CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE REPORT
SPECIAL MEETING

THURSDAY, SEPTEMBER 4, 2014

Present: Ald. Johnson (Chairman), Baker, Leary, Sangiolo, Yates, Kalis and Hess-Mahan
Absent: Ald. Danberg
City Staff Present: Marie Lawlor (Assistant City Solicitor), James Freas (Acting Director, Planning & Development), John Lojek (Commissioner, Inspectional Services) and Karyn Dean (Committee Clerk)

#237-14 ALD. SANGIOLO on behalf of concerned citizens requesting a one-year moratorium on the demolition of single- and two-family homes. [06/12/14 @ 10:45AM]

ACTION: HELD 8-0

NOTE: James Freas, Acting Director, Planning & Development Department addressed the Committee. He noted that Ald. Sangiolo had presented a detailed PowerPoint presentation at the last discussion of this item. (This can be found attached to the online August 7, 2014 Zoning & Planning report on the Zoning & Planning Committee webpage.) The Planning Department recognizes that there is real issue in the City with teardowns and rebuilds and the impact that is having on the context and character of the community and neighborhoods.

Mr. Freas explained that people want to invest in Newton and development activity is driven by the recovering economy and the attractiveness of the community. Along with rising land values come bigger homes. The role of the zoning ordinance is to find ways to maintain and preserve the quality of life in the community as well as maintain the opportunity for that investment. The root cause of the issues being identified as problematic is the zoning ordinance. This needs to be addressed comprehensively and expeditiously; therefore, the Planning Department recommends proceeding with Phase 2 of Zoning Reform as efficiently and quickly as possible. While in-fill housing and the preservation of existing homes is very desirable to maintain the character of neighborhoods and provide a diversity of housing stock, the zoning ordinance does not call for that. The zoning ordinance was specifically designed to create large lots and attendant to that, large homes.

The Planning Department is proposing an approach to zoning reform that relies on village and neighborhood master planning to inform the creation of new zoning districts. If the fundamental problem is that the zoning districts don't match the desired community, then the solution is to move forward with planning that is focused to the neighborhood and creating districts that help create the desired community. Taking a modular approach is a way to identify and target

sections of the zoning ordinance within a comprehensive framework. Each of those sections could then be adopted as soon as they are complete and would not require waiting several years for an entire re-write of the zoning ordinance as a whole. The moratorium would force a more piece-meal and narrowly focused approach to making amendments to the zoning ordinance. In many ways, the problems that are surfacing now are because of this approach in the past.

Mr. Freas said land development standards such as storm water, landscaping and retaining wall requirements could be tackled and treated as early action items. The Planning Department feels working on village and neighborhood master planning to build zoning districts that work and adopt them as they are completed is the approach to take.

Committee Comments and Questions

Ald. Johnson said she had asked Mr. Freas to speak with the Mayor relative to additional resources to assist in this task as staff is already over-taxed. Mr. Freas said he spoke with the Executive Department and they do realize that additional resources would be necessary. They are working on a framework to determine what will be needed and will be coming back to the Board in the next two months with that request. Ald. Johnson felt that timeline was too long and Mr. Freas said the priority right now is completing Phase 1 of zoning reform. He expects to have a final draft from the consultant next week to present at the September 22nd Zoning & Planning Committee meeting. He feels it will then come back to Committee in October and they can begin talking about Phase 2. Ald. Johnson said the Mayor needs to make a commitment to a strategy and implementation timeline as this seems to be taking too long.

Mr. Freas acknowledged that the first phase of zoning reform has become more complex and time consuming than originally anticipated. A strategy is being built and he will be coming back soon with a more comprehensive plan and timeline.

Ald. Yates said there are about a dozen items recommended by the Recodification Committee for changes in the ordinance and he hasn't heard in any of the zoning reform presentations how they would be handled. Mr. Freas said many of the recodification items have been addressed in phase 1 of zoning reform. Ald. Yates asked for a list of those and how they were addressed because that was not apparent to him. Mr. Freas noted that all these issues are connected and need to be treated in a coordinated and comprehensive way that addresses the problem of oversized houses. Some Committee members felt that the progressive baby steps that Ald. Yates is proposing could further the goal in ways that are helpful and are not at cross-purposes with a comprehensive framework. Considering the pace of Phase 1, Phase 2 could be very far off.

Ald. Baker said that many years ago a "Village Study" was done and it did not produce a successful result. It was mean to do, in part, what Mr. Freas is suggesting. While the concept of village and neighborhood zoning districts may be worthy to consider, it is not something that has been vetted as a possible second stage of zoning reform. There needs to be a more robust conversation about what is going to happen in Phase 2 and it's unclear whether there is a consensus in Committee that this is an approach that will be fruitful in the long run. The question right now, however, is that there is an issue that needs some resolution; larger houses

replacing smaller housing stock in the city. He feels there needs to be some stabilizing action in the short-term and a longer-term plan as well. Finishing Phase 1 of zoning reform is going to take a fair amount of the Committee's time and in the meantime things that can be addressed should be addressed. He is seeing the erosion of the character of the City by degrees. He applauds a comprehensive approach but the job of the legislators is to respond to a problem and the moratorium provides an opportunity to form a response. Mr. Freas felt that zoning reform with a village planning process can be moved forward efficiently, especially with the appropriate resources dedicated to the project. The Comprehensive Plan identifies village and neighborhood based planning as the appropriate approach to move forward.

Ald. Hess-Mahan wanted to confirm that the definitions for "two-family" and "attached dwelling" are part of Phase 1 of zoning reform. Mr. Freas said a great deal of time has been spent trying to come up with a solution for that that would be appropriate for Phase 1 but a solution has not been found. It seems the size of the building seems to be the problem in those definitions and that is where the focus needs to be. Ald. Hess-Mahan noted that it's not just the size, but the massing and the way they are sited with two houses that are connected. That has a very different impact on the neighborhood and streetscape than a traditional two-family. Perhaps this is more of a Phase 2 issue, after all.

Moratorium Presentation

Ald. Sangiolo provided a memo to the Committee and it is attached to this report. She also presented a PowerPoint and distributed a spreadsheet of data. They are also attached.

Committee Questions and Comments on the Presentation

Ald. Johnson asked for a listing of the Newton housing stock in the $800K and under range as Ald. Sangiolo referred to them in the presentation.

Commissioner Lojek stated that the information from the Assessing Department showed more demolitions in 2007 than this year. His data showed 113 in 2007; 59 in 2008; 63 in 2009; 99 in 2010; 74 in 2011; 88 in 2012; 102 in 2013. This data varies somewhat from Ald. Sangiolo's data in her slide "Full-House Demo Permits 2006-20114".

Relative to the slide "Floor Area Square Footage Change, Old House versus Rebuild", Ald. Hess-Mahan noted that the FAR calculations changed a couple years ago. He also noted that it's very hard to determine actual floor area square footage changes without going into a home and measuring before and after. He suggested some of the data provided should be looked at for those two variables. Ald. Sangiolo stated that the data in this slide is for 2012. Commissioner Lojek explained that the FAR changes now allow that a percentage of the basement and attic may count towards FAR, as well as attached structures. These were not included in the prior FAR calculations.

Ald. Hess-Mahan wondered how it was determined which demolitions were developers and how many were homeowners as shown in the pie chart in the presentation. Ald. Sangiolo said they determined this by finding the properties owned by LLCs. The sources for this information were

the Registry of Deeds MassLandRecs.gov website; the Assessor's Database; Permits Database; City's Ward/Precinct query webpage; and weekly and monthly summary of permits issued by Inspectional Services. Ald. Hess-Mahan said the Secretary of the Commonwealth's corporate database could tell which LLCs are developers and which are not.

Ald. Johnson asked how Ald. Sangiolo determined that demolitions are causing chain reactions of more demolitions as is stated in the presentation. Ald. Sangiolo said Oak Hill Park is an example of this with demolitions occurring one after another. Mr. Freas said older, not necessarily well-built, moderately priced homes in Oak Hill are sitting on large lots and that presents opportunities. He sees it as less of a chain reaction and more the realization of an opportunity.

Ald. Johnson asked that Ald. Sangiolo work together with the Inspectional Services, Assessing and Planning Departments to get correct and consistent data. The Board will be relying on that data in order to reach a decision so it needs to be as accurate as possible and include sources.

Ald. Sangiolo said that the following items that have already been docketed could accomplish what they need to accomplish (please refer to the attached memo for the text of the items):
#237-14(2)
#278-14
#142-09(7)
#265-14
#266-14
#397-13(3)
#222-13
#129-13
#264-13

<u>Public Hearing Language</u>
The language to #237-14 will be modified for the public hearing advertising notice. It would call for a one-year moratorium on demolition of single- and two-family structures if the new build will result in a greater than 20% increase in floor area over the original structure. Ald. Baker felt it would be clearer to say the process of by-right development during the moratorium is going to allow people to build up to 120% of the existing structure.

Ald. Baker felt the moratorium should run to the end of this Aldermanic term which would bring it to 14 months. This would avoid having a public hearing in the summer, which is what a 12 month timeframe would produce. The moratorium can always be lifted if solutions are reached prior to that. He would like to make clear that the Historic Districts have the ability to stop demolitions altogether and their authority would not be altered. Ald. Sangiolo agreed.

Marie Lawlor, Assistant City Solicitor, asked if partial demolitions would be included in the moratorium and Ald. Sangiolo said they would. Ms. Lawlor also noted that this would restrict

the ability for a single-family in a MR zone to be converted by-right to a two-family. Ald. Sangiolo said she intended that as well.

Ald. Sangiolo explained she chose a 20% increase as allowed because she wanted to provide by-right additions to be done to homes by homeowners and really wanted to target the more egregious increases in the size of homes. Committee members asked if this was based on any particular data or if this percentage was used in other communities and Ald. Sangiolo said it was not. Ald. Baker recalled than when the FAR was changed, there was a limited time when a small increase was allowed while a more comprehensive solution was developed. It was an interim solution and this is similar. The loss of smaller homes to larger homes, regardless of who is building them, is the issue. The moratorium captures the more egregious increases whether being built by developers or homeowners. It is a short-term response to determine a long-term solution.

Committee members asked about a Large House Review program. Ald. Sangiolo said a Large House Review process is an excellent option and it is not out of consideration as far as she is concerned. She will be looking at that. Ald. Hess-Mahan explained that Wellesley uses a Large House Review process which limits the square footage within different districts and provides calculations to determine that square footage. It's a very different model than Newton's. Wellesley's Planning Board does the review and a body would have to be chosen to do the review should Newton adopt that model. The Urban Design Commission could be a possibility but some research would have to be done on that.

Follow Up
As suggested in Committee, partial demolitions should be included in the moratorium and it should be extended to the end of the Aldermanic term (December 31, 2015). There was some question what "demolition" would mean because putting an addition on a home would most likely require some demolition. Commissioner Lojek said this needs to be clarified.

The Committee agreed by straw vote to put this forward to a public hearing. Ald. Johnson said she does not support the moratorium. She would prefer to move forward as recommended by the Planning Department and take a more comprehensive approach. The moratorium could hurt homeowners. She would like to see the clarification of the data as mentioned earlier in this report and would like the Law and Planning Department to work on language.

The Committee held this item.

#237-14(2) ALD. SANGIOLO on behalf of concerned citizens requesting a one-year change to the approval process for demolition permits for single- and two-family homes that includes a temporary review process for building plans if the resulting build is by-right and would be greater than 20% of the existing structure.

ACTION: NO ACTION NECESSARY 8-0

NOTE: Ald. Sangiolo provided a flowchart to show how the process would work and it is attached. This review process would be in effect during the moratorium.

Several Committee members felt that this would provide an exemption process during the moratorium that would be counter to the intent of the moratorium. It would also have to be determined who would do this review and what the criteria would be. The under-20%-threshold is the leeway that is given in the main item and it was felt that was sufficient. The review process would cloud that. Ald. Sangiolo agreed and moved No Action Necessary on this item. The Committee voted in favor.

Meeting adjourned.

Respectfully Submitted,

Marcia T. Johnson, Chairman

MEMORANDUM

DATE: **September 4, 2014**

TO: **Alderman Marcia T. Johnson, Chair**
Members of the Zoning and Planning Committee
James Freas, Acting Director of Planning

FROM: **Amy Sangiolo**

RE: **#237-14: ALD. SANGIOLO on behalf of concerned citizens requesting a one-year moratorium on the demolition of single-and two-family homes**

MEETING DATE: **September 4, 2014**

Cc: **Board of Aldermen**
Planning and Development Board
Donnalyn Kahn, City Solicitor

OVERVIEW

The City of Newton is undergoing dramatic change as development activity has increased in recent years. This is evidenced by the increase in demolition of moderately priced single and two-family homes which are being replaced with larger, often out-of-scale and highly priced structures. The City's Planning Department, in its August 29th memorandum, acknowledges the concerns residents have raised as "legitimate concern over the loss of character and diversity of housing in the City of Newton." However, instead of addressing the specific concerns and issues identified by the proposal, they opt to allow them to continue while going through a comprehensive and extensive zoning reform process –a process which could take as many as 2 - 3 years.

