



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
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Barney S. Heath  
Director

**Community Preservation Committee  
Funding Recommendation for the  
Newton Community Farm Farmhouse  
Rehabilitation and Restoration Project**

**Date:** March 14, 2022  
**From:** Community Preservation Committee  
**To:** The Honorable City Council

**PROJECT GOALS & ELIGIBILITY** This proposal requests \$88,554 in CPA funds, under the category of historic resources, to complete work necessary to preserve the ca. 1855 farmhouse which provides housing for the Newton Community Farm's farm manager. The City acquired the property in 2005 and leases it to the Newton Community Farm (NCF), which oversees the agricultural work and programs on the site and is responsible for managing and maintaining the existing structures. CPA historic resource funding was used in 2006 to complete lead abatement and some window and door replacements on the farmhouse and is requested at this time to make necessary improvements to the farmhouse in order to preserve its useability in the future. The proposed work is limited to the specific elements noted in the proposal which include water and moisture remediation efforts, replacing the outdated electrical system, installing a new water heater, and replacing the kitchen ceiling and lighting. This project is eligible for CPA funding under historic resources as the property has been determined to be locally significant by the Newton Historical Commission.

**RECOMMENDED FUNDING** At its monthly meeting on Tuesday, March 8, 2022, the Community Preservation Committee unanimously recommended, with a vote of 7 to 0, that \$88,554 in Community Preservation Act funding be appropriated from the FY22 Unrestricted Funds to the control of the Planning & Development Department for a grant to the Newton Community Farm for the rehabilitation and restoration of the ca. 1855 farmhouse including excessive water and moisture remediation, new electrical systems, a new water heater, and a new kitchen ceiling.

<b>Proposed CPA Funding Accounts for the Newton Art Center's Church of the Open Word Restoration</b>			
<b>Account Name</b>	<b>Account Number</b>	<b>Amount Currently Available in Account</b>	<b>Proposed Amount for New Art Center's Restoration Project</b>
<b>FY22 Unrestricted Funds</b>	<b>#58R10498-579000</b>	<b>\$2,462,025</b>	<b>\$88,554</b>
<b>Total Project Funds</b>			<b>\$88,554</b>

[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

Lara Kritzer, Community Preservation Program Manager  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

## SPECIAL ISSUES CONSIDERED BY THE CPC

**Community Need:** The Newton Community Farm is a much loved community resource which hosts educational programs, summer camps, and community events throughout the year in addition to operating a CSA program and farm stand. The property is the last surviving farm in Newton and is listed as both an asset in the City’s Historic Landscape Report and for its ecological connectivity in the Open Space and Recreation Plan (page 135). The property is also included in the City’s Capital Improvement Plan, FY22-26, for its contributions to addressing climate change.

**Project Budget:** The proposed budget relies heavily on the use of CPA funding for 90% of the proposed work, with the NCF to provide the funding needed to oversee and prepare the site for the work. While the property is municipally owned, the lease agreement with the NCF requires the applicants to oversee and maintain both the site and its existing structures. The NCF’s mission and budget center on the agricultural and educational aspects of the property, leaving little for capital improvements to the farmhouse, which provides the required onsite housing for the farm manager and must remain in good and livable condition. The NCF will continue to maintain the property and plan for future improvements to its structures. The NCF is also working to solicit grants and other funding sources to increase the energy efficiency of the site through the addition of solar panels and other systems.

**Historic Significance:** The Newton Community Farm is located on the former Angino Farm and is the last remaining intact farmscape in the City of Newton. The site was part of a larger farmstead dating back to the last quarter of the seventeenth century and represents both the early settlement patterns and agricultural roots of southern Newton, an area which remained largely undeveloped well into the twentieth century. Both the ca. 1855 house and ca. 1890s barn have been altered over time but retain their integrity of form and location. A full history of the site and its development is available on the website at:

<https://www.newtonma.gov/home/showpublisheddocument/36562/637284108605370000>

**Sponsor Finances, Qualifications, and Institutional Support:** The Newton Community Farm has managed the site for nearly sixteen years and has overseen previous construction projects including the rehabilitation of the barn and the construction of the farm stand. The organization is also working closely with the Public Buildings Department on both the scope and bids for this project and has volunteers and staff ready to oversee the work once the project is ready to move forward. The project has received eighteen letters of support from City Councilors, neighbors, and local institutions expressing their support for the farm and its contributions to the community. Copies of these letters of support are available on the project’s webpage at

<https://www.newtonma.gov/home/showpublisheddocument/81162/637817526339470000>

### ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. CPA Funding will be used only to complete the work necessary to remediate water and moisture issues, upgrade the electrical system, replace the kitchen ceiling and light fixtures, and replace the hot water heater in the ca. 1855 farmhouse.
2. The Newton Community Farm will provide periodic reports on the status of the project to CPC staff over the course of their work.
3. The Newton Community Farm must provide documentation prior to the release of any CPA historic resource that all of the work to be completed meets the Secretary of the Interior’s Standards for Rehabilitation as required by the Community Preservation Act.
4. All studies, plans and designs completed as part of this project must be submitted to the CPC for its files as part of the required final report.

5. All recommended CPA funds should be appropriated by the City Council within 6 months and the project should begin within 1 year of the date of any CPC recommendation. If either deadline cannot be met, the Newton Community Farm may submit a written request for an extension from the CPC, which the CPC may grant at its discretion.
6. The release of CPA funds should be governed by a grant agreement that includes but is not limited to the usual conditions for the phased release of CPA funds for historic resource projects, including a final report to be presented to the CPC at the close of the project.
7. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

### **KEY OUTCOMES**

The Community Preservation Committee anticipates that the successful completion of this project will allow the Newton Community Farm to make the improvements necessary to preserve and protect the historic farmhouse from further deterioration and insure its continued habitability as the required on-site housing for the farm manager.

