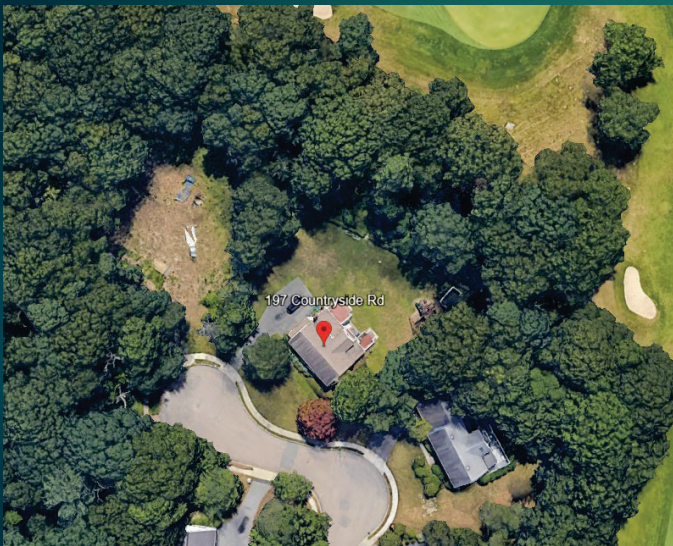


197 Countryside Road

Zoning and Planning
November 27, 2023



COUNTRYSIDE ROAD
AERIAL VIEW



REUSE ORDER - 2021

#393-20

CITY OF NEWTON

IN CITY COUNCIL

July 12, 2021

That, pursuant to Section 2-7 of the Revised Ordinances of 2012, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee through its Chair Victoria Danberg, it is hereby

ORDERED:

That Her Honor the Mayor be and is hereby authorized to sell the land commonly known as the Baldpate Water Tower site containing approximately 16,900 square feet of land, identified as Section 83, Block 36, Lot 3A, in Ward 8, in a Public Use zoned district, and,

The property shall be sold, subject to the minimum financial terms and conditions as voted by the Honorable City Council as set forth as follows:

TERMS OF SALE

1. That the minimum sale price shall be set at Fair Market Value; and
2. That the property be sold for the purposes of maintaining the land as open space.

FURTHER BE IT RESOLVED:

1. That a permanent conservation restriction held by the City shall be placed on the property.

Approved as to legal form and character:

Alissa O. Giuliani
ALISSA O. GIULIANI
 City Solicitor

PURCHASE AND SALE AGREEMENT - 2023

27. CONTINGENCY

As of the date of this Agreement, the Premises is zoned Public Use. BUYER'S obligation to purchase the Premises as set forth herein shall be subject to the City of Newton Zoning Ordinance, Sheets of Zoning Plans, and Official Zoning Map, being amended to change the Property zone to Single Residence 1. If BUYER petitions the City to change the zone of the Property, the City, as owner, will act as a co-petitioner. All costs related to the petition, required survey work, and plan and legal description preparation, shall be borne by the BUYER. If the Premises is not zoned to Single Residence 1 on or before November 1, 2024, this Agreement shall automatically terminate and become of no force or effect.

Nothing in this Agreement shall be construed as an agreement by, guarantee, or an obligation of the City to grant or effectuate the rezoning of the Property from Public Use to Single Residence 1.

NEW LOT/SQUARE FOOTAGE

- 197 Countryside Road – 25,878 sf
- Off Dedham Street – 16,900 sf
- Combined: 42,778 sf

- Combining the two lots will enable the petitioner to create a large single lot on 197 Countryside Road.

- The off Dedham Street site will remain open space.

