

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE REPORT

MONDAY, JUNE 23, 2014

Present: Ald. Gentile (Chairman), Ciccone, Norton, Rice, Fuller and Lappin

Absent: Ald. Blazar; 1 vacancy; Also present: Ald. Crossley

City staff present: Robert Waddick (Assistant City Solicitor), Lou Taverna (City Engineer), David Turocy (Commissioner of Public Works), Robert DeRubeis (Commissioner of Parks and Recreation), Lieutenant David MacDonald (Police Department), Wesley Layne (Director of Human Resources), Alice Ingerson (Community Preservation Planner), Frank Nichols (Project Manager; Engineering Division), Cynthia Stone (Director of the History Museum), and Maureen Lemieux (Chief of Staff/Chief Financial Officer)

#248-14 HIS HONOR THE MAYOR requesting authorization to expend the sum of twenty-five thousand dollars (\$25,000) from the Law Department Legal Claims and Settlements Account as full and final settlement of NSTAR Electric & Gas Corporation's File No. 11-698 and Middlesex Superior Court Civil Action No. 2012-04941. [06/09/14 @ 3:03 PM]

ACTION: **APPROVED 6-0**

NOTE: Assistant City Solicitor Robert Waddick presented the request for funds to settle a claim brought by NStar Electric and Gas Corporation as the result of an incident in December 2009. A Public Works crew was working on Wells Avenue to repair a ruptured water main, when they struck an NStar electric cable, which caused power outages and property damage. NStar filed a claim seeking damages in the amount of \$61,148.82. As a result of negotiations between the City and NStar, an agreement to a settlement of \$25,000 was reached. After an investigation into the matter, it is the Law Department's determination that the City would most likely be found liable for damages greater than \$25,000. Mr. Waddick added that he feels that this is a very good settlement for the City. The repair of the water main was an emergency and Dig Safe was notified but had not marked the street before the City opened it. Communities are allowed to proceed with emergency work without the marking but must proceed with caution. Ald. Fuller moved approval, which carried by a vote of six in favor and none opposed.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#259-14 HIS HONOR THE MAYOR recommending that the Board of aldermen acquire a permanent and temporary drain and sewer easement through an eminent domain taking in the private land of Lasell College from Aspen Avenue to Seminary Avenue, a distance of 320' ±, and award damages to Lasell College in the amount of five thousand five hundred dollars (\$5,500) to be appropriated from the Law Department Settlements and Judgments Account.

PUBLIC FACILITIES APPROVED 5-0 (Lappin not voting) on 06/18/14

ACTION: **HELD 6-0**

NOTE: Since the Public Facilities Committee discussed and approved the request to acquire easements in Lasell College property and award \$5,500 in damages for the easement, the City and Lasell College have reached a tentative agreement regarding the easements. Therefore; a motion to hold the request was made and carried by a unanimous vote. Further details on the sewer project and easements are available in the June 18, 2014 Public Facilities Report.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#258-14 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of three hundred forty thousand dollars (\$340,000) from bonded indebtedness for the purpose of purchasing a large and a medium construction truck for the Department of Public Works in accordance with the City's Capital Improvement Plan. [06/16/14 @ 11:17 AM]

PUBLIC FACILITIES APPROVED 5-0 (Lappin not voting) on 06/18/14

ACTION: **APPROVED 6-0**

NOTE: Commissioner of Public Works David Turocy presented the request for funds to purchase two construction trucks. The request was approved by the Public Facilities Committee on June 18, 2014. The funding for the trucks is in accordance with the Fiscal Year 2015 Capital Improvement Plan. The Commissioner would like to buy one large 10-wheel dump truck to be used in daily construction activities. In addition the truck will be outfitted with a sander for snow and ice operations. The cost of this truck would be \$205,000. The second truck to be purchased would be a medium construction truck equipped with a hot box to keep pothole mix hot for effective year round pothole repair. The cost of truck with the hotbox is \$135,000.

It was suggested that there be some consideration given to purchasing hybrid versions of the two trucks in order to possibly access grant funding. Commissioner Turocy responded that the City is not going with hybrid trucks this time but he will look into possible grant funding. He also added that the City's Sustainability Director approves each vehicle purchased by the City. With that, Ald. Ciccone moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#249-14 HIS HONOR THE MAYOR requesting authorization to accept and expend the sum of four hundred sixty-five thousand dollars (\$465,000) in Federal Emergency Management Agency grant funds for the design and construction of the Hammond Brook culvert repairs and authorization to expend the sum of one hundred fifty-five thousand dollars (\$155,000) from the Storm Water Reserve Fund as the City's 25% matching obligation. [06/09/14 @ 3:03 PM]

PUBLIC FACILITIES APPROVED 5-0 (Lappin not voting) on 06/18/14

ACTION: **APPROVED 6-0**

NOTE: City Engineer Lou Taverna presented the request to authorize expenditure of a \$465,000 grant received from the Federal Emergency Management Agency (FEMA) and the authorization to expend \$155,000 from the Storm Water Reserve to meet the City's 25% cost sharing obligation as part of the grant requirements. The funds will be used to repair the Hammond Brook culvert, which is undersized and in need of structural repair. The City received

the FEMA grant as the culvert could not handle storm water during a major rain storm in March 2010, which contributed to the flooding of the MBTA tracks and a business in the vicinity of the culvert. The portion of the MBTA track impacted by the flooding was closed for two weeks. The work on expanding the culvert will begin as soon as the expenditures are authorized. Ald. Lappin moved approval, which carried unanimously.