The proposal before you does not preclude zoning reform. If anything, it has brought significant attention to the need to move it forward. However, we have not completed Phase I and the type of zoning reform proposed by the Administration will take a great deal of time**. Failure to adopt interim measures to address the issues listed below while we wait for the completion and adoption of zoning reform will result in a significant loss in the character of our neighborhood streetscapes, loss of historic homes, the continued construction of "two-family" homes which in reality are attached dwellings on a small lot and the loss of moderately priced homes that are replaced by significantly larger and more expensive structures.**

The August 6th memorandum provided this committee with an outline of the problems and recommended items to be addressed during the course of the time-limited moratorium. The Planning Department's approach does not do anything to protect the character of our neighborhoods or the moderately priced housing stock while we go through the process of reforming our zoning ordinances.

We are currently losing houses to demolition at a rate of about 100 per year. While the Planning Department tries to minimize that rate by suggesting it is only .6% of Newton's Housing Stock, is misleading. To comprehend the real impact of the loss of 100 houses per year it must be looked at in terms of the number of houses that are on the market to be sold.

REARTICULATION OF THE PROPOSAL AND ISSUES TO BE ADDRESSED DURING THE PROPOSED TEMPORARY DEMOLITION MORATORIUM

The proposal calls for a one-year moratorium on demolition of single- and two-family structures if the new build will result in a greater than 20% increase in floor area over the original existing structure. The moratorium will be in effect for one year while the Board of Aldermen develops and enacts zoning regulations that address the following specific issues:

1. Size, scale, footprint, height and setbacks of new construction in any zone;
2. Conversion of single-family to two-family or more units;
3. Definitions of, and distinction between two-family vs. attached dwelling;
4. Design and orientation of construction – "snout houses" and side-facing homes;
5. Re-grading, retaining walls, tree and green space loss.

SOLUTIONS EMPLOYED BY OTHER COMMUNITIES

The August 6th memo offered information on how other surrounding communities were addressing similar concerns.

The Town of Belmont instituted a one-year moratorium and at the conclusion of that period, they adopted a number of zoning amendments which included:

New definitions for single, two-family and townhouse structures
New requirement that all new single-family dwellings go through a design and site review process
New requirement that a two-family dwelling obtain a special permit and is subject to a design and site review process.

The Town of Wellesley adopted a "large house review" ordinance to address the issue of "mansionization" and out-of-scale development. The new requirement calls for a review process if the new build was over a certain square footage and charges a fee to cover expenses associated with the new review process.

The Town of Needham has commissioned a study committee to make recommendations to respond to concern about new construction in certain residential districts.

RECOMMENDATIONS:

The August 6th memo made the following specific recommendations:

Adopt a time limited, temporary moratorium on demolition of single and two-family structures while the City of Newton develops and adopts regulations that target the following and while the City continues to develop city-wide Zoning Reform:

1. Clarify and revise the definition of two-family dwelling unit and the definition of attached dwellings;
2. Create regulations that require front door orientation to the street for all new construction and discourage or prohibit side facing construction and protruding garage or "snout house" construction
3. Create a neighborhood context design and site plan review process for all new construction and expansion that would result in a structure that is 20% more than the existing structure for which demolition is requested
4. Adopt additional zoning measure to deal with by-right development that will retain neighborhood character, preserve existing structures, trees and landscapes, and preserve naturally affordable housing stock.

In addition, the August 6th memo referenced additional items that have been or were in the process of being docketed that address these concerns. Here is a listing of those docket items:

#237-14(2) ALD. SANGIOLO on behalf of concerned citizens requesting a one-year change to the approval process for demolition permits for single- and two-family homes that includes a temporary review process for building plans if the resulting build is by-right and would be greater than 20% of the existing structure.

#278-14 ALD. YATES proposing to amend Chapter 30 of the City of Newton Ordinances to restrict the two-unit structures allowed by-right in the multi-residence districts to structures with the two units side-by-side in a single structure, or one above the other as in double-deckers. [07/31/14 @ 12:03PM]

#142-09(7) ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of "Floor area, gross" for residential structures as it is used in the definition and calculation of "Floor area ratio" in Section 30-1 with respect to

actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in Section 30-15(u) and Table A of Section 30-15(u), the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City's Comprehensive Plan.
[07/03/14 @ 9:10AM]

#265-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days; to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days; to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months; and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months.

#266-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership; and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the issuance of a demolition permit, no demolition permit shall issue until the new owner complies with the procedures of Section 22-50(c)(5).

#397-13(3) ALD. SANGIOLO AND DANBERG requesting creation of an ordinance to protect trees deemed historic by the Historical Commission and the City's Tree Warden. [05-05-14 @ 4:32 PM]

#222-13 ALD. HESS-MAHAN, ALBRIGHT, BAKER, CROSSLEY, DANBERG, FISCHMAN & JOHNSON proposing to amend the definitions of "Common roof connector", "Common wall connector", and "Dwelling, two-family" in Chapter 30, Section 30-1 of the City of Newton Zoning Ordinances.
[06/07/133 @ 1:31 PM]

#129-13 ALD. HESS-MAHAN proposing to amend and/or clarify definition and

provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, Chapter 30-1, 30-8(b)(13) and 30-9(b)(5). [05/25/13 @5:14 PM]

#264-13 ALD. YATES requesting that the Zoning Reform Group or its successor consider amending City of Newton Zoning Ordinances Chapter 30 to develop additional residential districts reflecting the small lots in older sections of the City and map changes to bring the zones of more residential sections of the City into conformity with the existing land uses. [08/05/13 @ 12:28PM]

CONCLUSION

We have identified specific problems and concerns and recommended actions to be addressed during the course of this proposed time-limited moratorium. Waiting for a truly comprehensive zoning reform process to be completed and accepted will take time. It should if we want to do it right. However, allowing the continued pace of demolition and by-right replacement homes without any interim measures will result in significantly reduce modestly priced house inventory for families to enter our community and erosion of the character of our neighborhoods.

Remember – “UNLESS”

Addressing Questions About the Moratorium

How have we defined the Problem?

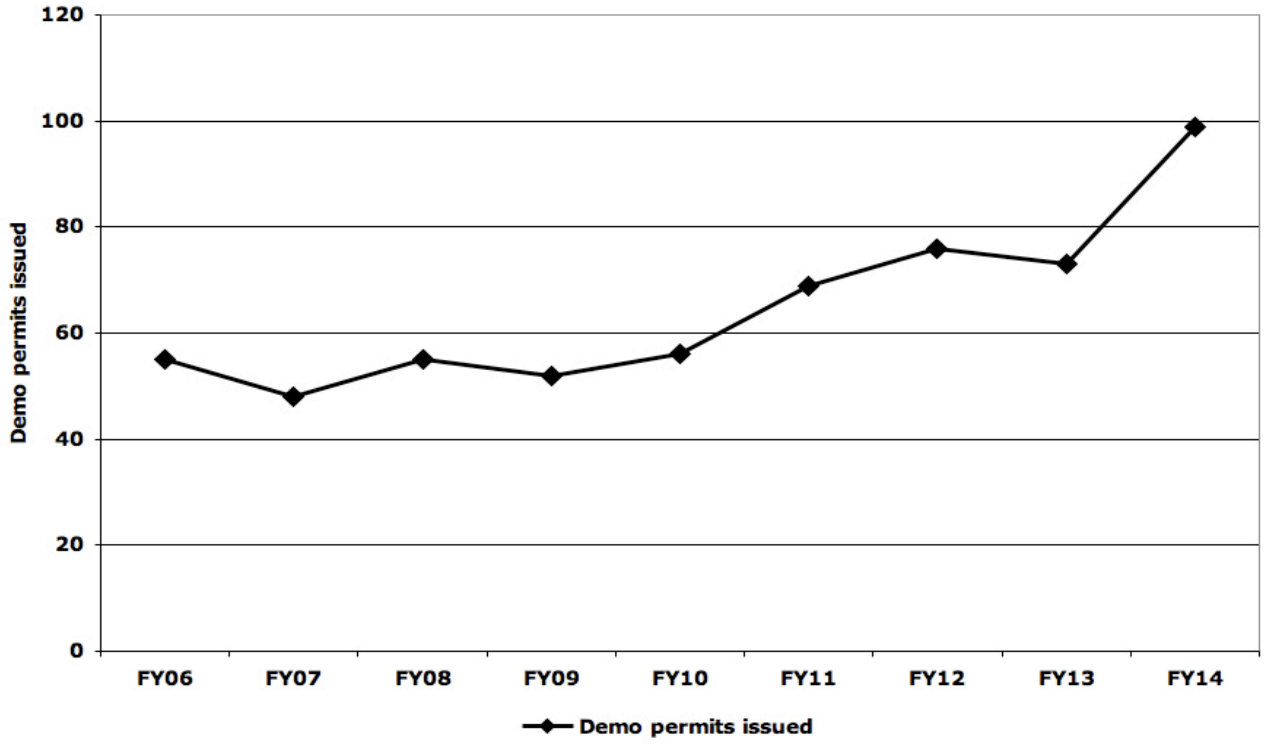
What's Being Lost:

- Integrity and Character of Existing Neighborhoods
- Moderately priced houses – less than $800,000
- Historic houses
- Mature tree canopy and neighborhood green space
- Socio-economic and generational diversity

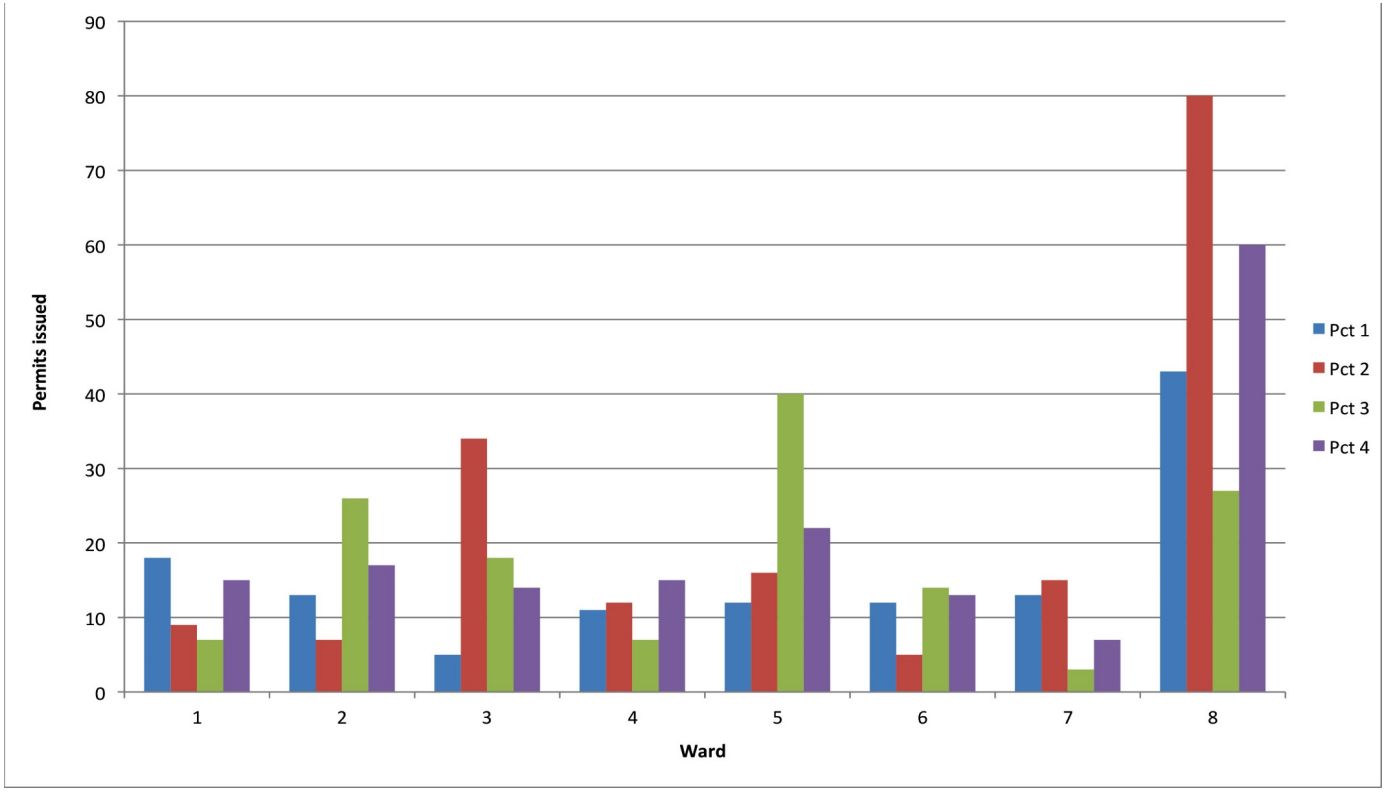
What's Replacing It:

