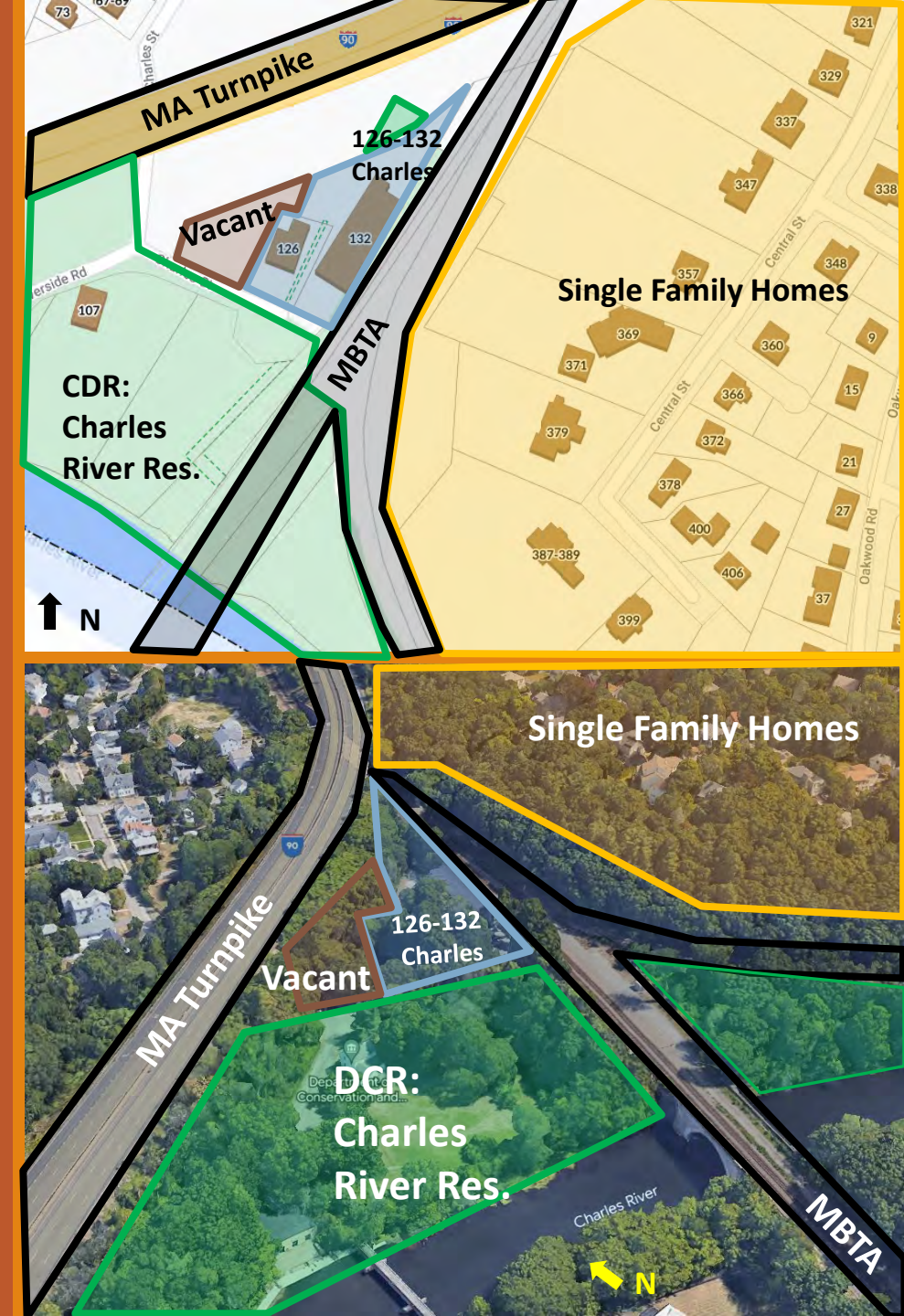
To West: vacant lot

To North: Massachusetts Turnpike

To East: MBTA Commuter Rail Framingham/Worcester Line tracks. Massachusetts Turnpike

To South: MA Department of Conservation and Recreation Charles River Reservation

Nearest residence is approximately 294 ft east and approximately 75 ft higher in altitude than ground level for 132 Charles St, separated by the MBTA train tracks and about 180 feet of unbuildable wooded area.



Recommendation

Anticipated impact is minimal

- No change of use or redevelopment is planned currently.
- Even with full redevelopment under MU1, new construction would not be able to go above three stories by right, still under the ground level of the nearest residential property.
- Less industrial uses are permitted by right under MU1, so it is unlikely that any future uses would create any additional risk of noise, odor, or other nuisances.
- The property is highly isolated, and its rezoning does not impact the character or nature of any surrounding properties.

Recommendation

- Rezone to MU1.

Justification

- Simplify the zoning code and facilitate compliance for current and future property owners.
- Current zoning is antiquated and serves no legitimate government or public interest.