#257-14 HIS HONOR THE MAYOR requesting approval of the following mentioned sidewalk/driveway apron and/or curb betterments; said betterments to be levied under the provisions of MGL Chapter 83, Sec. 26, authorizing the assessment of betterments for construction:

	Property Owner(s)	Property Address/ S-B-L	Book Page	Betterment Amount
1.	ZEITELS STEVEN M	100 Bellevue Street 13-010-0004	44830 542	\$3,332.50
2.	SAPERS AVIVA E and SYDNEY JUDITH T	115 Bellevue Street 12-021-0034	44381 145	\$2,260.00
3.	MEHRA VIVEK MEHRA HEATHER M WAKEFIELD MARIA T and WAKEFIELD JOHN D	217 Bellevue Street 12-023-0008	36196 346	\$2,640.00
4.	RABY BENJAMIN A and ROSENBLATT JACALYN	16 Country Club Road 81-011-0003	50565 569	\$2,617.50
5.	GOULD JACK BARRY and GOULD DIANA S	26 Country Club Road 81-011-0004	22755 423	\$3,415.00
6.	HALPERN KENNETH and HALPERN DIANE J	95 Country Club Road 81-002-0002	35886 401	\$3,580.00
7.	BUDIN DAN and BUDIN ALINA AS TRUSTEES OF 150 COUNTRY CLUB ROAD REALTY TRUST	150 Country Club Road 82-010-0001	35714 44	\$2,672.50
8.	LESTER DAVID B and LESTER LAURA L	151 Country Club Road 82-011-0005C	26911 551	\$2,977.50
9.	KESSEL CAROLE A TRUSTEE OF 44 CROSS HILL ROAD REALTY TRUST	44 Cross Hill Road 82-013-0012	54606 282	\$2,617.50
10.	KATZ JEFFREY E and KATZ PHYLLIS C	50 Cross Hill Road 82-013-0011	15712 181	\$2,755.00
11.	RAUDSEPS JURIS G and RAUDSEPS ILZE	24 Fountain Street 32- 046-0009	11859 171	\$3,520.00
12.	BUTANEY EDNA and BUTANEY KRISHNA	410 Newtonville Avenue 22-005-0014	52998 535	\$2,287.50
13.	MATTHEWS CHERYLANN	Unit A, 40-42 Summit Street	48804 86	\$3,000.00

		12-021-0027		
14.	KREEFT PETER J and KREEFT MARIA M	44 Davis Avenue 31-014-0018	11539 402	\$4,487.50
15.	THILL DAVID M and THILL LAUREN L	12 Kingsbury Road 63-026-0007	34626 467	\$3,992.50
16.	CARDOZA EDWARD H JR and SCHUSTER JANET A	1701 Commonwealth Avenue 32-025-0001	1006 43 Certificate of Title No. 175193	\$3,387.50

[06/16/14 @11:17 AM]

ACTION: APPROVED 6-0

NOTE: City Engineer Lou Taverna presented the request for authorization to levy sixteen curb betterments. The betterments were done this past construction season in conjunction with the reconstruction of the associated streets and from the list of requested betterments by individual property owners. All of the betterments have been completed and inspected by the Department of Public Works.

The Committee was pleased to learn that the Department of Public Works had begun to address the backlog of betterment requests by individual property owners. Mr. Taverna believes that there are approximately 25 more individual betterments to be addressed. The Department of Public Works will continue to do a mix of betterments each year. With that, Ald. Fuller moved approval, which carried unanimously.

#250-14 **HIS HONOR THE MAYOR** requesting authorization to transfer the sum of twelve thousand dollars (\$12,000) from the Parks & Recreation Overtime Account and the sum of six thousand dollars (\$6,000) from the Parks & Recreation Seasonal Wages Account to the Parks & Recreation Motor Vehicle Repair and Maintenance Account to fund the repair services for forestry vehicles.

[06/16/14 @11:17 AM]

ACTION: APPROVED 6-0

NOTE: Commissioner of Parks and Recreation Bob DeRubeis joined the Committee to discuss the transfer of funds to repair Forestry Division vehicles. The department has unspent funds in its overtime account and in its seasonal wages account, which are available for transfer. The equipment repairs were unexpected but are normal wear and tear issues such as repairs to the trucks' hydraulic systems.

The Committee asked if the Parks & Recreation Motor Vehicle Repair and Maintenance Account is fully funded in the upcoming fiscal year. The Commissioner believes that there are enough funds in the account but if there are a number of unexpected large repairs required, there will not be enough funding.

