

LEGAL DESCRIPTION
126-132 CHARLES STREET, NEWTON, MASSACHUSETTS

The parcels of land, identified as SBL 41006 0026 and 41006 0014, together with the buildings and improvements situated thereon located in the Auburndale Village of Newton, Middlesex County, Massachusetts, shown on a plan entitled "Site Plan of Land Showing Proposed Zoning, Located at 132 Charles Street, Newton, MA" dated March 24, 2023, drawn by Boston Survey, Inc., and bounded and further described as follows:

Beginning at a point on the northerly side of Charles Street, thence running

NORTHWESTERLY By Lot 1A on said plan, one hundred seventeen and 86/100 (117.86) feet, as shown on said plan;

NORTHWESTERLY Again by said Lot 1A, twenty-four and 99/100 (24.99) feet, as shown on said plan;

NORTHWESTERLY Again by said Lot 1A, forty-seven and 21/100 (47.21) feet, as shown on said plan;

NORTHEASTERLY By land of the Massachusetts Turnpike Authority one hundred fifty-two and 19/100 (152.19) feet as shown on said plan; and

NORTHEASTERLY Again by land of the Massachusetts Turnpike Authority one hundred twenty-five and 62/100 (125.62) feet as shown on said plan;

SOUTHWESTERLY Along a curved line by land of the Massachusetts Bay Transit Authority, three hundred ninety and 25/100 (390.25) feet, as shown on said plan.

NORTHWESTERLY By Charles Street, one hundred twenty-eight and 64/100 (128.64) feet, to the point beginning.

Containing 33,986 square feet, more or less.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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#205-23
(617) 796-1120
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(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney Heath
Director

Property Owner Authorization

Date: 2/22/23

Property Location: 126-132 Charles Street

	Number	Street Address
Property Owner:	<u>WZ DNA LAB LLC</u>	<u>617 945-9697</u>

	Name	Contact Number
Current Mailing Address:	<u>478 Franklin Street</u>	

	Number	Street Name
<u>Franklin</u>	<u>MA</u>	<u>02038</u>
City/Town	State	Zip Code

- I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
 2. I(we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

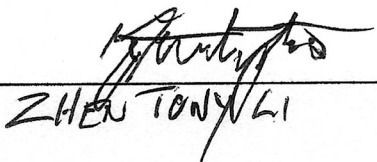
NOTICE: The City of Newton's staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the City may visit the property as well.

The undersigned "Property Owner" assumes full responsibility for compliance with applicable codes, ordinances, regulations, and the City of Newton codes, procedures, and requirements.

I (we) give our permission for the applicant to submit this application as my agent (see Page 2).

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the property owner(s) regarding the application.

Property Owner/Owner Representative Signature:



 ZHEN TONY LI

Applicant/Agent Information

Applicant/Agent: Terrence P. Morris, Esq.
Name

Applicant/Agent Address:

<u>57</u>	<u>Elm Road</u>	
Number	Street Name	
<u>Newton</u>	<u>MA</u>	<u>02460-2144</u>
City/Town	State	Zip Code

Applicant/Agent Signature:

Terrence P. Morris, Esq.