### **ATTACHMENTS**

- Proposal and selected attachments submitted to the CPC for their March 8, 2022 review
- All letters of support received for the project during the review process

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC's website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/farm>

**NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) ~~2016-22~~**

**City of Newton**  
**Ruthanne Fuller**  
**Mayor**

Newton, Massachusetts Community Preservation Program FUNDING REQUEST			
	<b>X</b>	<b>PRE-PROPOSAL</b>	<b>PROPOSAL</b>

<i>(For staff use)</i> <i>date rec'd:</i>
----------------------------------------------

Drafted Nov 2021

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact:

Lara Kritzer, Community Preservation Program Manager  
 City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>Newton Community Farm- Farmhouse Rehabilitation and Restoration</b>			
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. 303 Nahanton Street, Newton MA 02459			
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone	Mailing address
<b>Project Manager</b>	Paul Holt	<a href="mailto:paul@newtoncommunityfarm.org">paul@newtoncommunityfarm.org</a>	617-775-4790	303 Nahanton St Newton, MA 02459
<b>Other Contacts</b>	Michael Goldman Josh Morris	<a href="mailto:megoldman@comcast.net">megoldman@comcast.net</a> <a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a>	617-796-1120	City of Newton Planning Dept 1000 Commonwealth Ave Newton, MA 02459
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$ 88,554	<b>B. Other funds to be used:</b> \$10,000	<b>C. Total project cost (A+B):</b> \$98,554	

**Project SUMMARY**

Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.

**Overview**

Newton Community Farm (NCF) is requesting CPA funds to rehabilitate and restore parts of the farmhouse on the City of Newton's Angino Farm. Our proposal requests funding for four key projects, listed as follows:

- #1 Remediate excessive water and moisture situation; includes three sub-projects
- #2 Upgrade electrical systems
- #3 Replace kitchen ceiling
- #4 Replace hot water heater

NCF intends to contribute to this project by absorbing the costs for site preparations (i.e. clear basement of obstructions), accommodations for the Farmer and his family as-needed during construction, and the staff time to coordinate the project.

Please see **Attachment #1** for more information about each project.

**Background**

This structure dates back to the mid-1800s or earlier. Although the house was modified in the 20<sup>th</sup> century to include some more modern features, it still required extensive work to renovate it after the City purchased it in 2005 to make it more livable for the farmer and his family. The farmhouse must be occupied by farm personnel or a watchperson per Newton Community Farm's license agreement with the City of Newton. Unfortunately, the 2005 renovation did not address all the outstanding issues with the house and several of those issues now require near-term attention to ensure the house is habitable. Also, there are other projects that are emerging as components of the house reach the end of their useful lives. NCF is requesting funds for those emerging projects that require attention in the next few years and will defer consideration for projects outside that timeframe until a later date.

**Clean Energy Initiatives**

In addition to rehabilitating these issues in the house, these projects also show NCF's shift to more environmentally-sustainable practices. We are pushing to electrify our heating system in line with the City of Newton's energy priorities. For example, NCF and the City have recently been notified of a grant award from Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn to provide 99% of the agricultural electric use. (Total system cost is \$61,000.)

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

**Project TITLE**

**Newton Community Farm- Farmhouse Rehabilitation and Restoration**

**USE of CPA FUNDS**

**HISTORIC RESOURCES**

acquire

**NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) ~~2021-2022~~ 2016-22**

<b>(To be completed by CPC staff.)</b>	create	not allowed
	preserve	X
	rehabilitate/ restore	

<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p>
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- **Historic Landscape Plan p.31** - There is only one remaining Farm in Newton, Angino Farm, now owned by the City
- **Open Space and Rec Plan 2020-2027 p. 135 Ecological Connectivity** -We offer programs that connect people with farming and gardening. See NCF’s cover letter for more information about the extent of community involvement in our programs and participation.
- **Capital Improvement Plan FY2022-2026 p10- Addressing climate Change**-we are making the home more environmentally-sustainable with these improvements.

<b>COMMUNITY CONTACTS</b>	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.
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Name & title or organization	Email	Phone	Mailing address
Adrian Bishop NCF Volunteer	<a href="mailto:ajlbishop@gmail.com">ajlbishop@gmail.com</a>	857-636-0330	69 Kaposia Street Auburndale, MA 02466
Josh Morse City of Newton Commissioner of Public Buildings	<a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a>	617-796-1120	City of Newton Planning Dept 1000 Commonwealth Ave Newton, MA 02459
Michael Goldman, Chairperson Newton Community Farm Commission	<a href="mailto:egoldman@comcast.net">egoldman@comcast.net</a>	617-527-1936	14 Saxon Terrace Newton, MA 02461

**NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22**

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.  
**Full proposals must include separate, detailed budgets in addition to this page.**

**Project TITLE** **Newton Community Farm- Farmhouse Rehabilitation and Restoration**

**SUMMARY CAPITAL/DEVELOPMENT BUDGET**

**Uses of Funds (see Attachments #1 and #2 for more info on project descriptions)**

Project 1a - Water Intrusion: basement drain and pump		\$ 7,400
Project 1b - Moisture Remediation - HVAC System		\$ 35,000
Project 1c - Moisture Remediation - Basement Dehumidifier		\$ 4,270
Project 2 - Electrical Systems Upgrades		\$ 15,050
Project 3 - Kitchen Ceiling Replacement		\$ 9,700
Project 4 - Hot Water Heater Replacement		\$ 5,250
Construction Contingency (10%; per City of Newton, reasonable % for this stage of the process)		\$ 7,667
Professional Services Costs (project oversight		\$ 4,217
Site Preparation		\$ 5,000
NCF Staff Time		\$ 5,000
<b>D. TOTAL USES (should equal C. on page 1 and E. below)</b>		<b>\$ 98,554</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
CPA funding	Requested	<b>\$ 88,554</b>
NCF Funding	Confirmed	\$ 10,000 (could be more)

**NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22**

Sub-Total	\$ 98,554
Other	\$0
<b>E. TOTAL SOURCES</b> (should equal <b>C.</b> on page 1 and <b>D.</b> above)	<b>\$ 98,554</b>

**SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET** (cannot use CPA funds)

Uses of Funds	
See <b>Attachment #3</b> for operating costs from 2019 - 2021 (actuals 2019, 2020; budget 2021)	\${amount}
	\${amount}
	\${amount}
	\${amount}
<b>F. TOTAL ANNUAL COST</b> (should equal <b>G.</b> below)	<b>\${amount}</b>
Sources of Funds	
See <b>Attachment #3</b> for operating revenues from 2019 - 2021 (actuals 2019, 2020; budget 2021)	}
	\${
<b>G. TOTAL ANNUAL FUNDING</b> (should equal <b>F.</b> above)	<b>}\${</b>

Project <b>TIMELINE</b>	Phase or Task	Season & Year
Get final quotes		Winter 2021



**NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22**

Start projects (Will need to work around schedules of the farmhouse occupants as well as availability of contractors. Will also need to work around farm operations during the growing season.)	Spring 2022
Projects finished	Spring 2023

<b>Project TITLE</b>	<b>Newton Community Farm- Farmhouse Rehabilitation and Restoration</b>	
Check off submitted attachments here.		
<b>REQUIRED</b>	<b>PHOTOS</b>	See attached photos
	<b>MAP</b>	See attached photos.
Pre-proposals: Separate attachments not required, just use page 3 of form	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds	
<b>Full proposals: separate, detailed budget attachments REQUIRED</b>	<b>Development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	<b>Operating/maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
	<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: Recommended <b>Full proposals: REQUIRED.</b>	<b>HISTORIC SIGNIFICANCE</b>	<b>For all historic resources projects, see separate instructions for 3 attachments</b> analyzing historic significance and significant features, and showing how project meets national preservation standards
<b>REQUIRED for all full proposals</b>	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>	
	<b>For sponsoring department or organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	<b>For project manager: relevant training &amp; track record</b> of managing similar projects	
<b>REQUIRED for all full proposals involving City govt., incl. land acquisition</b>	<b>CAPITAL IMPROVEMENT PLAN</b>	Current listing/ranking & risk factors for this project.  <b>N/A There is no funding in the City of Newton’s CIP for rehabilitation of structures on the historic Angino Farm.</b>

**NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022) 2016-22**

	<p><b>COVER LETTER</b></p>	<p>From head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management.</p> <p><b>Attached.</b></p>
<p><b>ZONING &amp; PERMITTING</b></p>		
<p><b>Brief property history:</b> at least the last 30 years of ownership &amp; use (ask CPC staff for assistance with sources)</p>		
<p><b>Environmental mitigation plans (if applicable):</b> incl. lead paint, asbestos, underground tanks</p>		
<p><b>Zoning relief and permits required:</b> incl. parking waivers, demolition or building permits, comprehensive permit or special permit</p>		
<p><b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Farm Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.</p>		
<p><b>DESIGN &amp; CONSTRUCTION</b></p>		
<p><b>Professional design &amp; cost estimates:</b> include site plan, floor plans &amp; elevations</p>		
<p><b>Materials &amp; finishes;</b> highlight “green” or sustainable features &amp; materials</p>		
<p><b>OPTIONAL for all proposals</b></p>	<p><b>LETTERS of SUPPORT</b></p>	<p>See attached letter from Josh Morse, City of Newton, Building Commissioner.</p>



# NEWTON COMMUNITY FARM

## HIGHLIGHTS OF RECENT ACCOMPLISHMENTS

(as of Nov 2021)

- Grew **50,000 lbs. of food** on less than two acres of farmable land.
- Distributed **over 1,600 CSA shares** from June through December 2021 to **150 summer and 30 fall families**. Both Summer and Late Fall CSA programs sold out.
- Increased our produce donations to **\$12,000 (over 3,300 lbs. produce)** to Newton Food Pantry, Food to Your Table, and the Boston Area Gleaners in response to increasing food insecurity in our community in 2021. Have donated food to the community since the first growing season (2006)
- Developed relationships with more grantors and **increased our grant income** to support programs and initiatives including our Produce Donation Program, farm equipment to improve our resilience to climate change, and a solar array on the roof of the barn.
- Taught **109 kids at our summer classes** about farming and environmental stewardship and continued to teach children and adults both on- and off-site.
- Provided **farm education programming** to 300+ participants hosted by NCF or through six community partners.
- Hosted **Kids' Fall Fun Party** for 25 children in October.
- Ran our on-site **farmstand** three days per week, June through November.
- Sold our produce at the **Newton Farmers' Market** on Saturdays since 2006
- Added **SNAP** (Supplemental Nutrition Assistance Program) to the list of benefits we accept as payment, in addition to WIC and Elder checks.
- Held our **first online event** "Crisis Farming: The Essential Work of Feeding a Community" which has been **viewed 180 times**, live or on our Youtube channel.
- **Sold 800 bags** of fresh, healthy, local produce through our Healthy Harvest Bag program in 2020.
- Ran our educational, hands-on Summer Student Internship Program with **seven college and high school student interns** led by our intern supervisor over the summer of 2021.
- In 2020-21, produced **50 shows** on gardening, cooking, and story time on our YouTube channel which has more than **130 subscribers**. Shows are also available on our website and on NewTV.
- Created **25 educational newsletters** on gardening and nutrition and healthy cooking in 2020.
- In spring of 2021, distributed over **24,000 seedlings** of **98 plant varieties** to more than **600 customers** through our annual seedling sale.
- Celebrated our **15th anniversary** in Sept 2021 with an outdoor event at the Farm for 130 people.
- Grew over **50 varieties** of crops in 2021 including Hakurei turnips, beets, parsley, basil, cutting broccoli, broccoli raab, cucumbers (three types), eggplant (three types), peppers (seven types), tomatoes (11 types), zucchini, zephyr squash, scallions, white onions, red onions, fennel, herbs (rosemary, thyme, lavender, lemon balm, mint, oregano, sage), garlic, carrots, spinach, arugula, snap