Ald. Ciccone moved approval which carried by a vote of six in favor and none opposed.

#252-14 HIS HONOR THE MAYOR requesting authorization to expend a grant from the federal government in the amount of seventeen thousand dollars (\$17,000) for the purpose of funding police overtime costs incurred during the Boston Marathon. [06/16/14 @11:17 AM]

ACTION: **APPROVED 6-0**

NOTE: Lieutenant David MacDonald explained that the Police Department is receiving \$17,000 from a Department of Justice Grant for overtime expenses related to the Boston Marathon Bombing. The Police Department expended \$23,000 in overtime costs, when it responded to the incidents related to the bombing in Watertown. Lieutenant MacDonald is not sure what other communities received from the Department of Justice but due to its close proximity to Watertown, Newton responded with a large number of officers. With that, Ald. Rice moved approval, which carried unanimously.

#251-14 HIS HONOR THE MAYOR requesting authorization to expend a mini grant from the Community Health Network Area 18 in the amount of one thousand dollars (\$1,000) for the purpose of funding a summer health program focused on mosquito and tick borne disease prevention and skin cancer prevention. [06/16/14 @11:17 AM]

ACTION: **APPROVED 6-0**

NOTE: Chief of Staff Maureen Lemieux presented the request to expend a small grant of \$1,000 provided by the Community Health Network Area 18. The grant will be used by the Health and Human Services Department to fund a program focused on mosquito and tick borne disease prevention and skin cancer prevention. Ald. Fuller moved approval of the item, which carried unanimously.

#254-14 HIS HONOR THE MAYOR requesting authorization to transfer the sum of seventy thousand dollars (\$70,000) from Fiscal Year 2015 Budget Reserve to the Human Resources Full-time Salaries Account to fund a full-time Recruiting Manager position within the Human Resources Department. [06/16/14 @11:17 AM]

ACTION: **APPROVED 6-0**

NOTE: Director of Human Resources Wesley Layne presented the request for \$70,000 to fund a new position in the Human Resources Department. Mr. Layne has assessed the Department since he came on board as the Director and realized that the department's infrastructure is outdated, particularly in the area of recruitment. He is requesting the creation of a full-time Recruiting Manager position.

The Recruiting Manager position would enable the Human Resources Department to better meet their outcomes as presented in the Fiscal Year 2015 budget. The position is critical in automating the department's recruitment function through a new HRIS System, which allows job postings, applications, and the on-boarding process to be automated. The Human Resources Department in conjunction with the Information Technology Department is currently looking at

different systems. Mr. Layne has implemented this type of software and is very familiar with how it operates. This will allow the department to have more of a focus on orientation instead of paper work on a new employee's first day. In addition, the Recruitment Manager will also be responsible for developing competency-based job descriptions and promote custom employee evaluations resulting in better candidates for open positions. The new position's responsibilities will include day-to-day oversight of the current Human Resource Department's staff. The person will work closely to train the current staff to deliver a professional interview process.

The Human Resources Department is not looking to add any other staff. However, there may be some restructuring in the current positions and professional development of the staff. With the addition of the Recruiting Manager, the department should have the ability to address the critical needs within the department.

Chief of Staff Maureen Lemieux clarified that the funding for the position does not impact the \$150,000 reserved in the budget for the new positions that the Board of Aldermen felt were critical additions to various departments. The Administration expects to meet with the Board in the near future regarding the addition of those positions. The use of \$70,000 from budget reserve leaves \$430,000 in the general budget reserve and the \$150,000 set aside for the proposed positions. There is also \$2 million dollars reserved for snow expenses. The funding for the new HRIS System will come from salary savings and unexpended FY'14 training money within the Human Resources Department budget.

The \$70,000 does not include the benefit costs for the position. However each year the City budgets for a full-year of benefits for every employee but there is always attrition. Therefore, the benefits can be funded through the attrition savings in the benefits accounts without transferring money. As soon as the position, is filled 3% of the salary will be set aside for Other Post-Employment Benefits (OPEB). With that, Ald. Rice moved approval of the item, which carried by a vote of six in favor and none opposed.

#253-14 HIS HONOR THE MAYOR requesting authorization to transfer the sum of four thousand dollars from Executive Office Full-time Salaries: two thousand dollars (\$2,000) to the Executive Office Printing Account and two thousand dollars (\$2,000) to the Executive Office Posting Account to address shortfalls in those accounts. [06/16/14 @11:17 AM]

ACTION: **APPROVED 6-0**

NOTE: Chief of Staff Maureen Lemieux presented the request to transfer \$4,000 to cover shortfalls in the printing and posting accounts in the Executive Office. The shortfall is a result of unanticipated monthly mailings to the City's veterans. The budget for postage and printing has been increased in the Veteran's Services budget for Fiscal Year 2015.