- Houses Out of Character and Scale With Neighborhood Context
    - McMansions Out of Character
    - Snout Houses
    - Linguini Houses
- Added Density – One and two-family houses replaced by multi-units
- Physical and Fiscal Impacts on Infrastructure

Full-House demo permits 2006-2014



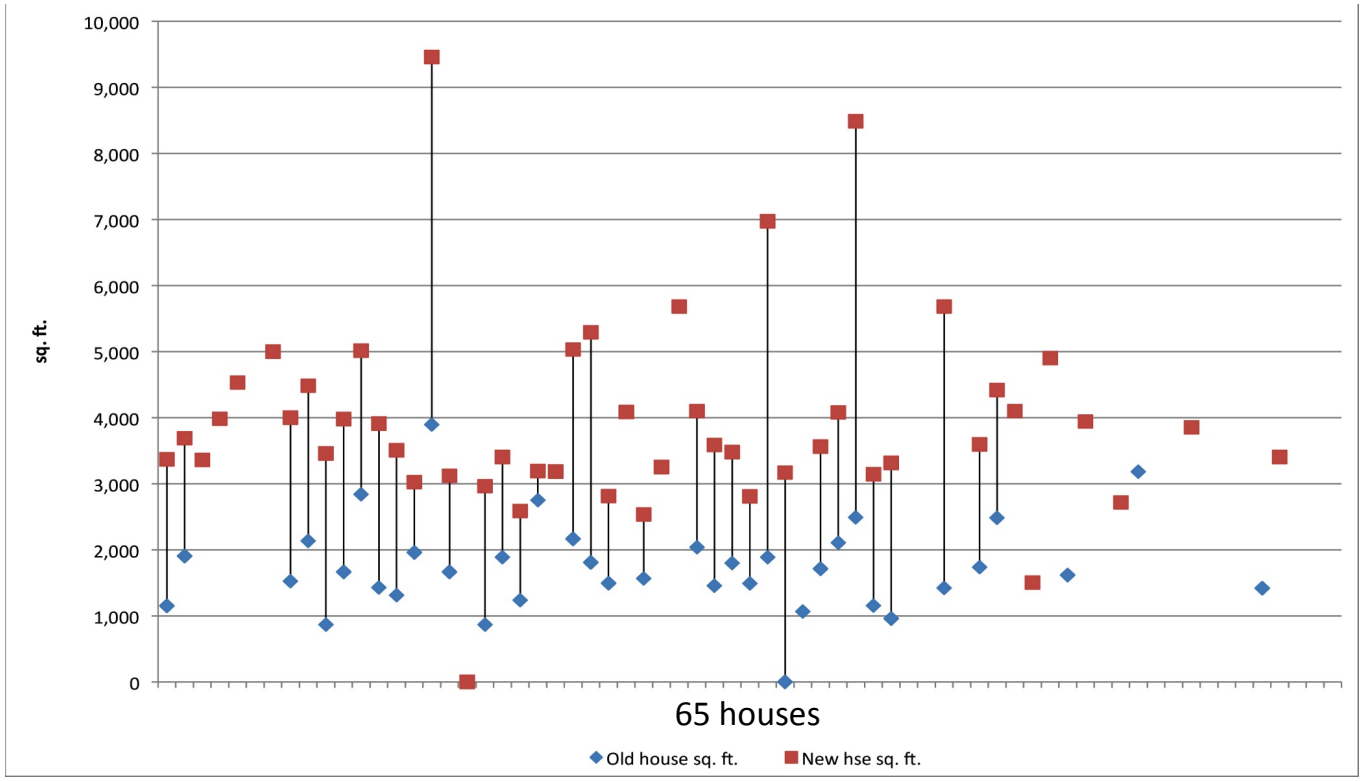
Full-House demo permits issued 2005-mid 2014 by ward



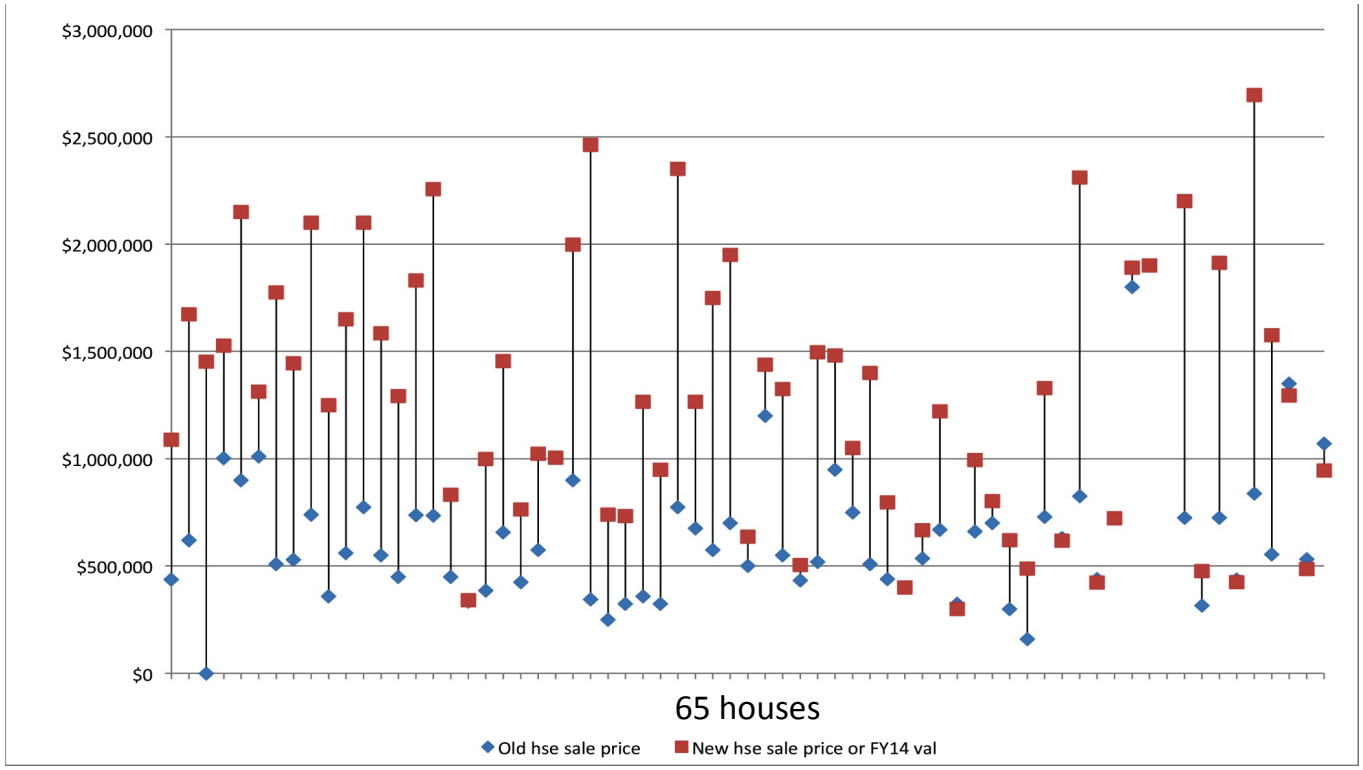
Full-House demo permits issued 2005-mid 2014 - ward 5

Full-House demo permits issued 2005-mid 2014 ward 8

Floor area square footage change old house versus rebuild



Sale price before vs after demolition and new build



New builds/demos are 24% of today's market

	All Listings	Built Before 2014	Built in 2014
Number	144	109	35
Percent	100%	76%	24%
Average List Price	$1,845,694	$1,818,306	$1,930,988
Number Over $2 Mil.	53 (37%)	39 (36%)	14 (40%)
Number $1-2 Mil.	48 (33%)	29 (27%	19 (54%)
Number Under $1 Mil.	43 (30%)	41 (38%)	2 (6%)

- New builds are 24% of the market, much more than the 0.6% of total housing stock that the memo from Planning cites.
- Almost all new builds have list prices over $1,000,000.
- Demolition-new builds are eliminating a sizable portion of the lower end of Newton's SF housing market.

Source: Redfin Listings Database
Note: Excludes two SF properties in foreclosure because no list price is given.
2014 builds includes only 2 properties with list prices over $3 mil.
Pre-2014 builds includes 14 properties with list prices over $3 mil. and these raise the average price.