# NEWTON COMMUNITY FARM

## HIGHLIGHTS OF RECENT ACCOMPLISHMENTS

(as of Nov 2021)

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peas, beans, chard, lettuce (three types), radishes, mustard greens, leeks, kale (two types), celery, Asian pears, and nasturtiums as well as offering fruit shares and produce from other local farms.

November 19, 2021

Newton Community Preservation Committee,

The City of Newton Farm Commission is submitting this pre-proposal for CPA funding for the next phase of restoration and improvements to the farmhouse on the historic Angino Farm. This mid-1800 farmhouse has been modified in the past to include some more modern features and to make it more livable for the farmer and his family. However, as with any old structure, it continues to need substantial work to ensure the building envelope is more habitable. Our proposal requests funding for four key projects, listed as follows (see attachments #1 and #2 for more information):

- #1 Remediate excessive water and moisture situation; includes three sub-projects
- #2 Upgrade electrical systems
- #3 Replace kitchen ceiling
- #4 Replace hot water heater

Newton Community Farm (NCF) intends to contribute to this project by allocating staff time for project and logistical coordination. NCF will also absorb the costs for site preparations (i.e. clear basement of obstructions) and accommodations for the Farmer and his family as-needed during construction.

These projects also show NCF's shift to more environmentally-sustainable practices by pushing to electrify the farmhouse heating system in line with the City of Newton's energy priorities. For example, NCF and the City have recently been notified of a grant award from Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn to provide 99% of the agricultural electric use. (Total system cost is \$61,000.)

NCF manages the farm and its educational, historic, and public access programs via several operating licenses from 2006-2031 with the City of Newton. Since its inception, NCF has established a robust portfolio of programs and has served thousands of Newton residents through its Community Supported Agriculture shares, on-site farmstand, Newton Farmers' Market booth, Produce Donation Program (major partner; Newton Food Pantry), youth and adult educational programs, annual Seedling Sale, and many public events. As with many organizations, NCF had to quickly curtail many in-person programs during this recent pandemic and find other ways to serve the public. NCF successfully pivoted to new ways of delivering services while maintaining the agricultural operations of this historic working farm (see attachment with recent accomplishments). The farm continues to be a 'beloved gem' in the Newton Community.


Financially, NCF is stable most recently due to revenue from non-recurring sources such as PPP loans, earmarked fundraising campaigns (i.e. funds for transition to Exec Director), major gifts, and grants. Most of these sources have restrictions on use so NCF has carefully allocated funds to ensure compliance. NCF hired its first Executive Director in 2019 with the expectation of increased emphasis on securing revenue from corporate sponsors, foundations, major benefactors, and government agencies. Recent successful efforts to secure funds have enabled NCF to buy needed equipment and a used vehicle, build a more modern greenhouse, and rehabilitate the existing greenhouse. All of these uses are critical to the successful operations of the farm. Additionally, sponsorships have enabled NCF to better serve the public by hosting public events, expanding the Seedling Sale, and increasing donations to local food pantries.

NCF's financial situation allows for the organization to cover the costs of its on-going operations and maintenance but it does not provide sufficient funds to complete major capital projects on the farm's buildings. Revenue from farm operations programs (CSAs, Seedling Sale, produce sales) generally provide a revenue stream to cover NCF's baseline expenses but they do not sufficiently cover all the costs of the Farm's labor, education programs, and outreach initiatives. NCF has already identified significant increases in estimated operating costs for 2022 due to supply chain disruptions; maintenance needs in the buildings; inflation for equipment, packaging, etc; and increased labor costs due to labor shortages. NCF will have to find ways to sufficiently increase revenue to cover those expenses. NCF has relied in the past on other sources of funding such as the CPA to restore the farm's major structures and continues to need financial support to complete the current list of critical projects.

Thank you for your consideration of this request. The City of Newton Farm Commission supports this project.

Sincerely,

Michael Goldman  
Chair, City of Newton Farm Commission

From: **Michael Goldman** megoldman@comcast.net   
 Subject: Signed Letter  
 Date: November 24, 2021 at 12:14 PM  
 To: Paul Holt paul@newtoncommunityfarm.org  
 Cc: Sue Bottino sue@newtoncommunityfarm.org

Paul,

See attached pdf of the signed letter. I've also provided a Word version of the final letter. I got a few spaces in for formatting and corrected one typo.