There was suggestion that it may be better to e-mail communications to the veterans. Ms. Lemieux responded that many of the older veterans do not have e-mail accounts but she will look at the possibility of e-mailing veterans with accounts. There were no further questions or concerns and Ald. Ciccone moved approval, which carried unanimously.

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

#200-14 COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two hundred eight thousand seven dollars (\$208,007) from the Community Preservation Fund's historic resources fund balance or reserve, to the control of the History Museum, for repair of tombs in the East Parish Burying ground (Centre & Cotton Streets), as detailed in the proposal submitted in November 2013 and revised in April 2014. [05/08/14 @11:01 AM]

PROGRAMS & SERVICES APPROVED 6-0 on 06/04/14

ACTION: APPROVED 6-0

NOTE: Vice-chair of the Community Preservation Committee Jim Robertson reviewed the recommendation to appropriate \$208,007 for repair of tombs in the East Parish Burying Ground. Several members of the Burying Ground Committee were present for the discussion to show their support of the request. The tombs are a historic resource and also present safety concerns as they have deteriorated. The Newton History Museum has been working on repairing and preserving the historic burying grounds located in Newton for a number of years. The South Parish Burying Ground was completed last year and the graves have been restored in the East Parish Burying Ground. There are still a number of phases left in the project including fencing around the site when the work is complete.

Mr. Robertson added that the Community Preservation Committee felt that the tree work in the proposal was not eligible for Community Preservation Act funding as it is maintenance and not capital improvement. Therefore, any tree work that is not related to removal of trees growing next to or through the tombs has been eliminated from the project. Finance Committee members expressed concern regarding how the tree work would be addressed. Director of the History Museum Cindy Stone explained that she was comfortable with moving forward with the project without the inclusion of the tree work. Director of Urban Forestry Marc Welch has worked with the Burying Grounds Committee and provided advice on the tree work and Ms. Stone will discuss how to handle the needed tree work with Mr. Welch.

Frank Nichols of the Engineering Division of the Public Works Department will provide project management for this phase of the project. Mr. Nichols will work with the structural engineers and contractor to ensure that this phase of the project stays on track. A portion of the recommended Community Preservation Act funds will be used to pay for Mr. Nichols on the project. Mr. Nichols provided project management support for the past few phases of work, which were successful.

The Committee had no further questions or concerns and Ald. Ciccone moved approval, which carried unanimously.

#255-14 HIS HONOR THE MAYOR recommending that 1316 Beacon Street, 1330 Beacon Street, and 1338 Beacon Street, including trees and structures on the properties, be acquired through purchase or friendly takings ~~eminent domain~~ for the purpose of expanding the Zervas Elementary School site. [06/16/14 @11:17 AM]

ACTION: APPROVED AS AMENDED 5-0-1 (Norton abstaining)

NOTE: Chief of Staff Maureen Lemieux presented the request for Board of Aldermen authorization to acquire 1316 Beacon Street, 1330 Beacon Street, and 1338 Beacon Street. Ald. Crossley, Fuller and Rice serve on the Zervas Working Group and are fully aware of the request for acquisitions. Zervas Elementary School is a small school located in the center of the City. The Zervas Elementary School Project presents an opportunity to build a larger school to help address space needs for the projected increase in students in the next few years.

After looking at what a new larger school would look like on the existing site, a determination was made to try to acquire the three properties on Beacon Street. If the City cannot acquire the properties, the new school would be a partial three-story building on a cramped site with a shortage of available parking. The acquisition of the properties would allow the City to expand the site and construct a two-story building that meets educational program needs and has enough parking. The property descriptions, which include further details on the houses and lots, are attached.

Ms. Lemieux explained that each of the properties is unique in terms of how the City plans to acquire them. The owners of the corner lot (1338 Beacon Street) are willing to sell the property to the City, as they are moving into a new house. The middle house (1330 Beacon Street) is owned by a single woman who is willing to work with the City to negotiate a friendly taking of her property. The third house (1316 Beacon Street) is in foreclosure but the property owner is fighting the bank for ownership of the property, which makes it the most difficult property to acquire.

The Administration is working with the Law Department to determine how much the City can pay for the corner property. State Law only allows the City to pay 25% above the average of the assessment of property over three years when it uses a purchase of sale to obtain property. However, the City may have some leeway as the property assessment has not been adjusted since 2011, when the assessment was decreased. The City is getting an appraisal for the middle property and is hoping to pay up to 10% over the appraised value of the property, as taking the property allows the City to pay more for the property. Ms. Lemieux is not sure how the acquisition of the third house will play out and it may take longer to acquire that property. However, it is not as critical to acquire that property in terms of the site plan for the new school.

The Chairman requested that the words eminent domain be struck from the docket item and be replaced with friendly taking. The Chair is concerned that the term eminent domain is associated with hostile takings and he wanted it to be clear that these are not hostile takings. Committee members emphasized that the Administration needs to make sure that it is fair to each of the property owners through the acquisition process. Ms. Lemieux assured the Committee that it is the Administration's intent to be more than fair and equitable when it comes to acquiring these properties.