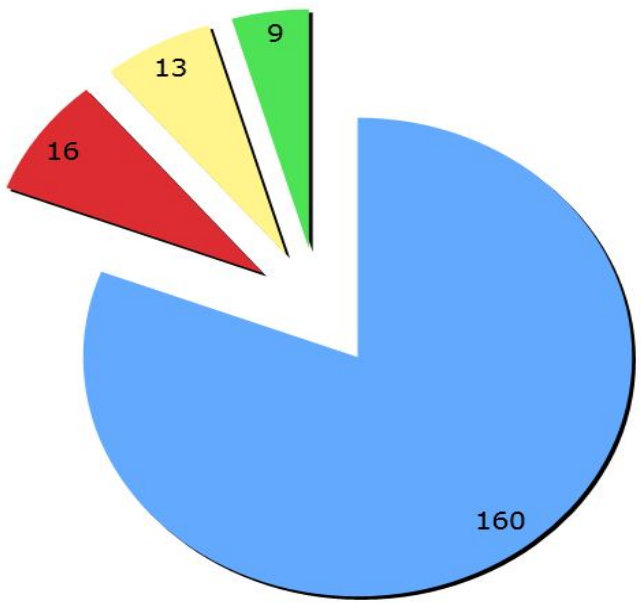
Redfin Listing Database 9/4/14

ADDRESS	CITY	STATE	ZIP	LIST PRICE	BEDS	BATHS	LOCATION	SQFT	LOT SIZE	YEAR BUIL	PARKING S	PARKING T	DAYS C	STATUS	NEXT OPEI	NEXT OPEI	NEXT OPEI	RECENT RE
19 Meredith Ave #1	Newton	MA	2461	$895,000	3	2.5	Newton	2875	4463	2014	4		27	Active	9/6/2014	14:00	16:00	
56 Greenwood St	Newton	MA	2459	$949,000	4	4	Newton C	6600	12410	2015	5	Garage	31	Active				
175 Spiers	Newton	MA	2459	$1,049,000	4	2.5	Oak Hill P	2835	7020	2014	4	Garage	52	Active				9/4/2014
648 Watertown St #1	Newton	MA	2460	$1,149,000	4	4	Newtonvi	3869	13268	2014	3	Garage	31	Active	9/6/2014	11:30	13:00	9/2/2014
648 Watertown St #2	Newton	MA	2460	$1,199,000	4	4	Newtonvi	3869	13268	2014	3	Garage	31	Active	9/6/2014	11:30	13:00	9/2/2014
171 Edinboro St #2	Newton	MA	2460	$1,329,000	4	4	Newtonvi	4300	18960	2014	4	Garage	100	Active	9/7/2014	13:00	14:00	6/2/2014
23 E Quinobequin	Newton	MA	2468	$1,419,900	4	4.5	Newton	4600	16857	2014	6	Garage	44	Active				
143 Wiswall Rd	Newton	MA	2459	$1,450,000	5	4.5	Newton C	5201	10805	2014	8	Garage	85	Active				
14 Charlemont St	Newton	MA	2461	$1,450,000	5	3.5	Newton H	3500	8251	2014	5	Garage	12	Active				
26 Beecher Ter	Newton	MA	2459	$1,470,000	3	3.5	Newton	3862		2014	4	Garage	38	Active				
6 Paul St	Newton	MA	2459	$1,479,000	4	3.5	Newton C	3950	16900	2014	6	Garage	7	Active	9/7/2014	11:00	13:00	
15 Coyne Rd	Newton	MA	2468	$1,499,000	4	4.5	Newton	4300	6200	2014	4	Garage	86	Active	9/7/2014	13:00	14:30	8/14/2014
Lot B Staniford (Unable t	Newton	MA	2466	$1,549,900	4	4.5	Auburnda	4600	15600	2014	6	Garage	77	Active				
62 Cherry Pl	Newton	MA	2465	$1,599,000	4	4	Newton	4700	11784	2014	6	Garage	80	Active	9/6/2014	13:30	14:30	
148 Stanley Rd	Newton	MA	2468	$1,649,888	6	5	Waban	4000	14380	2014	6	Garage	71	Active				9/3/2014
11 Concolor Ave	Newton	MA	2458	$1,699,000	4	3.5	Newton	4600	9056	2014	5	Garage	69	Active	9/7/2014	12:00	13:30	8/6/2014
2 Eastham Rd	Newton	MA	2459	$1,799,000	5	5.5	Newton	5857	10990	2014	6	Garage	359	Active				5/29/2014
200 Parker St	Newton	MA	2459	$1,799,000	4	3.5	CLICK SCR	4600	14960	2014	6	Garage	63	Active				8/22/2014
137 Cynthia Rd	Newton	MA	2459	$1,975,000	5	5.5	Newton	5733	10489	2014	6	Garage	517	Active				6/2/2014
100 Wayne Rd	Newton	MA	2459	$1,999,000	6	4.5	Oak Hill	5300	16344	2014	4	Garage	91	Active				8/20/2014
59 Marcellus Dr	Newton	MA	2459	$2,000,000	6	6.5	Newton C	6313	13203	2014	6	Garage	163	Active				
12 Seton Hill Rd	Newton	MA	2466	$2,099,000	5	5	Newton	5130	15305	2014	6	Garage	113	Active	9/7/2014	12:00	13:30	8/25/2014
49 Westgate Rd	Newton	MA	2459	$2,099,000	5	5.5	Newton C	6039	12970	2014	6	Garage	45	Active				
36 Newbrook Cir	Newton	MA	2467	$2,150,000	5	4.5	Chestnut	5500	11000	2014	6	Garage	132	Active				
10 Bellevue St	Newton	MA	2458	$2,199,000	4	4.5	Newton	4500	11083	2014	4	Garage	28	Active	9/6/2014	12:00	13:00	
lot 1 The Rdg (Unable to	Newton	MA	2461	$2,225,000	5	6.5	Newton H	7083	23042	2014	6	Garage	99	Active				
119 Rosalie Rd	Newton	MA	2459	$2,375,000	6	6.5	Newton	7000	14854	2014	6	Garage	136	Active				6/26/2014
75 Fuller St	Newton	MA	2468	$2,388,000	6	5.5	Newton	7346	15224	2014	9	Garage	386	Active				4/8/2014
115 Old Farm Rd	Newton	MA	2459	$2,399,000	5	5.5	Newton C	6200	17540	2014	8	Garage	35	Active				
156 Country Club Rd	Newton	MA	2459	$2,499,000	5	5.5	Newton	5590	13907	2014	6	Garage	77	Active				
0 Nardell (Unable to ma	Newton	MA	2459	$2,695,000	7	7.5	Newton	7700	17057	2014	10	Garage	60	Active				
132 Hammond St	Newton	MA	2467	$2,849,000	5	5.5	Chestnut	5255	13230	2014	7	Garage	78	Active				
28 Karen Rd	Newton	MA	2468	$2,999,900	6	6.5	Waban	6462	15418	2015	6	Garage	1	Active				9/4/2014
27 The Ledges Rd	Newton	MA	2459	$3,000,000	5	5.5	The Ledge	4756	16000	2014	6	Garage	170	Active	9/7/2014	14:00	15:00	8/11/2014
25 Sheffield Rd	Newton	MA	2460	$4,200,000	5	6.5	West New	8500	24400	2014	11	Garage	138	Active				

Some Questions Asked About the Moratorium

What percentage of demolitions are being done by developers and what percentage are being done by owners?

Sources of full-house demolitions in Newton, 1/1/12 - 7/31/14
(Total demolitions = 198)



- Developer = 80.8%
- Long-time owner = 8.1%
- Short-time owner =6.6%
- New owner = 4.5%

- Long-time owner: has owned 2 years or more before demolition
- Short-time owner: has owned between 6 months and 2 years before demolition
- New owner: has owned less than 6 months before demolition

Data Sources for Previous Pie Chart

1) Registry of Deeds' MassLandRecs.gov website
2) Assessor's Database
3) Permits Database
4) City's Ward/Precinct query web page
5) Weekly and Monthly summary of permits issued by ISD

Why preserve median income houses (appx. $800,000 or less)?

- Newton is becoming a community of extremes: New Houses priced at 1.5 M, and 40B projects with only a small percentage being allocated for affordable units while the vast majority are at market rate.

- Newton is losing its stock of houses at lower to middle price range

- Domino effect – one demolition sets off chain reaction

Will a moratorium restrict sellers from realizing the highest price for their house?

No, sellers might lose the quick sale with no inspection offered by developers. However, as Newton is experiencing a sellers' market with bidding wars, developers are not offering higher prices, just quick sales.

Is the moratorium an infringement on property rights?

No. All zoning represents an “infringement” on one’s property rights. We accept the common practice of limitations on our absolute property rights because we need limits on our neighbors’ property rights to protect ours.

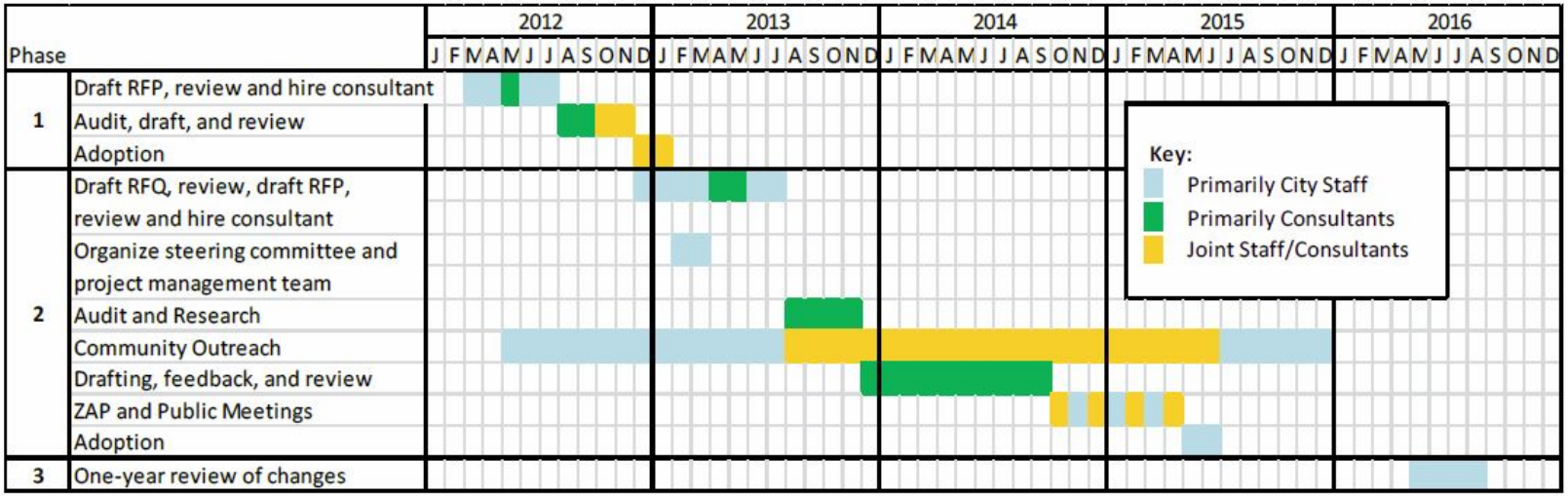
Won’t zoning reform take care of the problem?

- Zoning reform will take too long. Phase 1 was due to take 11 months, 18 months later it still is in process.

- Phase 2 is scheduled to take 2-3 years due to start in mid 2012. At the same rate as Phase 1, **Phase 2 could take 2-4 years, or more.**

- Newton is losing 100 houses per year - houses that are affordable to lower middle class and middle class families.

Why not just wait for zoning reform?

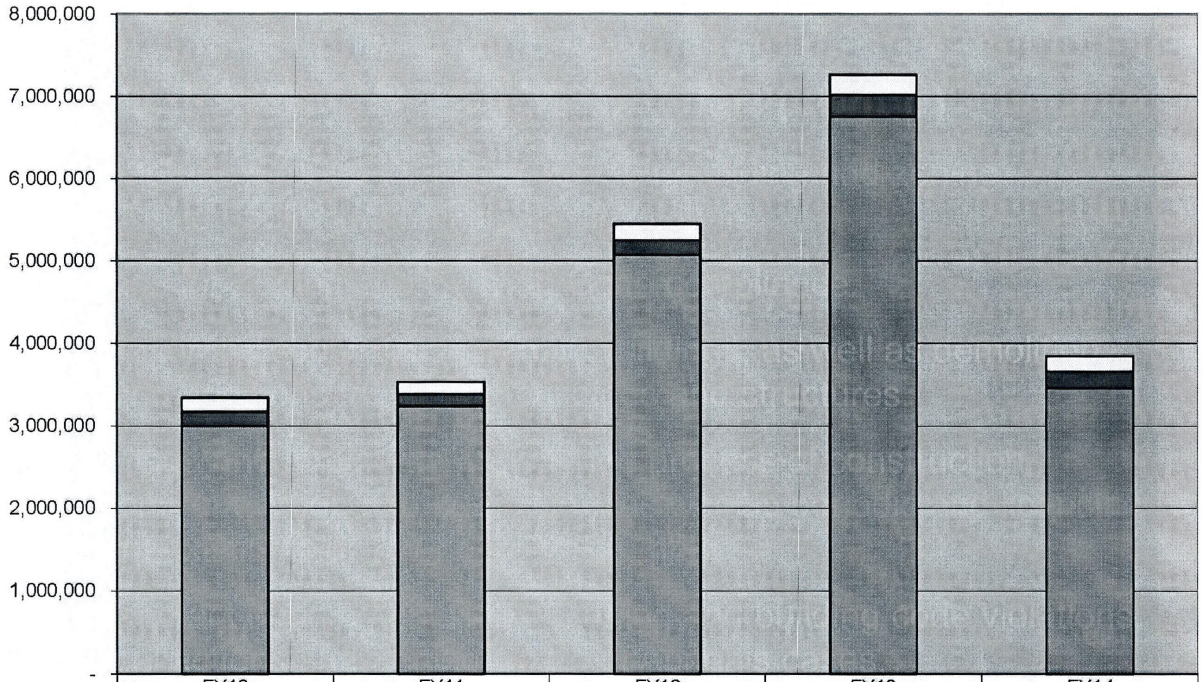


Zoning Reform Final Report December 30, 2011

Commissioner Lojek stated Newton would lose $1.25 M in building permit fees million per year. Is this a problem?

- Permit fees for new houses are approximately 25% of the total fees ($4.6 M) that ISD takes in per year. If some of those houses are renovated rather than demolished, the renovation permits would replace much of those lost fees.
- $1.25 M represents 0.36 % out of a total City budget of approximately $345 M.
- Currently, demolition permits only cost $15.50, a flat fee. They could be very much higher to be a disincentive to demolition.

Total Actual Revenue FY10-14 (As of 3/18/14)



	FY10	FY11	FY12	FY13	FY14
Plumbing/Gas FY14	167,963	151,440	199,570	240,587	186,481
Electrical FY14	173,949	143,678	178,563	265,001	202,091
Building FY14	2,998,888	3,238,309	5,073,677	6,753,403	3,455,823

4,867,356 Full Year

FY 10 - FY14
Average =
4,586,327

Would Newton lose tax revenue from improved and larger houses as a result of the moratorium?

No. New builds, up to 20% larger, would be allowed under the moratorium. Homeowners could continue to add additions and renovations that would add to tax revenue.

What about condemned houses?

Condemned houses will be exempt from the moratorium.

Issues to address

- Size, Setback and Height of New Construction
- Single Family to Multi-Family Conversions
- Distinction between Two-Family vs. Attached Dwelling
- Side-facing houses and snout houses
- Topographical changes

Recommendations

Adopt a time-restricted, temporary moratorium on demolition of single and two-family structures to allow the City of Newton to address the following issues:

- Clarify the definitions of attached dwellings and of two-family houses
- Create regulations that require front door orientation to the street for all new construction and discourage or prohibit side facing construction and protruding garage or "snout house" construction
- Create a neighborhood context design and site plan review process for all new construction and expansions that would result in a structure that is 20% more than the original existing structure for which demolition is requested
- Adopt additional zoning measures to deal with by-right development that will retain neighborhood character, preserve existing structures, trees and landscapes, and preserve naturally affordable housing stock

Scope of Moratorium applies to:

- Partial or full demolitions where the resulting build will increase the square footage of the existing structure by more than 20%; and/or

- Partial or full demolitions where the resulting build will increase the number of housing units.