Michael

Michael Goldman  
 14 Saxon Terrace  
 Newton, MA 02461  
 617.527.1936

November 19, 2021

Newton Community Preservation Committee,

The City of Newton Farm Commission is submitting this pre-proposal for CPA funding for the next phase of restoration and improvements to the farmhouse on the historic Angino Farm. This mid-1800 farmhouse has been modified in the past to include some more modern features and to make it more livable for the farmer and his family. However, as with any old structure, it continues to need substantial work to ensure the building envelope is secure and the house remains habitable. Our proposal requests funding for four key projects, listed as follows (see attachments #1 and #2 for more information):

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Newton Community Farm (NCF) intends to contribute to this project by allocating staff time for project and logistical coordination. NCF will also absorb the costs for site preparations (i.e. clear basement of obstructions) and accommodations for the Farmer and his family as-needed during construction.

These proposed CPA funded projects also show NCF's shift to more environmentally-sustainable practices by pushing to electrify the farmhouse heating system in line with the City of Newton's energy priorities. In addition to the above proposed projects, NCF and the City have recently been notified of a grant award from the Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn which will provide 99% of the agricultural operations' electric use. (Total system cost is \$61,000.)

NCF has managed the farm and its educational, historic, and public access programs via several operating licenses from 2006-2031 with the City of Newton. Since its inception, NCF has established a robust portfolio of programs and has served thousands of Newton residents through its Community Supported Agriculture shares, on-site farmstand, Newton Farmers' Market booth, Produce Donation Program (major partner: Newton Food Pantry), youth and adult educational programs, annual Seedling Sale, and many public events. As with many organizations, NCF had to quickly curtail many in-person programs during this recent pandemic and find other ways to serve the public. NCF successfully pivoted to new ways of delivering services while maintaining the agricultural operations of this historic working farm (see attachment with recent accomplishments). The farm continues to be a 'beloved gem' in the Newton Community.

Financially, NCF remained healthy during the pandemic due to revenue from non-recurring sources such as PPP loans, earmarked fundraising campaigns (i.e. funds for transition to an Exec. Director), major gifts, and grants. Most of these sources have restrictions on use. NCF hired its first Executive Director in 2019 with the expectation of securing additional revenue from corporate sponsors, foundations, major benefactors, and government agencies. Recent successful efforts to secure such funds have enabled NCF to buy needed equipment and a used vehicle, build a more modern greenhouse, and rehabilitate the existing one. All of these uses are critical to the successful operations of the farm. Additionally, sponsorships have enabled NCF to better serve the public by hosting public events, expanding the Seedling Sale, and increasing donations to local food pantries.

NCF's financial situation allows for the organization to cover the costs of its on-going operations and maintenance requirements, but

it does not provide sufficient funds to complete major capital projects on the farm's buildings. Revenue from farm operations (CSAs, Seedling Sale, produce sales) generally provide a revenue stream to cover NCF's baseline expenses but it does not cover all the costs of the Farm's labor, education programs, and outreach initiatives. NCF has already identified significant increases in estimated operating costs for 2022 due to supply chain disruptions affecting the cost of maintenance, equipment, supplies, and increased labor costs due to labor shortages. NCF will find ways to increase overall revenue to cover those expenses. NCF has relied in the past on outside sources of funding such as the CPA to restore the farm's major structures so it can continue to execute on its multi-faceted mission for the community. The Farm Commission of the City of Newton fully supports the projects outlined in this Pre-Proposal letter.

Sincerely,



Michael Goldman

Chair, City of Newton Farm Commission



CPC Pre-  
Propos...al.docx





# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse  
Building Commissioner

Telephone (617) 796-1600  
TDD/tty # (617) 796-1608

Valerie Birmingham  
Chief Preservation Planner  
Planning Department  
1000 Commonwealth Ave.  
Newton Centre, MA 02459

November 10, 2021

To Whom It May Concern:

I am writing in support of the renovations to be made to the farmhouse located on Newton's Angino farm. It is a requirement that this home is occupied. Even though there was a previous renovation done, there are some outstanding repairs necessary as components of the home reach the end of their useful lives. We would also like to take this opportunity to make improvements to the HVAC system to update it to the more environmentally friendly standards the City strives for. The projects are detailed as follows:

**Project Part 1:** There is a moisture problem in the basement, as is common with homes in Newton. We propose the installation of a French Drain and Sump Pump to remove the moisture that occurs. In addition to these components, we propose installing a Whole Heat Pump and Ductless HVAC system. This will help with the humidity, as well as provide energy efficient heating for the home. This system is powered by electricity, which is much more environmentally sustainable than the current gas-powered boiler.

To further aid in the removal of damaging moisture from the home, we propose installation of an All-House Dehumidifier in the basement. This has a much larger capacity than a standard dehumidifier.

**Project Part 2:** The electrical system was partially upgraded in the 2005 renovation, however there are many areas of the home where the electrical is not up to code, causing a safety hazard. We would like to update the electrical systems in the basement and outside to meet current codes, as many of them are currently non-operational. There are also several locations throughout the house that require GFCI outlets, which will be added in this project.

**Project Part 3:** The kitchen ceiling is at risk of collapsing. We propose a replacement of ceiling, also bringing the lighting up to code.

**Project Part 4:** The current water heating is nearing the end of its' useful life. We would like to replace the water heater with an electric pump water heater. While there is a higher installation cost, the replacement water heater is much more sustainable as it does not burn fossil fuels. All of these projects are necessary to bring the home up to the environmentally sustainable standards the City expects and will extend the life on the home for continuous habitation.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Morse", written in a cursive style.