#205-23

PREPARED FOR:
 TOWN OF NEWTON
 133 CHARLES STREET
 NEWTON, MA 02459

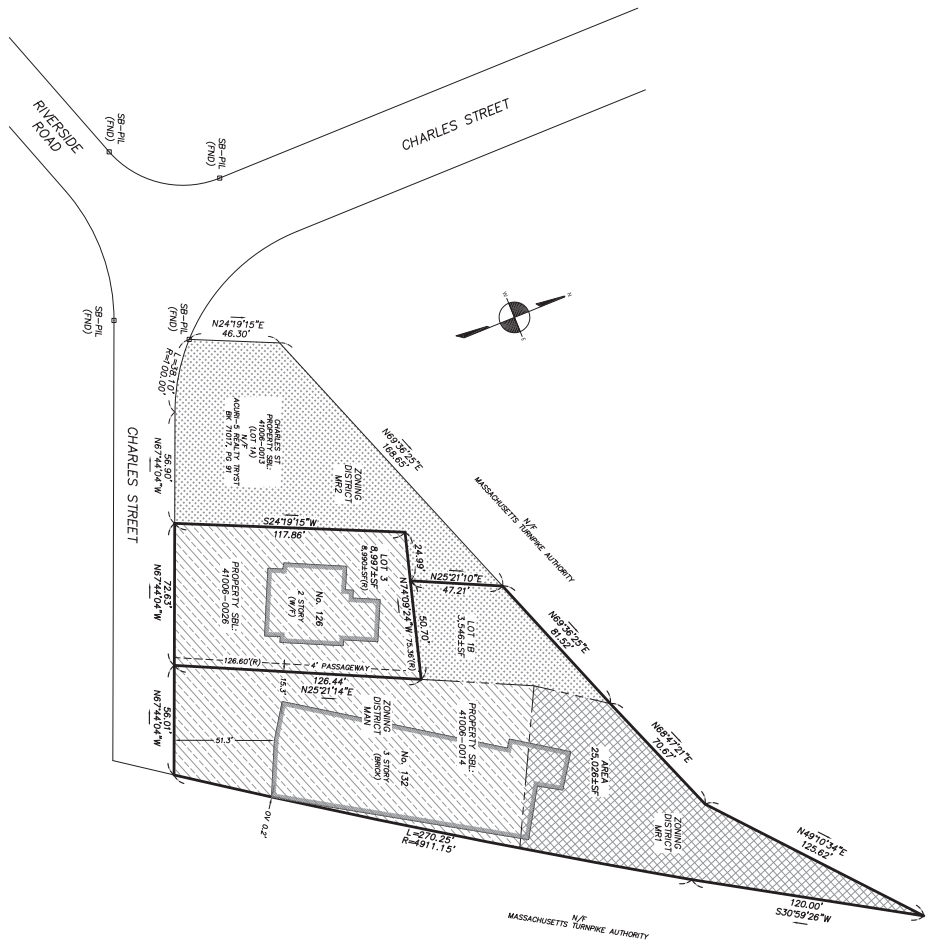
REFERENCES:
 PL 1320 P102
 PL 1320 P102
 PL 1320 P102
 PL 1320 P102
 PL 2015 0634

DATE: 05/09/2010

#130 CHARLES STREET
 #132 CHARLES STREET

SITE PLAN OF LAND
 SHOWING THE EXISTING ZONING
 AT 126 - 132 CHARLES STREET
 NEWTON, MA

DATE: MARCH 26, 2010 SCALE: 1/8" = 30' FEET



LEGEND

ZONING DISTRICTS

[Pattern]	M1 - MULTI RESIDENCE 1
[Pattern]	M2 - MULTI RESIDENCE 2
[Pattern]	M3 - MANUFACTURING

I CERTIFY THAT THIS PLAN WAS MADE FROM AN ORIGINAL SURVEY OF THE PROPERTY AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS, THE PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
 COMMUNITY PANEL: 25070334E
 EFFECTIVE DATE: 05/09/2010

FIELD	JH
DRAWN	JH, G.C., M.A.
CHECK	G.C.
DATE	07/26/10
TOR #	15-00506



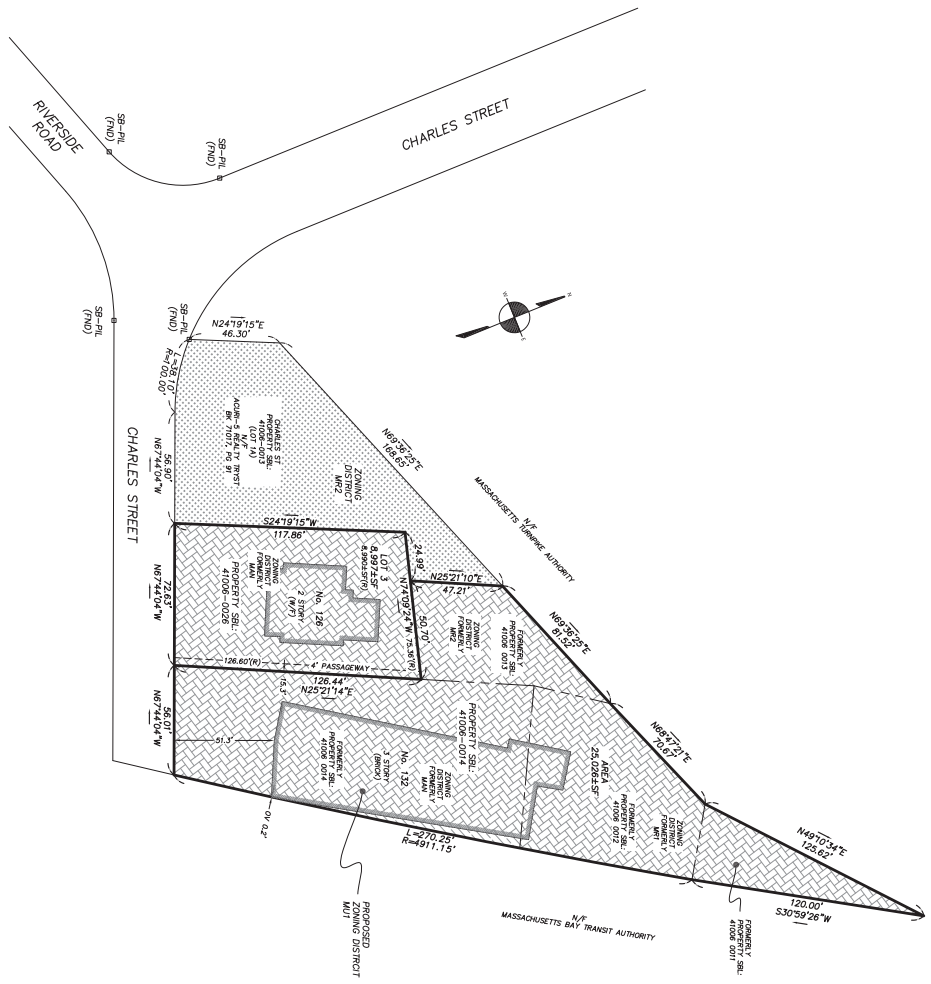
PREPARED FOR:
 TOWN OF NEWTON
 133 CHARLES STREET
 NEWTON, MASSACHUSETTS
 02459-1000