- The proposal will not apply to approved special permit applications.

What have other communities done?

- Belmont recently used a demolition moratorium to adopt new guidelines for rebuilding in MR districts
- Wellesley instituted a large house review ordinance
- Needham has commissioned a study committee

Newton New-House Building Permits Issued, 2007 - 2013

Hse#	Address	Vill.	W	P	Issue dt.	Work cost	Owner/ Developer	Structure description	Zone	Lot s.f.	Old hse s.f.	Old hse yr	New hse s.f.	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation	Comments	Contractor	OaD
55	Hanson Rd	OHP	8	4	01/13/12	350,000	Mundanchery, George M	demo; new 1-fam Col, 2 fl	SR3	10,042	1,150	1948	3,371	2012	$381,200	06/18/10	$438,000	FY14 val	$1,088,100	demo & build for s-t owner	Charles Toohey	st-o
70	Farina Rd	OH	8	2	02/06/12	200,000	70 Farina LLC	rebuild 1-fam on exist fdn	SR2	16,790		1963	2,743	?	$1,214,200	06/02/11	$1,010,000	07/06/12	$1,312,500	*Was hse rebuilt? Check fold*	C Stumpo Develp	d
28	Juniper Ln	NC	8	1	01/23/12	450,000	Jalili, Nader	demo; new 1-fam col., 2.5 fl	SR2	10,144	1,904	1954	3,687	2013	$608,500	06/29/10	$620,000	2013Val	$1,673,100	demo & build for s-t owner	C Stumpo Develp	st-o
36	Grove Hill Pk	NV	2	3	01/03/12	400,000	Applecrest Realty LLC	demo; new 1-fam Col, 2 fl	SR2	11,339			3,360	2012	$591,100	11/21/11	$625,000	08/09/12	$1,500,000		Roger K Kane	d
15	Laurel St	NC	6	4	01/05/12	1,200,000	Messinger, Susan	demo; new 1-fam Col, 2 fl	SR2	17,903			3,983	2013	$774,900	07/13/11	$1,002,000	FY14 val	$1,526,700	demo & build for s-t owner	Arthur E Massaro	st-o
14	Baldpate Hill Rd	OH	8	2	01/11/12	500,000	14 Baldpate Hill Rd LLC	demo; new 1-fam Col, 2 fl	SR1	16,090			4,532	2012	$838,500	10/13/11	$900,000	08/30/13	$2,150,000	unf attic = 1,752 sf	Alexander Dorjets	d
39	Dexter Rd	NV	2	3	02/17/12	400,000	Dexter Investment LLC	demo; new 1-fam Col, 2.75 fl	SR2	12,400			5,000	2012	$508,400	06/15/11	$510,000	01/31/13	$1,775,000		Micha Avramovich	d
108	Stanley Rd	Wab	5	2	02/15/12	450,000	Berglund Enterprises Inc	demo; new 1-fam Col, 2.5 fl	SR2	13,500	1,524	1950	4,000	2012	$651,000	11/09/11	$530,000	03/29/13	$1,445,000		John J Berglund	d
40	Druid Hill Rd	NH	8	3	02/06/12	450,000	Druid Hill LLC/Classic Homes	demo; new 1-fam Col, 2.5 fl	SR2	14,466	2,132	1948	4,483	2012	$756,800	12/19/11	$740,000	06/13/13	$2,100,000	hse data in ADB mixed	Vadim Kagan	d
674	Saw Mill Brook Pkwy	OHP	8	4	02/09/12	320,000	Yaakov Solomon LLC	demo; new 1-fam Col, 2.5 fl	SR3	8,735	864	1948	3,457	2012	$330,300	06/02/11	$360,000	08/12/13	$1,250,000		Leo Stolyarov	d
36	Boulder Rd	NC	8	3	02/28/12	400,000	Tan Realty Develp LLC	demo; new 1-fam Col, 2.5 fl	SR2	13,360	1,664	1954	3,979	2012	$621,800	02/06/12	$560,000	11/07/12	$1,650,000		C Stumpo Develp	d
16	Cynthia Rd	OH	8	1	03/01.12	400,000	Titan Rlty Trust	demo; new 1-fam Col, 2.5 fl	SR2	14,324	2,837	1953	5,012	2012	$810,400	12/08/11	$775,000	04/23/13	$2,100,000		Ben Guryon Saada	d
12	SunHill Lane	NC	6	2	03/07/12	539,000	Rogers & Co	demo; new 1-fam Col, 2.5 fl	SR3	8,075	1,428	1952	3,912	2012	$500,800	02/09/12	$550,000	04/29/13	$1,585,000		Ernest Rogers	d
71	Wiswall Rd	OHP	8	4	03/12/12	377, 820	Lemelman, Jon & Shawna	demo; new 1-fam Col, 2 fl	SR2	43,590	1,312	1957	3,508	2012	$546,300	04/29/11	$450,000	FY14 val	$1,291,600	demo & build for owner	Robert Curatola	st-o
34	Prentice Rd	NC	7	4	03/19/12	400,000	34 Prentice Road LLC	demo; new 1-fam Col, 2 fl	SR2	9,375	1,959	1945	3,023	2013	$669,500	01/13/12	$737,000	12/17/12	$1,830,000		James Beninati	d
87-89	Waban St	NCo	1	1	03/26/12	600,000	Richard Sewall [dvlpr]	redo exist Vict + 3newTwnhs	MR1	19,340	3,892	1850	9,458	2012	$551,300	06/30/11	$735,000	FY14 val	$2,256,100	**SP#282-11(2)**	Kevin M Thornton	d
15	Coyne Rd	Wab	5	3	04/11/12	194,000	Puffin Way LLC	demo; new 1-fam Col, 2.75 fl	MR1	6,177	1,665	1920	3,121	2012	$533,800	08/16/11	$450,000	FY14 val	$831,900	*no sale data 8/31/14*	David Smyly	d
32	Williams St	UF	5	1	05/30/12	350,000	32 Williams St LLC/ Ralph S R	demo; new 2-fam hse, 2.5 fl	MR1	6,390			4,971	2013	$341,500	05/23/08	$335,000	FY14 val	$341,500	unsold? *no sale data 8/31/14*	Ralph S Robart	d
44	Carl St	NH	8	3	05/03/12	350,000	Presayzen, Grigory	demo; new 1-fam Col, 2 fl	SR3	7,500	866	1930	2,962	2013	$377,000	12/28/11	$385,000	FY14 val	$999,200	demo & build for owner	Streamline Remodel	n-o
801	Chestnut St	Wab	5	4	05/02/12	385,000	Applecrest Realty LLC	demo; new 1-fam Col, 2 fl	SR2	15,000	1,888	1927	3,404	2012	$551,100	04/17/12	$657,500	10/05/12	$1,455,000		Roger K Kane	d
50	Barbara Rd	WN	3	4	05/23/12	290,000	Li, Yong	demo; new 1-fam Col, 2 fl	SR3	7,750	1,236	1950	2,586	2012	$431,400	12/01/02	$425,000	FY14 val	$764,000	demo & build for owner	Fred Larock	lt-o
119	Lowell Ave	NV	2	1	05/03/12	480,000	119 Lowell Ave Realty Tr	demo; new 2-fam condo, 2.5	MR1	14,808	2,748	1872	3,191	2012	$629,700	02/17/12	$575,000	12/11/12	$1,024,000	demo court-ordered; bldg co	Sean J Leary	d
121	Lowell Ave	NV	2	1									3,186					11/16/12	$1,005,000		Sean J Leary	d
73	Fuller St	Wab	3	2	05/25/12	550,000	Classic Homes LLC	demo; new 1-fam hse, 2 fl	SR2	15,224	2,165	1949	5,030	2012	$787,900	04/03/12	$900,000	FY14 val	$1,998,200	*no sale data 8/31/14*	Vadim Kagan	d
386	Chestnut St	WN	3	2	06/06/12	478,000	Lev Romm	demo; new 1-fam Col, 2 fl	SR2	17,235	1,808	1950	5,292	2012	$728,100	05/18/12	$800,000	04/05/13	$2,462,500	now 1388 Commonwealth	Lev Romm	d
9	Decatur St	NV	3	4	06/18/12	275,000	Marpete Development LLC	demo; new 1-fam Col, 2 fl	SR3	6,014	1,492	1870	2,812	2012	$406,800	04/17/12	$250,000	05/06/13	$740,000		Mark Leskanic	d
88	Allison St	NCo	1	1	06/25/12	475,250	S&J Ventures LLC	demo; new 2-fam condo, 2 fl	MR2	7,255			1,600	2012	$336,700	05/22/12	$325,000	07/19/13	$661,000	?repl 1-fam w/ 2-fam?	Stephen Edsall	d
90	Allison St	NCo	1	1									1,606					05/31/13	$650,000			d
418	Homer St	NC	2	3	07/11/12	350,000	Joyner, Derick	demo; new 1-fam Col, 2 fl	SR2	7,003	1,564		2,535	2012	$522,200	02/01/12	$360,000	06/07/13	$1,265,000		Sean D Smith	d
70	Spiers Rd	OHP	8	4	07/10/12	300,000	Cubia, Carlos W	demo; new 1-fam Col, 2 fl	SR3	8,542		1948	3,252	2012	$333,600	10/31/11	$325,000	FY 14 val	$948,700	demo & build for new owne	Gerard McDonough	n-o
39	Cottonwood Rd	NC	8	2	07/09/12	500,000	Cottonwood 39 LLC	demo; new 1-fam Col, 2.5 fl	SR2	19,803			5,503	2012	$597,700	04/30/12	$775,000	05/24/13	$2,350,000		Boris Kutikov	d
91	Arnold Rd	NC	8	1	07/13/12	635,000	Rogers & Co	demo; new 1-fam Col, 2 fl	SR2	12,365	2,037	1960	4,098	2012	$656,700	05/31/49	$675,000	01/22/14	$1,920,000		Ernest Rogers	d
20	Village Cir	NC	8	1	07/31/12	350,000	Northern Lights Develpt Co	demo; new 1-fam Col, 2 fl	SR2	10,867	1,456		3,585	2012	$543,800	04/18/12	$575,000	08/29/13	$1,749,000		James J David	d
6	Deborah Rd	OH	8	1	08/03/12	450,000	Deborah Rd LLC/ Classic Hom	demo; new 1-fam Col, 2 fl	SR2	10,634	1,799	1955	3,479	2012	$671,800	06/04/12	$701,000	08/23/13	$1,950,000		Vadim Kagan	d
67	Windermere Rd	Aub	4	3	08/15/12	375,000	Manis, Gary	demo; new 1-fam Col, 2 fl	SR2	7,510	1,488	1933	2,792	2012	$429,900	12/15/11	$500,500	09/13/13	$974,400	demo & build for new owne	Stephen M Blyth	n-o
73	Baldpate Hill Rd	OH	8	2	08/30/12	900,000	Kramer, Adam	demo; new 1-fam Col, 2.5 fl	SR1	32,933	1,887		6,974	2012	$1,432,700	03/01/12	$1,437,500	FY 14 val	$2,207,500	demo & build for new owne	Boris Kutikov	n-o
58	North St	NC	2	3	07/25/12	315,000	Applecrest Realty LLC	demo; new 1-fam Col, 2 fl	SR2	12,600			3,166	2012	$653,400	06/26/12	$550,000	11/07/12	$1,325,000	developable land; demo per	Roger K Kane	d
287	Kenrick St	NCo	7	2	09/13/12	402,000	Shinde, Manoj V	demo; new 1-fam Col, 2.5 fl	SR2	11,400	1,064	1956	2,936	2013	$504,600	03/01/03	$433,000	10/30/13	$1,120,000	demo & build for l-t owner	Fred LaRock, Jr	lt-o
78	Stanley Rd	Wab	5	2	08/08/12	375,000	Burlex LLC/ John Berglund	demo; new 1-fam Col, 2 fl	SR2	14,250	1,710	1948	3,562	2012	$515,000	05/03/12	$520,000	07/03/13	$1,496,750		John J Berglund	d
188	Collins Rd	Wab	5	4	08/20/12	400,000	New Vision / Collins Rd LLC	demo; new 1-fam, 1.75 fl	SR2	13,185	2,104	1923	4,077	2012	$672,200	07/05/12	$950,000	01/02/14	$2,310,000	*ADB has mixed data*	Yuriy Matskevich	d
37	Elm St #1	WN	3	3	08/03/12	810,000	Dreamcasa LLC	redo exist Vict + 3newTwnhs	MR1	25,000	2,488	1900	7,270	2013	$644,700	06/20/12	$750,000	09/08/13	$1,150,000	**SP#10-12**;	D-T Arco	d
37	Elm St #2	WN	3	3									2,910	2013				11/14/13	$1,050,000			
37	Elm St #3	WN	3	3									2,820	2013				08/22/13	$995,000			
37	Elm St #4	WN	3	3									2,820	2013				08/27/13	$995,000			
140	Greenwood St	NC	8	1	08/30/12	495,000	Tan Realty Develp LLC	demo; new 1-fam Col, 2 fl	SR2	10,190	1,152	1946	3,143	2012	$468,900	08/13/12	$510,000	04/11/13	$1,400,000		C Stumpo Devlp	d
132	Nevada St	NV	2	1	08/31/12	400,000	Compagnone Nino Tr	demo; new 1-fam Col, 2 fl	SR3	10,100	959	1946	3,316	2012	$395,200	05/06/12	$440,000	FY14 val	$796,700	built for new owner	Nino Compagnone	n-o
32	Pine Meadow Dr	Aub	4	4	09/28/12	325,000	Lasalle Developers LLC	new 1-fam hse, 2.5 fl	SR3	13,779	N/A	N/A	4,287	2012	$400,000	12/26/00	$300,000	12/30/13	$1,395,000	**no demo**; **new lot** from 22 I	Robert P Flaherty	d
31	Kesseler Way	OH	8	2	09/13/12	600,000	Noranda Constr	new 1-fam Col, 2.5 fl	SR3	25,606	N/A	N/A	5,459	2013	$535,000	05/16/11	$535,000	FY14 val	$666,700	**no demo**; lot 5; *no sale data 8/31/14*		d
40	Cotter Rd	Wab	5	3	09/12/12	475,000	Peninsula Home Builders	demo; new 2-fam condo, 2.5	MR1	12,720	1,420		2,578	2012	$563,300	05/29/12	$669,000	07/18/13	$1,145,000	repl 1-fam w/ 2-fam	Philip K. Leung	d
53	Helene Rd	Wab	5	3									2,876	2012				09/30/13	$1,285,000	[new corner address]		d
16	Dearborn Terrace	WN	3	3	09/27/12	406,000	Ng, Edwood & Luo, Laura	new 1-fam Col, 2 fl	SR3	7,341	N/A	N/A	2,446	2013	$41,100	11/04/11	$325,000	07/28/14	$588,000	**no demo**; ex-unbuildable W	Edward A Cavatorta	st-o
80	Dorcar Rd	CH	8	2	09/06/12	450,000	Classic Homes LLC	demo; new 1-fam Col, 2 fl	SR2	10,990	1,735	1954	3,595	2012	$738,400	06/29/12	$661,000	FY14 val	$993,500	*unsold as of 8/31/14*	Vadim Kagan	d