Committee members raised concerns regarding acquiring the properties before the site plan approval process required by City Ordinance. Ms. Lemieux responded that different site plans would be submitted for approval if the city acquired or did not acquire the properties. The Committee requested that the Administration provide a response from the Law Department on the concerns around whether the Board can act on the acquisitions before site plan approval occurs. (The response from the Law Department is attached.)

Ald. Norton stated that she is abstaining on the vote as she is not sold on the idea that the plan for Zervas Elementary School is the right plan. The City may need to fund other new schools at new locations and it may be more appropriate to renovate the Zervas School. A larger Zervas Elementary School is less walkable for students and has less of a community feel. It was pointed out that even if people do not accept the premise of a larger elementary school on the Zervas site, the current school size is still too tight for its current location. There is not enough play space or parking spaces on the site. The site is currently challenged at 390 students. The additional space that will be added by the acquisitions is needed whether or not the current school size is expanded. In addition, the Zervas Working Group looked at whether there were any other viable sites for a new school and found that there were not.

Ald. Rice moved approval of the item as amended to strike “eminent domain” and replace with “friendly taking.” The motion carried by a vote of five in favor and one abstention.

#256-14 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million seven hundred thousand dollars (\$2,700,000) from the Capital Stabilization Fund-Operating Override Account Fund for purposes of funding all costs associated with the acquisition of 1316 Beacon Street, 1330 Beacon Street, and 1338 Beacon Street including any relocation obligations the City may have pursuant to Massachusetts General Law Chapter 79A. [06/16/14 @11:17 AM]

ACTION: **HELD 6-0**

NOTE: The Committee voted 6-0 to go into executive session to discuss ongoing negotiations related to the acquisition of 1316 Beacon Street, 1330 Beacon Street, and 1338 Beacon Street. At the end of the executive session the Committee reconvened in open session and unanimously supported a motion to hold the item made by Ald. Ciccone.

The Committee adjourned at 9:45 PM and all other items before the Committee were held without discussion. Draft Board Orders for the above items that are recommended for Board of Aldermen action are attached.

Respectfully submitted,

Leonard J. Gentile, Chairman

Property SBL 54022 0068
 Property Address 1316 BEACON ST
 Land Use * 101
 Land Use Descr * SINGLE FAMILY

Tax Bill Number 2526675
 Zoning ** MR1
 Map ID 087SW
 Neighborhood 6A

Sale Date 2/27/2012
 Sale Price \$361,250
 Legal Reference 058559/0073
 Current Owner
 WELLS FARGO BANK TR
 SECURITIZED ASSET BACK REC TRST
 1525 S BELTLINE RD
 COPPELL, TX 75201

Prior Sale Date 12/1/1998
 Prior Sale Price \$285,000
 Prior Legal Reference 029456/0270
 Prior Owner
 OKAMURA JERILYNN A

Residential Information

Style	Old Style	Rooms	7	Finished Attic Area	
Story Height	1.75	Bedrooms	3	Unfinished Attic Area	
Year Built	1780	Baths	1	Basement Area	636 sq ft
Exterior Walls	Wood Shingle	Half Baths	1	Finished Basement Area	
Masonry/Trim	None	Heat Type	Forced Air-Duc	Recent Field Visit	9/21/2009
Foundation	Concrete	Fuel Type	Oil	Prior Field Visit	9/24/2004
Roof Type	Gable	Air Conditioning	None		
Roof Material	Asphalt Shingl	Fireplaces			
Attached Garage		Kitchen Quality	Average		
Carport Area		Bath Quality	Average		
Deck Area	36 sq ft	Interior Condition	Average		
Porch Area	80 sq ft	House Size	1,364 sq ft		
Enclosed Porch					
Basement Garage					

Assessment History

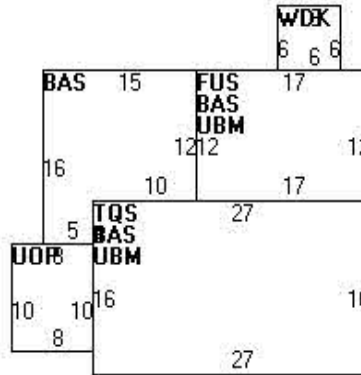
FY 2014	\$474,300
FY 2013	\$474,300
FY 2012	\$474,300
FY 2011	\$475,400
FY 2010	\$485,100
FY 2009	\$495,000
FY 2008	\$495,000
FY 2007	\$512,600
FY 2006	\$497,700
FY 2005	\$474,000
FY 2004	\$480,600
FY 2003	\$429,100
FY 2002	\$429,100
FY 2001	\$326,000
FY 2000	\$297,700
FY 1999	\$270,900
FY 1998	\$228,600
FY 1997	\$228,600

Land Information

Lot Size 10,958 sq ft
 Frontage
 Zoning MR1

Detached Structures (Data to right of category)

Detached Garage Area 484 sq ft
 Living Space in Garage
 Shed Area
 Tennis Courts
 Swimming Pool
 Cabana Area



* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department.
 For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.
 ** For reference purposes only. Please check with Engineering Department for official zoning designation.
 Date Printed Thursday, July 03, 2014
 Fiscal Year 2014 Tax Rates: Residential: \$12.12 Commercial: \$23.18
 City of Newton Assessing Department Property Record Card

Property SBL 54013 0002
 Property Address 1330 BEACON ST
 Land Use * 101
 Land Use Descr * SINGLE FAMILY

Tax Bill Number 2521463
 Zoning ** SR2
 Map ID 087SW
 Neighborhood 6A

Sale Date 12/16/2010
 Sale Price \$10
 Legal Reference 056082/0123
 Current Owner
 ROSENBLITH ERIC TR
 ERIC ROSENBLITH TRUST

Prior Sale Date 9/1/2005
 Prior Sale Price \$10
 Prior Legal Reference 046046/0575
 Prior Owner
 ROSENBLITH CAROL TR
 THE CAROL ROSENBLITH TRUST

1330 BEACON ST
 WABAN, MA 02468

Residential Information

Style	Ranch	Rooms	11	Finished Attic Area	
Story Height	1	Bedrooms	4	Unfinished Attic Area	
Year Built	1952	Baths	3	Basement Area	1,872 sq ft
Exterior Walls	Vinyl Siding	Half Baths		Finished Basement Area	1,120 sq ft
Masonry/Trim	Full Wall	Heat Type	Hot Water	Recent Field Visit	9/21/2009
Foundation	Concrete	Fuel Type	Gas	Prior Field Visit	3/28/2007
Roof Type	Hip	Air Conditioning	Unit/AC		
Roof Material	Asphalt Shingl	Fireplaces	2		
Attached Garage		Kitchen Quality	Below Average		
Carport Area		Bath Quality	Average		
Deck Area		Interior Condition	Average		
Porch Area	4 sq ft	House Size	1,872 sq ft		
Enclosed Porch					
Basement Garage					

Assessment History

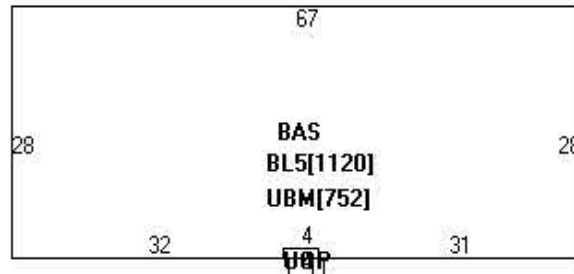
FY 2014	\$571,500
FY 2013	\$571,500
FY 2012	\$571,500
FY 2011	\$575,200
FY 2010	\$586,900
FY 2009	\$598,900
FY 2008	\$598,900
FY 2007	\$642,900
FY 2006	\$624,200
FY 2005	\$594,500
FY 2004	\$544,100
FY 2003	\$485,800
FY 2002	\$485,800
FY 2001	\$389,200
FY 2000	\$355,400
FY 1999	\$323,400
FY 1998	\$297,200
FY 1997	\$297,200

Land Information

Lot Size 10,000 sq ft
 Frontage 100 ft
 Zoning SR2

Detached Structures (Data to right of category)

Detached Garage Area
 Living Space in Garage
 Shed Area
 Tennis Courts
 Swimming Pool
 Cabana Area



* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department.
 For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.
 ** For reference purposes only. Please check with Engineering Department for official zoning designation.

54013 0001

1338 BEACON ST

#255-14_{54013 0001}

Property SBL 54013 0001
Property Address 1338 BEACON ST
Land Use * 101
Land Use Descr * SINGLE FAMILY

Tax Bill Number 2500193
Zoning ** SR2
Map ID 086SE
Neighborhood 6A

Sale Date 10/1/2000
Sale Price \$513,000
Legal Reference 031901/0313
Current Owner
AARONSON JUDITH
THUMIN DANIEL

Prior Sale Date
Prior Sale Price
Prior Legal Reference
Prior Owner

1338 BEACON ST
WABAN, MA 02468

Residential Information

Style	Ranch	Rooms	8	Finished Attic Area	
Story Height	1	Bedrooms	3	Unfinished Attic Area	
Year Built	1953	Baths	2	Basement Area	2,231 sq ft
Exterior Walls	Brick Veneer	Half Baths	1	Finished Basement Area	
Masonry/Trim	None	Heat Type	Hot Wtr Radiat	Recent Field Visit	9/24/2004
Foundation	Concrete	Fuel Type	Gas	Prior Field Visit	7/28/2000
Roof Type	Hip	Air Conditioning	Central		
Roof Material	Asphalt Shingl	Fireplaces	2		
Attached Garage		Kitchen Quality	Average		
Carport Area		Bath Quality	Average		
Deck Area	252 sq ft	Interior Condition	Average		
Porch Area	20 sq ft	House Size	2,231 sq ft		
Enclosed Porch					
Basement Garage					