DATE: 03/26/2025
 SCALE: 1"=100'-0"

PROJECT:
 #126 CHARLES STREET
 #132 CHARLES STREET

SITE PLAN OF LAND
 SHOWING PROPOSED ZONING
 AT 126 - 132 CHARLES STREET
 NEWTON, MA

DATE: MARCH 26, 2025 SCALE: 1"=100'-0"



LEGEND
 ZONING DISTRICTS

M1C - MIXED USE 1
 M2 - MULTI RESIDENCE 2

NOTES:
 THE PURPOSE OF THIS PLAN IS TO PROPOSE NEW ZONING DISTRICTS FOR THE PROPOSED MULTI-UNIT STRUCTURE ON THE FOLLOWING CITY OF NEWTON PARCELS:

- 1) NO. 126 CHARLES STREET, PROPERTY SBL: 41006-0026, FORMERLY WITHIN THE (M1C) MIXED USE 1 ZONING DISTRICT WILL NOW BECOME (M2) MULTI RESIDENCE 2.
- 2) NO. 132 CHARLES STREET, PROPERTY SBL: 41006-0014, FORMERLY WITHIN THE (M2B) MULTI RESIDENCE 2 ZONING DISTRICT WILL NOW BECOME (M2) MULTI RESIDENCE 2.

I CERTIFY THAT THIS PLAN WAS MADE FROM AN ORIGINAL SURVEY OF THE PROPERTY AND ALL STRUCTURES LOCATED AS SHOWN HEREON. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS, THE PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL: 25070303AE EFFECTIVE DATE: 06/04/2010

FIELD	JH
DRAWN	JH, GJC, DAV
CHECK	GJC
DATE	03/26/25
TITLE	15-00506



Abutters List

[print this list](#)

Date: July 06, 2023

Subject Property Address: 132 CHARLES ST AUB Newton, MA
Subject Property ID: 41-006-0014

Subject Property Address: 126 CHARLES ST AUB Newton, MA
Subject Property ID: 41-006-0026

Search Distance: 300 Feet

Owner: COMMONWEALTH OF MASSACHUSETTS
Co-Owner: MDC- PARK COMM
Prop ID: 41-005-0001
Prop Location: 1 RIVERSIDE RD Newton, MA
Mailing Address:

20 SOMERSET ST
BOSTON, MA 02108

Owner: COMMONWEALTH OF MASSACHUSETTS
Co-Owner: MDC- CENTRAL SERVICES DIVISION
Prop ID: 41-005-0002
Prop Location: 107 CHARLES ST AUB Newton, MA
Mailing Address:
1 MONSIGNOR O'BRIEN HWY
CAMBRIDGE, MA 02141

Owner: COMMONWEALTH OF MASSACHUSETTS
Co-Owner: MDC- PARK COMM
Prop ID: 41-005-0003
Prop Location: 139 CHARLES ST AUB Newton, MA
Mailing Address:
20 SOMERSET ST
BOSTON, MA 02108

