

# 126-132 Charles St. Rezoning Request

CITY OF NEWTON

DEPARTMENT OF PLANNING AND DEVELOPMENT

JULY 24, 2023

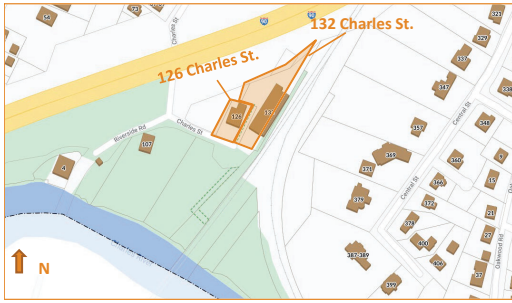
## Agenda

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. The building is currently vacant.
- 132 Charles St. was owned by Newtron, an electronic parts distributor until WZ DNA purchased the property on December 12, 2021.

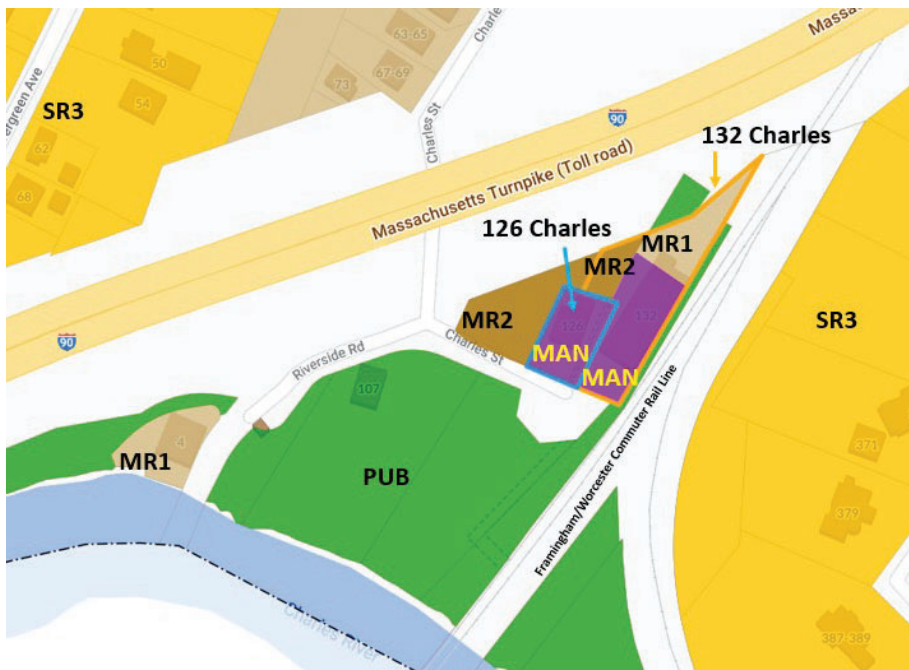
Current use is laboratory, research and development and office which is permitted by right in Manufacturing and Mixed Use 1 districts



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

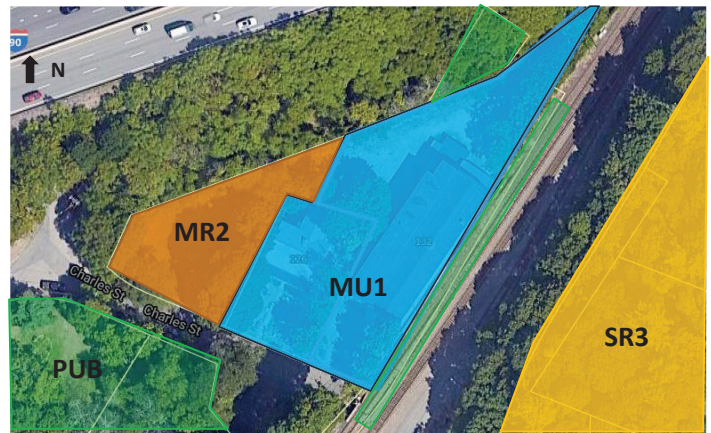


# Rezoning Request

Existing Zoning



Proposed Zoning



## Surrounding Area and Abutting Properties

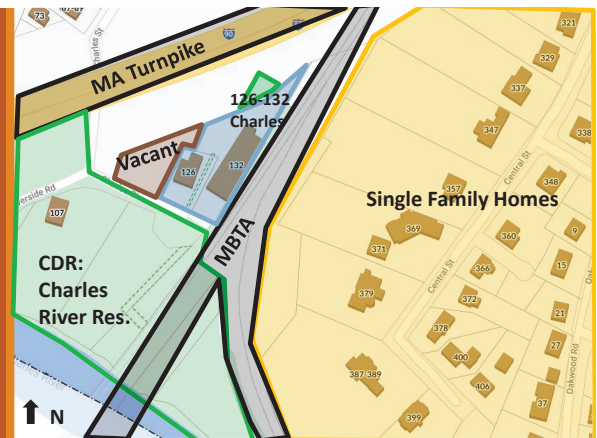
To West: vacant lot

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

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## Rezone to MU1

- The property is highly isolated
- New construction options are limited
- 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