Newton New-House Building Permits Issued, 2007 - 2013

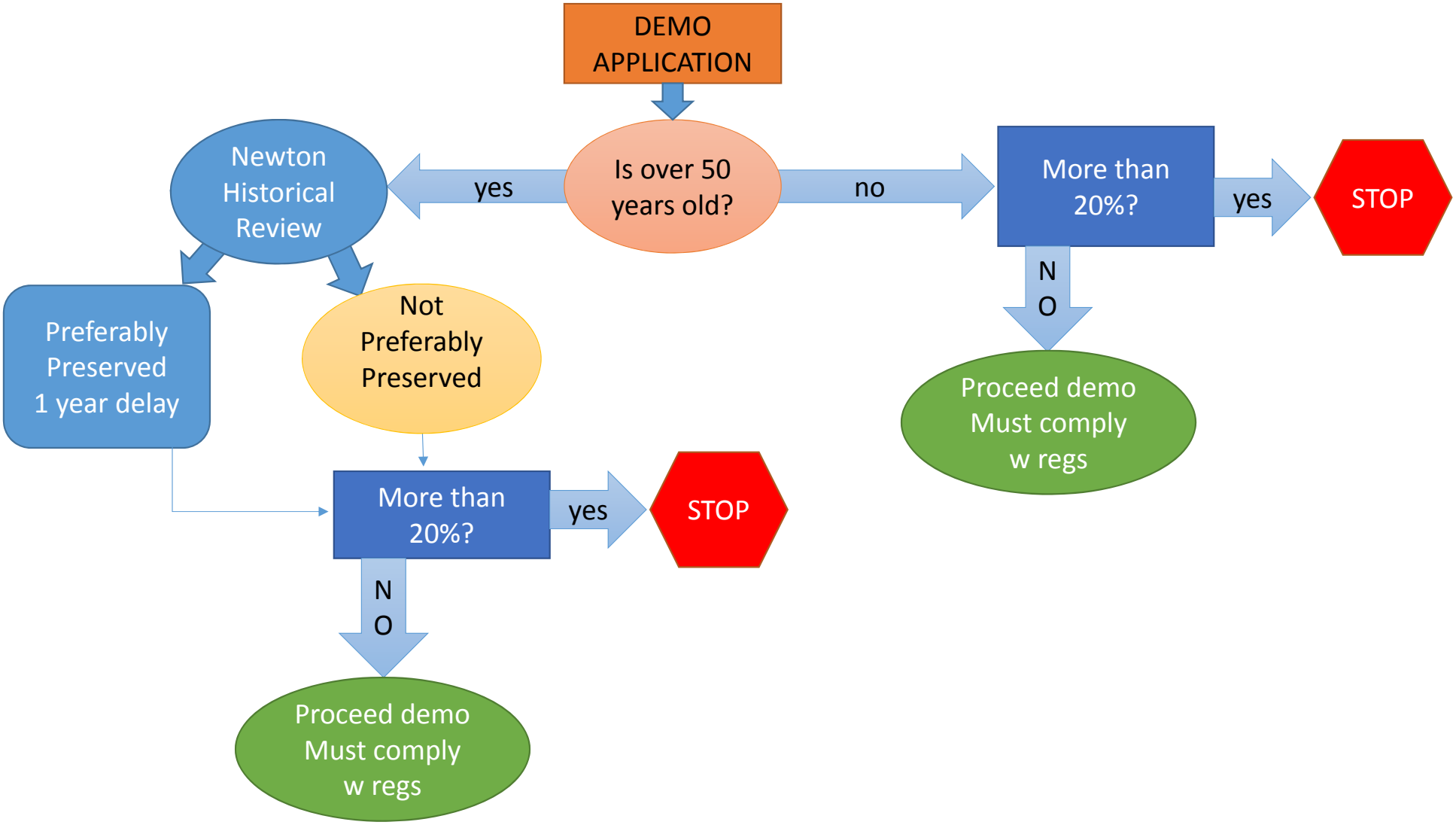
Hse#	Address	Vill.	W	P	Issue dt.	Work cost	Owner/ Developer	Structure description	Zone	Lot s.f.	Old hse s.f.	Old hse yr	New hse s.f.	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation	Comments	Contractor	OaD
98	Lexington St	Aub	4	4	09/08/12	400,000	Lexington 100 Realty Trust	demo 1-fam; new 2-fam conc	SR3	13,110	2,484	1880	2,090	2012	$504,700	01/23/12	$700,000	08/05/13	$899,000	repl 1-fam w/ 2-fam (combi	Frederick S Camerat	d
100	Lexington St	Aub	4	4									2,090	2012				07/30/13	$900,000			d
48	Hawthorn St	NCo	1	4	09/14/12	250,000	DeNucci, Joseph A	demo; new 2 twnhses, 2 fl	MR2	7,974			2,000	2012	$312,900	07/08/12	$300,000	07/17/13	$749,000	?repl 1-fam w/ 2-fam	Eric Busa	d
50	Hawthorn St	NCo	1	4									2,000	2012				07/15/13	$755,000			d
9-11	Morgan Pl	NCo	1	1	09/20/12	150,000	Proia, Francis J	new 1-fam, 1.75 fl Cape	MR2	4,922			1,502	2012	$400,100	08/01/03	$160,000	FY14 val	$487,900	no demo: old hse burned do	R A Franchi Corp	lt-o
78	Lovett Rd	OH	8	2	10/01/12	566,600	Pinkhasov, Albert	demo; new 1-fam Col, 2 fl	SR2	16,004		1954	4,900	2013	$615,900	07/11/12	$730,000	FY14 val	$1,328,900	demo & build by new owne	James M Morse	n-o
4	Newbrook Circle	OH	8	2	09/27/12	450,000	Willsey, Lance [non-res ownr]	demo; new 1-fam Col, 2.5 fl	SR3	8,781	1,616	1949	4,163	2013	$649,800	07/24/12	$630,000	06/16/14	$1,990,000		BenGuryon Saada C	d
104	Hull St	NV	2	3	01/30/13	400,000	104 Hull St LLC	demo; new 2-fam condo, 2 fl	MR1	8,220	1,394	1950	3,192	2013	$518,900	06/13/12	$490,000	05/02/14	$875,000	repl 1-fam w/ 2-fam	Severini & Assocs.	d
108	Hull St	NV	2	3																		d
18	Avalon Rd	Wab	5	3	10/23/12	449,200	Emerald; 18 Aval Rd LLC	demo; new 1 fam Col, 2 fl	SR2	7,117			3,940	2012	$831,900	03/08/12	$825,000	09/09/13	$2,310,000	CO 9/5/13	Robert A Murray	d
40	Harwich Rd	CH	8	2	10/28/11	400,000	40 Harwich Road LLC	demo; new 1-fam hse, 2.5 fl	SR3	11,200			3,890	2013	$584,400	09/20/12	$750,000	06/10/13	$1,875,000	demo 10/12; CO 6/7/13	Gerard McDonough	d
66	Circuit Ave	UF	5	2	11/28/12	500,000	Circuit Develpt Partners LLC	demo; new 2-fam hse	MR2	9,700			1,958	2013	$423,100	09/21/12	$440,000	06/11/13	$750,000	?repl 1-fam w/ 2-fam?	James M Beninati	d
68	Circuit Ave	UF	5	2					MR2				1,958	2013				05/24/13	$750,000			
20	Burrage Rd	NC	7	2	11/16/12	250,000	Surge Capital/Ilooz Mazzal	demo; new 1-fam, 2 fl	SR2	5,767			2,714	2012	$482,600	05/24/12	$511,000	12/31/13	$1,249,000	*ex-47 Aldenwood*	Frank Utano	d
112	Dedham St (lot 4)	NH	8	3	11/06/12	350,000	Golden Develpt Corp	demo; new 1-fam Col, 2.5 fl	SR3	65,054	3,180	1918	4,459	2012	$800,000	10/03/12	$1,800,000	08/28/13	$1,890,000	SP #92-12; Lot 4	Louis Wolfson	d
114	Dedham St (lot 2)	NH	8	3	11/08/12	350,000	Golden Develpt Corp	new 1-fam Col, 2 fl	SR3		N/A	N/A	3,997	2013	$800,000			11/04/13	$1,900,000	Lot 2	Louis Wolfson	d
116	Dedham St (lot 3)	NH	8	3	11/08/12	350,000	Golden Develpt Corp	new 1-fam Col, 2.5 fl	SR3		N/A	N/A	4,569	2012	$800,000			03/06/14	$2,000,000	Lot 3	Louis Wolfson	d
41-43R	Court St	NV	2	1	08/02/12	400,000	Moy, Edwin G.	new 2-fam hse, 2.75 fl	MR1	8,000	N/A	N/A	3,696	2012	$37,700	07/18/12	$350,000	FY14 val	$754,200	built for new owner; no dem	Frederick S Camerat	n-o
155	Beethoven Ave	Wab	5	3	11/16/12	440,000	155 Beethoven Ave Realty Tr	demo; new 1 fam Col, 2 fl	SR2	12,000			3,854	2012	$652,700	04/13/12	$725,000	11/08/13	$2,200,000		Vyacheslav Kutikov	d
12	Rockland Pl	UF	5	1	11/27/12	275,000	Marpete Development LLC	new 1-fam Col, 2 fl	SR3	13,316	N/A	N/A	2,911	2013	$487,600	05/09/12	$316,000	02/27/14	$975,000	**no demo;** developable land	Mark Leskanic	d
15	Oldham Rd	WN	3	2	11/28/12	450,000	15 Oldham Rd LLC	demo; new 1 fam Col, 2 fl	SR2	10,530			3,476	2012	$593,100	09/04/12	$725,000	11/15/13	$1,912,500	new house data n.a.	John J Berglund	d
16	Princess Rd	WN	3	3	11/05/12	320,000	JM Deodato Co, Inc	new 1-fam Col, 2.5 fl	SR3	13,488	N/A	N/A	4,007	2013		03/08/12	$437,500	FY14 val	$425,000	no demo: vacant lot; CO 8/4	joseph M Deodato	d
295	Upland Ave	NH	8	3	12/26/12	453,000	295 Upland Avenue LLC	demo; new 1 fam hse, 2.5 fl	SR2	26,859	1,416	1958	5,030	2013	$654,000	11/08/12	$837,620	05/10/14	$2,694,999	asking price;	Frank Utano	d
100	Pine Grove Ave	LF	4	2	11/20/12	400,000	CLS Realty Dev/ Maxwell Rob	demo; new 1 fam hse, 2 fl	SR2	12,720			3,403	2012	$536,100	11/06/12	$555,000	06/14/13	$1,575,000		C Stumpo Develp	d
150	Sargent St	NCo	7	2	12/17/12	806,500	Kaplan, Bryna S	new 1-fam hse	SR2	29,578	N/A	N/A				06/14/12	$1,350,000	FY14 val	$1,295,000	built for owner**; no demo;** h	Premier Contractg	st-o
191	Chapel St #1	NCo	1	1	12/17/12	350,000	191 Chapel St LLC/ Topalis Jo	demo; new 2-fam condo, 2 fl	MR2	9,900			2,230	2013	$427,300	10/05/12	$532,500	08/06/13	$760,000	CO iss 8/14/13	Gerard McDonough	d