Josh Morse  
Public Building Commissioner

# 2015 Plan Map



Newton Community Farm, Inc.  
303 Nahanton St.  
Newton, MA 02459  
Approx. Acres: 2.2

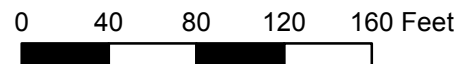
Field Office: Westford Service Center  
Agency: MA Assoc. of Conservation Districts  
Assisted by: Elizabeth McGuire 5/22/2015



## Legend

### Practice name

-  Seasonal High Tunnel System for Crops 2015
-  Consplan



1 inch = 88 feet



2014 aerial

## **OVERVIEW**

The farmhouse on the City of Newton's Angino Farm dates back to the mid-1800s or earlier. Although the house was modified in the 20<sup>th</sup> century to include some more modern features, it still required extensive work to renovate it after the City purchased it in 2005 to make it more livable for the farmer and his family. The farmhouse must be occupied by farm personnel or a watchperson per Newton Community Farm's license agreement with the City of Newton. Unfortunately, the 2005 renovation did not address all the outstanding issues with the house and several of those issues now require near-term attention to ensure the house is habitable. Also, there are other projects that are emerging as components of the house reach the end of their useful lives. NCF is requesting funds for those emerging projects that require attention in the next few years and will defer consideration for projects outside that timeframe until a later date. NCF will absorb the cost of farm family accommodations during the work and also clear the basement of any obstructions.

In addition to rehabilitating these issues in the house, these projects also show NCF's shift to more environmentally-sustainable practices. We are pushing to electrify our heating system in line with the City of Newton's energy priorities. For example, NCF and the City have recently been notified of a grant award from Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn to provide 99% of the agricultural electric use. (Total system cost is \$61,000.)

## **PROJECT #1 – REMEDIATE WATER AND MOISTURE SITUATION IN FARMHOUSE**

**Issue** - There is a serious and continuous water and moisture problem in the interior of the house. The occupants are continually attempting to remediate the effects. The situation is due to water in the basement emanating from a high water table (common for that area of Newton) and leaks in the fieldstone foundation walls. The wet basement results in extensive humidity and moisture issues in the house. The occupants have dealt with the leaks during the entire time they have lived there (since the City purchased the farm) and have tried to address it with a dehumidifier in the basement and redirection of water away from the house. These efforts only marginally mitigate the situation and have not eliminated the problem.

### **Project Components -**

#### **Part 1a - Basement Drain and Sump Pump:**

Install an interior French drain along the east wall and a sump pump in the basement to remove water as necessary to ensure a drier basement. This is a common system in many homes in this area of Newton due to the high water table.

#### **Part 1b - Whole House Heat Pump and Ductless HVAC System:**

Installation of a heat pump and ductless HVAC air conditioning system would help address the humidity in the home. The planned modification is to install a heat pump system which will help remove humidity, cool the air on the first and second floors, and very efficiently heat the both floors. The heat pump system, which is powered by electricity, is more environmentally friendly than a boiler, which uses natural gas. There are no plans to remove the gas-powered boiler at this time.

#### **Part 1c - Basement All-House Dehumidifier:**

The French drain and sump pump will remove water flowing into the basement but the all-house dehumidifier located in the basement will further remove humidity and moisture in the basement and throughout the entire house. All-house dehumidifiers have a much larger capacity to remove humidity than a standard dehumidifier.

**PROJECT #2 – UPGRADE ELECTRICAL SYSTEMS**

**Issue** – The initial renovation of the house by the City included partial, but not comprehensive upgrades of the electrical systems. There are many areas in the home where the electrical system is not up to prevailing codes and it is a safety hazard. For example;

- the basement does not have proper lighting and most switches do not work
- the outside light is not working and does not meet code
- many areas that require a GFCI outlet do not have them and need to be installed.

**Project** – Upgrade the electrical system to meet prevailing safety codes and to ensure ample capacity for use of typical household appliances and equipment.

**PROJECT #3 – KITCHEN CEILING REPLACEMENT**

**Issue** - The kitchen ceiling is bowing and is dangerously at risk of collapse.

**Project** – Replace the kitchen ceiling and install new lighting that is up to prevailing codes.

**PROJECT #4 – HOT WATER HEATER REPLACEMENT**

**Issue** – The hot water heater is near the end of its 10-year useful life. There is a risk of leaks or equipment failure if used beyond that time.

**Project** – Replace the hot water heater with an energy efficient, electric heat pump model. Heat pump water heaters have a higher installation cost but are much more efficient than gas-powered hot water tank models and since they run on electricity they do not burn fossil fuels.

**PROJECT #5 – SITE PREPARATION**

Clear basement of obstructions, accommodate Farmer and family during construction, and other TBD when project commences

**PROJECT #6 – NCF STAFF TIME**

Paid staff including the Executive Director, Farm Manager, and periodically the Education Manager will need to be involved in project oversight and logistics. The work will most likely take place during the growing season so there will be a need to coordinate farm operations and public access with the presence of contractors on site. In addition to staff time, NCF expects there will be considerable volunteer time spent overseeing and managing this project.

		Project	Estimated
#	Name	Description	\$
<b>PART 1 - CPA FUNDING</b>			
1a	Water Intrusion - Basement drain and pump	Install sump pump and interior French drain along one wall in basement	\$ 7,400
1b	Moisture Remediation - HVAC System	Install air-source heat pump and ductless HVAC system in the house	\$ 35,000
1c	Moisture Remediation - Basement Dehumidifier	Install all-house dehumidifier in basement	\$ 4,270
2	Electrical System Upgrades	Bring electrical system to code and ample capacity	\$ 15,050
3	Kitchen Ceiling Replacement	Replace ceiling and install new lighting	\$ 9,700
4	Hot Water Heater Replacement	Replace hot water heater with energy efficient model	\$ 5,250
		Sub-Total	\$ 76,670
		10% Hard Costs Contingency	\$ 7,667
		Sub-Total	\$ 84,337
		5% Professional Services Costs Contingency	\$ 4,217
		<b>TOTAL - CPA FUNDS</b>	<b>\$ 88,554</b>
<b>PART 2 - NEWTON COMMUNITY FARM FUNDS</b>			
5	Site Preparation	Clear basement of obsructions, accomodate Farmer and family during	\$ 5,000
6	NCF Staff Time	Executive Director, Farm Manager (estimate; costs could be more)	\$ 5,000
		<b>TOTAL - NCF FUNDS</b>	<b>\$ 10,000</b>
		<b>TOTAL COSTS</b>	<b>\$ 98,554</b>