Owner: MASSACHUSETTS TURNPIKE AUTHORITY
Prop ID: 41-005-0004
Prop Location: 149 CHARLES ST AUB Newton, MA
Mailing Address:
80 BOYLSTON ST
BOSTON, MA 02116

Owner: ARCURI-5 REALTY TRUST
Prop ID: 41-006-0013
Prop Location: CHARLES ST AUB Newton, MA
Mailing Address:
132 CHARLES ST
AUBURNDALE, MA 02466

Owner: MASSACHUSETTS TURNPIKE AUTHORITY
Prop ID: 41-006-0013-A
Prop Location: 132 R CHARLES ST REAR AUB Newton, MA
Mailing Address:
80 BOYLSTON ST
BOSTON, MA 02116

Owner: MCDONALD KEITH & JOYCE TRS
Co-Owner: MCDONALD FAMILY TRUST
Prop ID: 41-007-0025
Prop Location: 30 CHARLES ST AUB Newton, MA
Mailing Address:
30 CHARLES ST
AUBURNDALE, MA 02466

Owner: ARCURI JAMES
Prop ID: 41-007-0027
Prop Location: 13 NEWLAND ST Newton, MA
Mailing Address:
13 NEWLAND ST
AUBURNDALE, MA 02466

Owner: MASSACHUSETTS TURNPIKE AUTHORITY
Prop ID: 41-007-0028
Prop Location: 11 NEWLAND ST Newton, MA
Mailing Address:
80 BOYLSTON ST
BOSTON, MA 02116

Owner: COMMONWEALTH OF MASSACHUSETTS
Co-Owner: MDC
Prop ID: 42-011-0001
Prop Location: 355 R GROVE ST OFF Newton, MA
Mailing Address:
20 SOMERSET ST
BOSTON, MA 02108

Owner: COMMONWEALTH OF MASSACHUSETTS
Co-Owner: MDC
Prop ID: 42-011-0001-A
Prop Location: 355 X GROVE ST OFF Newton, MA
Mailing Address:
20 SOMERSET ST
NEWTON, MA 02465

Owner: MASSACHUSETTS TURNPIKE AUTHORITY
Prop ID: 42-011-0001-B
Prop Location: GROVE ST OFF Newton, MA
Mailing Address:
80 BOYLSTON ST
BOSTON, MA 02116

Owner: ABEND LAWRENCE J
Prop ID: 43-029-0013-B
Prop Location: 329 CENTRAL ST Newton, MA
Mailing Address:
329 CENTRAL ST
AUBURNDALE, MA 02466

Owner: LEE KEVIN K Q
Co-Owner: SUN LI J TRS
Prop ID: 43-029-0014
Prop Location: 337 CENTRAL ST Newton, MA
Mailing Address:
12 CHRISTIAN WAY
ANDOVER, MA 01810

Owner: WOODRUFF WENDY R
Co-Owner: PIKE JEFFREY
Prop ID: 43-029-0015
Prop Location: 347 CENTRAL ST Newton, MA
Mailing Address:
347 CENTRAL ST
AUBURNDALE, MA 02466

Owner: HSU CHUNG HAN
Co-Owner: HSU BECKY LAM
Prop ID: 43-029-0016
Prop Location: 357 CENTRAL ST Newton, MA
Mailing Address:
357 CENTRAL ST
AUBURNDALE, MA 02466

Owner: THEODOROU IGNATIUS E & ANGELINA
Co-Owner: MCNEIL EO
Prop ID: 43-029-0017
Prop Location: 369 CENTRAL ST Newton, MA
Mailing Address:
369 CENTRAL ST
AUBURNDALE, MA 02466

Owner: LEVINE HERBERT O & NANCY M
Prop ID: 43-029-0018
Prop Location: 379 CENTRAL ST Newton, MA
Mailing Address:
379 CENTRAL ST
AUBURNDALE, MA 02466

Owner: MASSACHUSETTS TURNPIKE AUTHORITY
Prop ID: 43-029-0019
Prop Location: 379 R CENTRAL ST OFF Newton, MA
Mailing Address:
80 BOYLSTON ST
BOSTON, MA 02116

Owner: SANGIOLO JOHN & AMY MAH

Prop ID: 43-029-0020

Prop Location: 387-389 CENTRAL ST Newton, MA

Mailing Address:

387 389 CENTRAL ST

AUBURNDALE, MA 02466