191	Chapel St #2	NCo	1	1									2,230	2013				08/06/13	$760,000			d
35	Norwood Ave	NC	6	4	02/04/13	653,000	Adler, Tim	demo; new 1-fam hse, 2 fl	SR2	9,570			3,781	2013	$756,400	08/04/11	$1,104,250	FY14 val	$1,009,900	demo & build for owner	Stevens-Burke LLC	st-o
51	Mignon Rd	WN	3	2	12/19/12	560,375	51 Mignon Road LLC	demo; new 1-fam Col, 2 fl	SR1	15,236			4,048	2013	$803,800	11/09/12	$1,070,000	12/178/13	$2,650,000		Donald P Fabrizio	d
104	Dorcar Rd	CH	8	2	01/16/13	450,000	Classic Homes LLC	demo; new 1-fam Col, 2 fl	SR2	12,770			3,888	2013	$589,200	10/19/12	$700,000	12/17/13	$1,915,000	CO iss 2/4/14	Vadim Kagan	d
85	Woodcliff Rd	NH	5	2	01/16/13	275,000	Marpete Develeopment, LLC	new 1-fam Col, 2 fl	SR3	8,700			2,714	2013	$246,700	06/08/12	$300,000	11/25/13	$930,000	gar demo only; house unfini	Mark Leskanic	d
27	Considine Rd	OHP	8	4	01/31/13	425,000	27 Considine Road LLC	demo; new 1-fam Col, 2 fl	SR2	11,146	1,304	1949	3,453	2013	$477,600	12/03/12	$500,000	08/01/13	$1,375,000	*no new hse data 3/4/14*	Frank Utano	d
45	Jameson Rd	NCo	7	2	01/08/13	527,500	45 Jameson Road LLC	demo; new 1-fam Col, 2.25 fl	SR2	11,250	1,811	1948	5,396	2013	$644,900	11/28/12	$815,000	10/01/13	$2,765,000		Vladimir Prokupets	d
131	Cynthia Rd	OH	8	1	01/18/13	450,000	Classic Homes LLC	demo; new 1-fam hse, 2 fl	SR2	10,489	1,720	1958	3,302	2013	$694,400	11/27/12	$700,000			*no sale data 7/30/14*	Vadim Kagan	d
26	Evergreen Ave	Aub	4	1	01/11/13	375,000	Applecrest Realty LLC	demo; new 1-fam Col, 2 fl	SR3	10,234			3,286	2013	$418,600	12/04/12	$488,000	06/26/13	$1,298,000	no hse data 5/9/14	Roger K Kane	d
70	Arlo Rd	UF	5	2	01/16/13	385,000	Applecrest Realty LLC	demo; new 1-fam Col, 2 fl	SR2	15,000	3,297	1979	3,342	2013	$676,300	12/07/12	$630,000	09/23/13	$1,439,999		Roger K Kane	d
17	Rosalie Rd	OH	8	2	01/25/13	475,000	17 Rosalie Road LLC	demo; new 1-fam Col, 2 fl	SR2	21,810	2,316	1930	5,128	2013	$1,094,000	09/28/12	$900,000	09/30/13	$2,495,000		Frank Utano	d
44	Sylvan Ave	WN	2	3	03/15/13	3,575,000	Sylvan Avenue Realty Trust	demo; new 1-fam Col, 2 fl	SR1	43,000			10,120	2013	$1,601,800	05/23/12	$2,500,000			*no sale data 7/30/14*	Kenneth B Vona	d
1193	Commonwealth Ave	WN	2	3	04/08/13	750,000	1181 Commonwealth Ave, LL	new 1-fam Col, 2 fl	SR2	11,475	N/A	N/A	3,864	2013	$67,600	07/06/12	$2,625,000			**no demo**; buildable lot	Michael L Schneider	d
1201	Commonwealth Ave	WN	2	3	04/08/13	750,000	1181 Commonwealth Ave, LL	new 1-fam Col, 2 fl	SR2	12,694	N/A	N/A			$71,600					**no demo**; *no data 9/1/14*	Michael L Schneider	d
56-58	Waverley Ave	NCo	1	3	03/14/13	675,000	Ernest D Rogers & Co	fire demo; new 2-fam hse, 2.5	MR1	8,487			5,106	2013	$1,018,500	02/15/13	$725,000			*no sale data 9/1/14*	Robert Zwicker	d
143	Florence St	TV	8	1	02/07/13	480,000	Classic Condos, LLC	demo; new 2-fam hse	MR1	13,480	6,757	1993			$568,800	12/11/12	$820,000	06/06/14	$1,488,000	repl 1-fam w/ 2-fam; no nev	Vadim Kagan	d
62	Pierrepont Rd	LF	4	2	05/03/13	300,000	HCR Construction Inc	demo; new 1-fam hse, 2 fl	SR3	7,875	948	1940	2,832	2013	$386,700	09/27/12	$399,900	03/14/14	$1,180,000		Brian G Powderly	d
29	Shute Path	OHP	8	4	03/22/13	280,000	Northern Lights Development (	demo; new 1 fam Col, 2 fl	SR3	7,009	864	1947	2,505	2013	$246,400	10/30/12	$375,000	09/20/13	$1,099,000	now 150 Spiers Rd	James J. David	d
416	Newtonville Ave	NV	2	2	03/12/13	500,000	Leary Sean J Tr	demo; new 2-fam Col, 2.5 fl	MR1	14,625			6,777	2013	$707,500	10/16/12	$685,000	03/17/14	$1,180,000		Ronald F Jarek	d
355	Upland Ave	NH	8	3	04/01/13	600,000	Temnorod, Leana	demo; new 1 fam hse, 2.5 fl	SR1	25,081	1,952	1964	5,605	2013	$875,000	12/21/12	$680,000			CO 060414; *unsold 9/1/14*	Temnorod, Leana	st-o
111	Hanson Rd	OHP	8	4	04/09/13	400,000	111 Hanson Road LLC	demo; new 1 fam Col, 2 fl	SR2	12,270	1,236	1948	3,768	2013	$350,700	02/15/13	$462,500	08/19/13	$1,416,700		Frank Utano	d
54-56	Elm St	WN	3	3	04/11/13	500,480	Lev Romm, Trustee	demo; new 2-fam Col,	MR1	14,400			6,592	2013	$706,400	09/21/12	$790,000			repl 4-fam w/ 2-fam	Lev Romm	d
110	Dedham St (lot 1)	NH	8	3	04/26/13	350,000	Golden Develpt Corp	new 1 fam Col, 2.5 fl	SR3	23,042	N/A	N/A	4,596	2013	$800,000			*$2,225,000*	07/14 ask price	Louis Wolfson	d
329	Waverley Ave	NCo	7	2	05/20/13	450,000	329 Waverley LLC	demo; new 1-fam Col, 2 fl	SR2	13,978	2,613	1953	3,592	2013	$864,000	03/04/13	$860,000			*no sale data 7/30/14*	McKenna Contractor	d
648	Watertown St	NV	2	1	04/26/13	400,000	EBL Properties LLC	demo; new 2-fam hse, 2 fl	MR1	13,268	2,190	1935	6,184	2013	$557,300	01/15/13	$625,000			repl 1-fam w/ 2-fam	Nicholas W Zagoria	d
10	Maynard St	WN	3	1	05/01/13	305,000	Brian Callahan Co	demo; new 1-fam hse, 1.75 fl	SR3	8,600	1,456	1953	2,166	2013	$419,200	10/21/13	$530,000	04/18/14	$1,289,000			d