	2019	2020	2021	Notes
<b>Revenue</b>				
Farm Operations	\$125,097	\$131,083	\$129,883	Includes ~\$65k to \$70k/yr from summer & late fall Community Supported Ag (CSA) shares; donated
Education Income	\$ 76,367	\$ 1,910	\$ 27,000	Program revenues affected as of 2020 by pandemic due to curtailment of on-site programs,
Public Support	\$132,436	\$231,468	\$158,234	Events = 2019/\$40k, 2020/\$45k, 2021/\$47.5k Major event is Seedling Sale.
<b>Total Revenue</b>	<b>\$333,900</b>	<b>\$364,461</b>	<b>\$315,117</b>	
<b>Expenditures</b>				
Farm Operations	\$ 41,488	\$ 46,932	\$ 49,865	Includes seeds, supplies, tools, equipment, vehicle upkeep, etc. Expect costs to rise in 2022
Educational Programs	\$ 10,199	\$ 2,423	\$ 3,300	Supplies.
Public Support	\$ 30,612	\$ 5,744	\$ 9,300	Costs of events and fundraising. Decrease from 2019 due to discontinuation of major events
Administrative & Office	\$ 26,195	\$ 31,776	\$ 29,376	Insurance, bank fees, tax prep, software, supplies, etc.
Maintenance	\$ 7,985	\$ 15,375	\$ 9,850	On-going building and site maintenance including doors in 2020, etc. Will increase in 2022
Payroll	\$219,641	\$214,755	\$206,089	Includes full-time staff (~3), part-time staff, and seasonal labor. Also rely on substantial
Utilities	\$ 12,769	\$ 11,436	\$ 15,200	
<b>Total Expenditures</b>	<b>\$348,889</b>	<b>\$328,441</b>	<b>\$322,980</b>	
<b>Net Income Without Depreciation</b>	<b>\$(14,989)</b>	<b>\$ 36,020</b>	<b>\$ (7,863)</b>	
Depreciation	\$ (30,000)	\$ (30,000)	\$ (30,000)	
<b>Net Income With Depreciation</b>	<b>\$(44,989)</b>	<b>\$ 6,020</b>	<b>\$(37,863)</b>	
<b>Other Non-Routine Transactions:</b>				
<b>Revenue</b>				
Donor-restricted funds: ED salary	\$ 40,325	\$ 19,163	\$ -	Portion of contributions pledged in prior years for ED salary (total for 3 yrs = \$80,650)
PPP Loan/Grant (maximum)	\$ -	\$ 45,198	\$ 41,485	2021 revenue - not included in initial budget due to uncertainty.
<b>Total Non-Routine Revenue</b>	<b>\$ 40,325</b>	<b>\$ 64,361</b>	<b>\$ 41,485</b>	
<b>Expenses</b>				
Contribution to Capital Account	\$ (5,000)	\$ -	\$ -	NCF aims to replenish capital account each year depending on financial situation; minimum
Farmhouse roof repair	\$ -	\$ (6,000)	\$ -	Critical repair; applied limited funds earmarked for capital expenditures
<b>Total Non-Routine Expense</b>	<b>\$ (5,000)</b>	<b>\$ (6,000)</b>	<b>\$ -</b>	
<b>Net Non-Routine Transactions</b>	<b>\$ 35,325</b>	<b>\$ 58,361</b>	<b>\$ 41,485</b>	
<b>Net Income with Other Transactions</b>	<b>\$ (9,664)</b>	<b>\$ 64,381</b>	<b>\$ 3,622</b>	