Assessment History

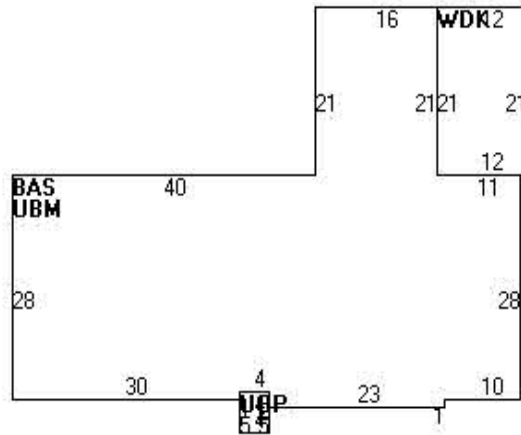
FY 2014	\$581,000
FY 2013	\$581,000
FY 2012	\$581,000
FY 2011	\$581,000
FY 2010	\$592,900
FY 2009	\$605,000
FY 2008	\$605,000
FY 2007	\$640,200
FY 2006	\$621,600
FY 2005	\$592,000
FY 2004	\$544,400
FY 2003	\$486,100
FY 2002	\$486,100
FY 2001	\$437,300
FY 2000	\$399,400
FY 1999	\$363,400
FY 1998	\$317,900
FY 1997	\$317,900

Land Information

Lot Size	10,000 sq ft
Frontage	100 ft
Zoning	SR2

Detached Structures (Data to right of category)

Detached Garage Area
Living Space in Garage
Shed Area
Tennis Courts
Swimming Pool
Cabana Area



* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department.
For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.
** For reference purposes only. Please check with Engineering Department for official zoning designation.
Date Printed Thursday, July 03, 2014
Fiscal Year 2014 Tax Rates: Residential: \$12.12 Commercial: \$23.18
City of Newton Assessing Department Property Record Card

CITY OF NEWTON
LAW DEPARTMENT
INTEROFFICE MEMORANDUM

TO: Alderman Lenny Gentile
Finance Committee

FROM: Donnalyn B. Lynch Kahn
City Solicitor

Ouida C.M. Young
Associate City Solicitor

DATE: July 3, 2014

RE: Acquiring Properties Bordering
the Zervas Elementary School

DBLK

David A. Olson, OMC
Newton, MA 02459

2014 JUL -3 PM 1:56

RECEIVED
Newton City Clerk

In response to an inquiry as to whether the City of Newton may acquire properties bordering the Zervas Elementary School without site plan approval, the answer is yes, the City may acquire this property without site plan approval.

Feel free to contact us if you have any questions.

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2014

2014

ORDERED:

That in accordance with the recommendation of the Finance Committee through its Chairman, Leonard J. Gentile, the City Solicitor is hereby authorized to expend the sum of twenty-five thousand dollars (\$25,000) from the Legal Claims and Settlements Account for the purpose of making full and final settlement of NStar Electric and Gas Corporation's File No. 11-698 and Middlesex Superior Court Civil Action No. 2012-04941.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2015
2014

ORDERED:

That, for the purpose of paying costs of purchasing two construction vehicles for the Department of Public Works, and any and all other costs associated therewith, there be and hereby is appropriated and authorized to be borrowed under and pursuant to Chapter 44, Section 7(9) of the Massachusetts General Laws, as amended and supplemented or pursuant to any other enabling authority, the sum of three hundred forty thousand dollars (\$340,000).

Under Suspension of Rules
Readings Waived and Adopted

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2015

2014

ORDERED,

That, in accordance with the recommendation of the Finance Committee through its Chairman, Leonard J. Gentile, the Department of Public Works is hereby authorized to expend a grant awarded by the Federal Emergency Management Agency in the amount of four hundred sixty-five thousand dollars (\$465,000) to be used to fund the design and repair of the Hammond Brook culvert,

AND

That the expenditure of the sum of one hundred fifty-five thousand dollars (\$155,000) from the Storm Water Reserve Fund, as the City's matching share of this grant award is hereby authorized under the direction of the Commissioner of Public Works to be used for design and repair of the Hammond Brook culvert.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2015

2014

ORDERED,

That, in accordance with the recommendation of the Commissioner of Public Works and the Finance Committee through its Chairman, Leonard J. Gentile, the following mentioned Curb Betterments to be graded and constructed and assessments to be levied under the provisions of MGL Chapter 83, Sec. 26, be and are hereby authorized:

	Property Owner(s)	Property Address/ S-B-L	Book / Page	Betterment Amount
1.	ZEITELS STEVEN M	100 Bellevue Street / 13-010-0004	44830 / 542	\$3,332.50
2.	SAPERS AVIVA E and SYDNEY JUDITH T	115 Bellevue Street / 12-021-0034	44381 / 145	\$2,260.00
3.	MEHRA VIVEK MEHRA HEATHER M WAKEFIELD MARIA T and WAKEFIELD JOHN D	217 Bellevue Street / 12-023-0008	36196 / 346	\$2,640.00
4.	RABY BENJAMIN A and ROSENBLATT JACALYN	16 Country Club Road / 81-011-0003	50565 / 569	\$2,617.50
5.	GOULD JACK BARRY and GOULD DIANA S	26 Country Club Road / 81-011-0004	22755 / 423	\$3,415.00
6.	HALPERN KENNETH and HALPERN DIANE J	95 Country Club Road / 81-002-0002	35886 / 401	\$3,580.00
7.	BUDIN DAN and BUDIN ALINA AS TRUSTEES OF 150 COUNTRY CLUB ROAD REALTY TRUST	150 Country Club Road / 82-010-0001	35714 / 44	\$2,672.50
8.	LESTER DAVID B and LESTER LAURA L	151 Country Club Road / 82-011-0005C	26911 / 551	\$2,977.50

9.	KESSEL CAROLE A TRUSTEE OF 44 CROSS HILL ROAD REALTY TRUST	44 Cross Hill Road / 82-013-0012	54606 / 282	\$2,617.50
10.	KATZ JEFFREY E and KATZ PHYLLIS C	50 Cross Hill Road / 82-013-0011	15712 / 181	\$2,755.00
11.	RAUDSEPS JURIS G and RAUDSEPS ILZE	24 Fountain Street / 32- 046-0009	11859 / 171	\$3,520.00
12.	BUTANEY EDNA and BUTANEY KRISHNA	410 Newtonville Avenue / 22-005-0014	52998 / 535	\$2,287.50
13.	MATTHEWS CHERYLANN	Unit A, 40-42 Summit Street / 12-021-0027	48804 / 86	\$3,000.00
14.	KREEFT PETER J and KREEFT MARIA M	44 Davis Avenue / 31-014-0018	11539 / 402	\$4,487.50
15.	THILL DAVID M and THILL LAUREN L	12 Kingsbury Road / 63-026-0007	34626 / 467	\$3,992.50
16.	CARDOZA EDWARD H JR and SCHUSTER JANET A	1701 Commonwealth Avenue / 32-025-0001	1006 / 43 Certificate of Title No. 175193	\$3,387.50

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2014

2014

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Alderman Leonard J. Gentile, a transfer of funds in the amount of eighteen thousand dollars (\$18,000) from the Parks Department Salaries Accounts to the Parks Expenses Account for the purpose of repairing forestry vehicles, be and is hereby approved as follows:

FROM:	Parks Dept Salaries (01602011-513001).....\$12,000 (01602011-512001).....\$6,000
TO:	Parks Expenses (01602011-52403).....\$18,000

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2014
2014

ORDERED,

That, in accordance with the recommendation of the Finance Committee through its Chairman, Leonard J. Gentile, the Department of Public Works is hereby authorized to expend a grant reimbursement awarded by the Department of Justice in the amount of seventeen thousand dollars (\$17,000) for police overtime costs incurred as a result of the Boston Marathon bombing in April 2013.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2015
2014

ORDERED,

That, in accordance with the recommendation of the Finance Committee through its Chairman, Leonard J. Gentile, the Health and Human Services Department is hereby authorized to expend a grant awarded by the Community Health Network Area 18 in the amount of one thousand dollars (\$1,000) for the purpose of funding a summer health focused on mosquito and tick borne disease prevention and skin cancer prevention.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2015

2014

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Alderman Leonard J. Gentile, a transfer of funds in the amount of seventy thousand dollars (\$70,000) from Fiscal Year 2015 Budget Reserve to the Human Resources Full-time Salaries Account for the purpose of funding a new Recruiting Manager position, be and is hereby approved as follows:

FROM:	Budget Reserve (0110458-5790(1)\$70,000
TO:	HR Salaries (0110901-511001).....\$70,000

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN
FISCAL YEAR 2014

2014

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Alderman Leonard J. Gentile, a transfer of funds in the amount of four thousand dollars (\$4,000) from Executive Salaries to the Executive Expense Accounts for the purpose of funding additional postage and printing costs, be and is hereby approved as follows:

FROM:	Executive Salaries (0110301-511001).....	\$4,000
TO:	Executive Expenses (0110301-5341)..... (01103001-5342).....	\$2,000 \$2,000

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN

2014

ORDERED:

That, in accordance with the recommendation of the Programs & Services, and the Finance Committees through their respective Chairmen Amy Mah Sangiolo, and Leonard J. Gentile, the sum of two hundred eight thousand seven dollars (\$208,007) be appropriated from the Community Preservation Act Fund historic resources fund balance or reserve and expended under the control of the Jackson Homestead, for repair of tombs in the East Parish Burying Ground (Centre & Cotton Streets,) as detailed in the proposal submitted to the Community Preservation Committee in November 2013 and revised in April 2014 is hereby approved as follows:

From:	CPA Fund Balance	
	21-3497	\$208,007
To:	Newton Highlands Playground Design	
	21B60305-52409.....	\$208,007

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____