Newton New-House Building Permits Issued, 2007 - 2013

Hse#	Address	Vill.	W	P	Issue dt.	Work cost	Owner/ Developer	Structure description	Zone	Lot s.f.	Old hse s.f.	Old hse yr	New hse s.f.	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation	Comments	Contractor	OaD
152	Allen Ave	Wab	5	3	04/25/13	550,000	Utano--> MWJ Realty	demo; new 1 fam Col, 2 fl	SR2	12,000	1,536	1955	4,234	2013	$542,800	03/11/13	$736,900	07/15/14	$2,200,000	sale in Tab 8/13/14	John J Berglund	d
16	Considine Rd	OHP	8	4	05/07/13	430,000	Sefanov, Eugene	demo; new 1 fam Col, 2 fl	SR3	9,412	1,512	1949	3,111	2013	$469,300	10/31/12	$1	FY14 val	$469,300	demo & build for l-t owner;	O'Brien Constr Co	lt-o
17	Oakland St	NCo	1	2	04/22/13	400,000	17 Oakland St Trust	demo; new 2-fam condo, 2 fl	MR1	7,850	1,970	1881	1,869	2013	$483,800	11/20/12	$435,000	10/29/13	$690,000		John J Berglund	d
19	Oakland St	NCo	1	2									1,869	2013				10/30/13	$698,000			d
115	Meadowbrook Rd	NC	8	1	5/.28/13	400,000	Au Alison Y Tr	demo; new 1 fam Col, 2 fl	SR2	10,309	1,174	1954	3,638	2013	$587,400	11/06/97	$350,000			*no sale data 7/30/14*		d
25	Oak Ave	WN	3	3	05/14/13	520,000	25 Oak Avenue LLC	demo; new 2-fam hse	MR1	33,000	1,736	1954				01/19/12	$550,000			slow build; *no data 9/1/14*	Vitorino's Contractor	d
150	Countryside Rd	NC	8	3	05/10/13	950,000	Rabinovitz, Inbal & Zori	demo; new 1 fam Col, 2.5 fl	SR1	25,000	3,092	1979	5,779	2013	$1,163,700	08/31/09	$1,240,000			demo & build for l-t owner;	Von A Salmi	lt-o
17	Drew Rd	OH	8	2	05/31/13	400,000	Boston Realty Dev Gp LLC	demo; new 1 fam Col, 2 fl	SR3	7,964	1,864	1946	3,020	2013	$595,500	04/01/13	$600,000	01/15/14	$1,700,000		John J Farrell	d
140	Countryside Rd	NC	8	3	05/14/13		Samuels, Barry	demo; new 1 fam, 2.75 fl	SR1	26,920	1,957	1979	4,555	2013	$1,170,400	07/16/12	$1,260,000	FY14 val	$1,170,400	demo & build for s-t owner;	Gerard McDonough	st-o
70	Collins Rd	Wab	5	4	05/28/13	600,000	70 Collins Road LLC	demo; new 1-fam Col, 2.5 fl	SR2	15,057	2,827	1953	4,228	2013	$947,700	04/22/13	$875,000	02/18/14	$2,495,000		Gerard McDonough	d
13	Elm St	WN	3	3	05/21/13	1,260,000	Bonadio Anthony	demo; new 5-unit townhses	MR1	30,948	2,446	1895	18,096	2014		01/22/13	$1			SP #40-07(2); comb. s.f. 8/2	Jamison T Greene	lt-o
1402	Centre St	NC	6	2	10/31/13	450,000	Jaffe Leon D [non-res ownr]	new 1-fam hse	SR3	20,000	4,793	1880						FY14 val	$1,034,600	**no demo**; subdiv. lot, add n	Hans H Hassell	lt-o
193	Brookline St	OH	8	2	06/21/13	400,000	Tan Realty Develp LLC	demo; new 1-fam Col, 2 fl	SR2	15,644	1,636	1953	3,100	2013	$498,500	05/16/13	$725,000	01/07/14	$1,776,000	now 9 Vine St	C Stumpo Develp	d
34-36	Ripley St	NC	6	1	06/20/13	385,000	Applecrest Realty LLC	demo 2-fam; new 1-fam Col,	MR1	7,000	2,204	1900	3,159	2013	$656,500	05/01/13	$705,000	02/04/14	$1,560,000	demo 2-fam; CO 2/4/14	Roger K Kane	d
130	Beethoven Ave	Wab	5	3	07/10/13	400,000	Shifman Edward I III	demo; new 1 fam Col, 2 fl	SR2	10,000	1,797	1950	3,200	2013	$631,400	03/01/04	$620,000			hse unf; switch contractor 8/	Eric Busa	lt-o
25	Sheffield Rd	NV	2	3	06/27/13	650,000	25 Sheffield Road LLC	demo; new 1-fam Col, 2.25 f	SR1	24,400	2,626	1928	6,126	2013	$1,026,900	09/14/12	$1,060,000	FY14 val	$1,026,900	*hse unsold 8/14/14*	Frank Utano	d
257-263	Watertown St	NCo	1	1	06/18/13	539,025	257 Watertown Dev LLC	demo 4 spts; new 4 condos	MR2	19,820						04/01/13	$1,120,000			CO 6/25/14; *no hse data 9/1*	Lev Romm	d
19-21	Hale St	UF	5	1	07/10/13	250,000	EBL Properties LLC	demo 2-fam; new 2-fam hse,	MR1	6,814	1,600	1870	3,680	2013	$351,500	01/09/13	$455,000			*no sale data 8/14/14*	Nicholas W Zagoria	d
111	Wayne Rd	OH	8	2	07/09/13	400,000	GSM Development LLC	demo; new 1 fam Col, 2 fl	SR2	10,700	1,416	1958	3,375	2013		05/30/13	$758,000			*no sale data 9/4/14*	Mikhail Deychman	d
63	Gammons Rd	Wab	5	3	07/09/13	700,000	SJB LLC/ Joseph J Debra III	demo; new 1-fam Col, 2 fl	SR2	16,804	2,558	1925	4,748	2013	$966,600	11/01/12	$940,000			*no sale data 8/15/14*	Debra Constr	d
64	Freeman St	Aub	4	4	07/17/13	300,000	Fisher Glen & Kelly Susan	demo; new 1-fam Col, 2 fl	SR3	5,803	1,260	1950	2,248	2013	$450,500	06/30/09	$470,250	FY14 val	$450,500	built for owner; **undervalue**	John J Berglund	lt-o
23	Princess Rd	WN	3	3	07/30/13	350,000	Burlex LLC/ John J Berglund	demo; new 1-fam Col, 2.5 fl	SR3	23,665			4,041	2013		11/07/12	$1	04/11/14	$1,502,000	demo hse? or gar?	John J Berglund	d
12	Considine Rd	OHP	8	4	07/17/13	400,000	Applecrest Realty LLC	demo; new 1-fam Col, 2 fl	SR3	9,440	1,066	1948	3,448	2013	$320,700	05/24/13	$402,000	03/12/14	$1,349,000		Roger K. Kane	d
9	Larkin Rd	WN	3	3	07/11/13	275,000	Larkin Road Trust	demo; new 1-fam Col, 2 fl	SR3	7,859	1,680	1935	3,256	2013	$527,500	06/28/13	$550,000	04/18/14	$1,329,000		James L Buckley	d
44	Mary Ellen Rd	Wab	5	3	08/13/13	425,000	Blueprint Properties Tr	demo; new 1-fam Col, 2 fl	SR2	10,000	1,818	1952	3,413	2013	$732,000	03/27/13	$750,000	03/25/14	$1,869,000		Ryan Lenhart	d
172	Chestnut Hill Rd	CH	7	1	08/05/13	2,000,000	Hebard Charles W & Leigh A	demo; new 1-fam Col, 2 fl	SR1	33,664	2,488	1961	4,746	2013	$1,269,700	05/27/09	$1,401,000	FY14 val	$1,269,700	built for owner	Bryan P O'Sullivan	lt-o
24	Wilde Rd	Wab	5	4	09/11/13	450,000	Welbourn Robert & Patricia Fa	demo; new 1-fam,	SR2	8,446	1,502	1930				03/01/96	$301,600	FY14 val	$533,200	SP #211-12(2)-built for long	James M Kinsella	lt-o
34	Wilde Rd	Wab	5	4	08/26/13	400,000	Wilde Road Investments LLC	demo; new 1-fam Col, 2.5 fl	SR2	21,753	2,271	1910	4,463	2013	$637,500	04/24/13	$810,000	FY14 val	$733,100	*no sale data 8/15/14*	James J. David	d
288	Nevada St	NV	1	4	08/15/13	1,200,000	S&J Ventures LLC; Edsall Ste	demo; 2 new 2-unit hses	MR1	50,280	2,588	1890		2013	$520,400	05/23/13	$750,000			*no new hse data 8/16/14*	Stephen Edsall	d
59	Marcellus Dr	NC	8	3	08/01/13	400,000	Marcellus Dr LLC	demo; new 1-fam Col, 2 fl	SR2	13,203	1,928	1953	4,417	2013	$640,700	07/01/13	$865,000			*no sale data 8/15/14*	New Vision Gp	d
121	Stanley Rd	Wab	5	2	07/31/13	500,000	Sigi Investment LLC	demo; new 1-fam Col, 2 fl	SR2	10,800	1,955	1955	3,780	2013	$583,000	05/07/13	$635,000	06/03/14	$1,750,000		Micha Avramovich	d
238	Pearl St	NCo	1	1	08/12/13	500,000	238 Pearl St Condo/Topalis, Jo	demo; new 2-fam condo, 2 fl	MR2	13,150	1,522	1910	6,264	2013	$417,900	06/26/13	$540,000			CO 4/14/14; repl 1-fam w/ 2	Gerard McDonough	d
80	High Rock Ter	OH	8	2	08/12/13	603,000	Pinkhasov, Albert - developr	demo; new 1-fam Col, 2 fl	SR3	16,870	1,802	1941	3,770	2013	$640,400	05/03/13	$749,000	07/15/14	$2,130,000	sale in Tab 8/13/14	James M Morse	d
24	Druid Hill Rd	NH	8	3	09/11/13	480,000	Druid Hill LLC/Classic Homes	demo; new 1-fam hse, 2 fl	SR2	14,876	1,760	1944	4,086	2013	$633,400	06/26/13	$780,000	08/07/14	$2,125,000	Tab 9/3/14	Vadim Kagan	d
119	Rosalie Rd	OH	8	2	08/12/13	370,000	JM Constr & Design LLC	demo; new 1-fam Col, 2 fl	SR2	14,854	2,656	1950	4,312	2013	$768,300	07/12/13	$865,000			*no sale data 8/16/14*	JM Constr & Design	d
45	Indian Ridge Rd	OHP	8	4	08/22/13	275,000	Petruzziello, Raffaele	demo; new 1-fam Col, 2.25 fl	SR2	11,650	1,956	1952	4,065	2013	$523,800	06/28/13	$525,000			*no sale data 8/16/14*	Raffaele Petruzziello	d
53	McCarthy Rd	OHP	8	4	09/09/13	375,000	53 McCarthy Road LLC/Pine C	demo; new 1-fam Col, 2 fl	SR3	10,636	1,416	1949	3,554	2013	$360,600	06/17/13	$415,000	04/03/14	$1,403,800		Frank Utano	d
170	Windsor Rd	Wab	5	3	08/30/13	1,125,000	Taylor, Robert	demo; new 1-fam hse	SR2	33,202	3,917	1905			$1,939,000	04/18/13	$2,000,000	FY14 val	$1,939,000	new owners demo'd, built n	Emerald RE Dev	n-o
98	Baldpate Hill Rd	OH	8	2	09/11/13	700,000	Kiran Razdan LLC	demo; new 1-fam Col, 2 fl	SR1	27,382	2,158	1958	4,477	2013	$1,363,200	08/02/13	$1,325,000	06/12/14	$3,300,000		C Stumpo Develp	d
9	Nardell Rd	OH	8	2	09/18/13	585,000	DJL Development	demo; new 1-fam Col, 2 fl	SR2	17,057	1,735	1950	5,228	2013	$724,400	08/01/13	$1,010,000			*no sale data 8/16/14*	Murphy Develp	d
9	Edward Rd	WN	3	4	09/26/13	365,000	9 Edward Road LLC	demo; new 1-fam Col, 2 fl	SR3	8,503	960	1950	2,539	2013	$327,500	07/01/13	$450,000	05/20/14	$1,200,000		Neil A Lefaivre	d
221	Windsor Rd	Wab	5	3	09/29/13	600,000	Bruce E. Linsky/ Lev Romm	new 1-fam hse	SR2	19,500	N/A	N/A			N/A	06/28/13	$1,500,000			**no demo**; new lot from 215	Lev Romm	d
95	Spiers Rd	OHP	8	4	09/29/13	280,000	95 Spiers Rd LLC	demo; new 1-fam Col, 2 fl	SR3	7,043	864	1948	2,534	2013	$284,700	06/06/13	$320,000	08/07/14	$1,050,000	CO 8/1/14	Antonio Ferrara	d
50	Oak Ave (Unit A)	WN	3	3	10/03/13	375,000	124 Estes Street LLC	demo 1-fam; new 2-fam cond	MR1	7,250	1,368	1900	1,915	2013	$345,500	08/02/13	$440,000	05/30/14	$799,900		Roman Matthew	d
50	Oak Ave (Unit B)	WN	3	3									1,915	2013				04/30/14	$799,900		Roman Matthew	d
9	Ripley St	NC	6	1	10/10/13	712,000	Nine Ripley LLC	demo 1-fam; new 3-fam cond	MR1	19,384	2,616	1866	6,016	2013	$961,500	08/16/10	$1,120,000			SP#: 259-12(4); *no sale dat*	Matthew Grosshandl	d
115	Old Farm Rd	OH	8	2	10/24/13	500,000	Salomon Development LLC	demo; new 1-fam hse	SR1	17,540	1,798	1958			$714,900					ex-30 Broken Tree; no new	Salomon Devlp	d
203	Winslow Rd	Wab	5	3	10/21/13	330,000	Arko Investment LLC	demo; new 1-fam Col, 2 fl	SR2	7,500	1,075	1905	2,722	2013	$436,000	05/23/13	$585,000	07/29/14	$1,600,000		Micha Avramovich	d
19	Fredette Rd	OHP	8	4	10/16/13	350,000	Attardo RE Financing Co LLC	demo; new 1-fam Col, 2.5 fl	SR3	7,021	864	1946	2,080	2013	$292,600	09/13/13	$350,000			*no sale data 8/17/14*	Carl Attardo	d
37	Fox Hill Rd	NC	8	1	10/16/13	400,000	Linkov, Alexander	demo; new 1-fam hse	SR2	10,303	1,628	1955			$604,100	09/10/13	$765,000			built by owner; *no hse data*	Alexander Linkov	n-o
634	Saw Mill Brook Pkwy	OHP	8	4	10/18/13	430,000	Sneider Jonathan E	demo; new 1-fam Col, 2 fl	SR3	11,198	1,459	1955	3,918	2013	$443,600	12/30/09	$1	FY14 val	$443,600	hse built for l-t owner	Robert Curatola	lt-o
31	Agawam Rd	Wab	5	4	10/23/13	300,000	Melcon Development LLC	demo; new 1-fam hse	SR2	11,260	1,734	1955			$676,200	07/26/13	$740,000	08/04/14	$1,825,000	Tab 9/3/14	John J Berglund	d

Newton New-House Building Permits Issued, 2007 - 2013

Hse#	Address	Vill.	W	P	Issue dt.	Work cost	Owner/ Developer	Structure description	Zone	Lot s.f.	Old hse s.f.	Old hse yr	New hse s.f.	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation	Comments	Contractor	OaD
1538	Beacon St	Wab	5	4	10/23/13	600,000	Maas LLC [in AZ]	demo; new 1-fam Col, 2 fl	SR2	14,130	2,684	1890	4,566	2013	$634,200	06/13/13	$1,000,000			*hse unsold 7/15/14*	O'Brien Constr Co	d


DEMO APPLICATION
Is over 50 years old?
yes
no
Newton Historical Review
Preferably Preserved 1 year delay
Not Preferably Preserved
More than 20%?
yes
STOP
N O
Proceed demo Must comply w regs
More than 20%?
yes
STOP
N O
Proceed demo Must comply w regs