	2019	2020	2021	2021	NOTES
<b>Revenue</b>					
Farm Operations					
CSA Income					
Fruit Share	\$ 2,460	\$ 5,984	\$ 5,915	\$ 5,915	
Full Shares	\$ 30,038	\$ 32,683	\$ 33,120	\$ 33,120	
Half Shares	\$ 24,288	\$ 22,976	\$ 23,808	\$ 23,808	
Hours	\$ 1,535	\$ 60	\$ -	\$ -	
Winter Share	\$ 6,765	\$ 6,800	\$ 7,040	\$ 7,040	
<b>Total CSA Income</b>	<b>\$ 65,086</b>	<b>\$ 68,503</b>	<b>\$ 69,883</b>	<b>\$ 69,883</b>	
Donated Produce	\$ 10,000	\$ 11,000	\$ 11,000	\$ 11,000	
Farm Stand - (Harvest bags in 2020)	\$ 30,977	\$ 26,931	\$ 25,000	\$ 25,000	
Farmers' Market	\$ 15,369	\$ 22,220	\$ 21,000	\$ 21,000	
Wholesale Produce	\$ 3,665	\$ 2,429	\$ 3,000	\$ 3,000	
<b>Total Farm Operations Revenue</b>	<b>\$ 125,097</b>	<b>\$ 131,083</b>	<b>\$ 129,883</b>	<b>\$ 129,883</b>	Includes ~\$65k to \$70k year from
Education Revenue					
Grants	\$ 2,818	\$ -	\$ -	\$ -	
Other Education Revenue	\$ 380	\$ 25	\$ -	\$ -	
Programs					
Group visits/off-sites	\$ 5,478	\$ 1,715	\$ 1,000	\$ 1,000	
On-site year-round	\$ 9,674	\$ 170			
Summer Youth Programs	\$ 58,017	\$ -	\$ 26,000	\$ 26,000	
<b>Total Programs</b>	<b>\$ 73,169</b>	<b>\$ 1,885</b>	<b>\$ 27,000</b>	<b>\$ 27,000</b>	
<b>Total Education Income</b>	<b>\$ 76,367</b>	<b>\$ 1,910</b>	<b>\$ 27,000</b>	<b>\$ 27,000</b>	Program revenues affected as of
Public Support					
Events					
Dinner on Farm	\$ 12,461	\$ -	\$ 6,500	\$ 6,500	
Growing Green Online Auction/CF	\$ -	\$ -	\$ 8,000	\$ 8,000	
Crisis Farming Event	\$ -	\$ 10,028	\$ -	\$ -	
Fall Festival	\$ 3,324	\$ -	\$ 2,000	\$ 2,000	
Seedling Sale	\$ 24,382	\$ 35,096	\$ 31,034	\$ 31,034	
<b>Total Events</b>	<b>\$ 40,167</b>	<b>\$ 45,124</b>	<b>\$ 47,534</b>	<b>\$ 47,534</b>	
Fundraising					
Corporate Support					
Corp Contr - Donor Restricted	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	
Corporate Donations in Kind	\$ 6,657	\$ -	\$ -	\$ -	
Corporate Sponsorships	\$ 13,650	\$ 15,124	\$ 18,000	\$ 18,000	
Corporate Volunteer Fee	\$ 100	\$ -	\$ -	\$ -	
<b>Total Corporate &amp; Org Support</b>	<b>\$ 21,407</b>	<b>\$ 15,124</b>	<b>\$ 19,000</b>	<b>\$ 19,000</b>	
Grants	\$ -	\$ 9,800	\$ 14,000	\$ 14,000	Restricted and unrestricted
USDA Grants	\$ -	\$ 12,534	\$ -	\$ -	
<b>Total Fdns &amp; Govt Agencies</b>	<b>\$ -</b>	<b>\$ 22,334</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	
Individual Contributions	\$ -	\$ -	\$ -	\$ -	
CSA Registrant Add-on Donation	\$ -	\$ 1,410			
Donations - Donor Restricted	\$ 7,822	\$ 21,599	\$ 1,000	\$ 1,000	
Donations - General	\$ 53,461	\$ 61,418	\$ 45,000	\$ 45,000	
Donations in Kind	\$ 56	\$ -	\$ -	\$ -	
Major Gifts	\$ 5,000	\$ 62,500	\$ 30,000	\$ 30,000	includes Kalman bequest in 2020
<b>Total Individual contributions</b>	<b>\$ 66,339</b>	<b>\$ 146,927</b>	<b>\$ 76,000</b>	<b>\$ 76,000</b>	
Other Fundraising Income	\$ 1,092	\$ 776	\$ 1,200	\$ -	
<b>Total Fundraising</b>	<b>\$ 88,838</b>	<b>\$ 185,161</b>	<b>\$ 110,200</b>	<b>\$ 109,000</b>	
<b>Total Public Support</b>	<b>\$ 129,005</b>	<b>\$ 230,285</b>	<b>\$ 157,734</b>	<b>\$ 156,534</b>	
Administrative Income - Barn Rentals,	\$ 3,431	\$ 1,183	\$ 500	\$ 500	
<b>Total Revenue</b>	<b>\$ 333,900</b>	<b>\$ 364,461</b>	<b>\$ 315,117</b>	<b>\$ 313,917</b>	
<b>Expenditures</b>					
Farm Operation					
Bought Produce	\$ 14,393	\$ 16,412	\$ 17,510	\$ 17,510	
Donated Produce	\$ 10,000	\$ 11,000	\$ 11,000	\$ 11,000	
Field Supplies	\$ 794	\$ 1,239	\$ 1,775	\$ 1,775	
Greenhouse Supplies	\$ 4,973	\$ 3,016	\$ 4,366	\$ 4,366	
Irrigation Supplies	\$ 174	\$ 318	\$ 318	\$ 318	
Marketing	\$ 1,431	\$ 4,365	\$ 2,291	\$ 2,291	
Mulch	\$ 42	\$ 408	\$ 200	\$ 200	
Seed & Plants	\$ 4,816	\$ 6,447	\$ 6,873	\$ 6,873	
Other	\$ 852	\$ 1,422	\$ 700	\$ 700	shipping, 2020 intern honorarium
Soil Management/Compost	\$ 752	\$ 734	\$ 1,327	\$ 1,327	



	Tools and Equipment	\$ 2,155	\$ 804	\$ 2,450	\$ 2,450	
	Vehicles	\$ 1,080	\$ 767	\$ 1,055	\$ 1,055	
	Continuing education	\$ 26				
	<b>Total Farm Operations Expenditures</b>	<b>\$ 41,488</b>	<b>\$ 46,932</b>	<b>\$ 49,865</b>	<b>\$ 49,865</b>	
	<b>Educational Programs</b>					
	Animals	\$ 759	\$ 1,265	\$ 1,700	\$ 1,700	
	Continuing education	\$ -	\$ 52	\$ 350	\$ 350	
	Discounts-Education	\$ 4,394	\$ 31	\$ -	\$ -	
	Licensing Fee	\$ 190	\$ 276	\$ -	\$ -	
	Other	\$ 103	\$ -	\$ 150	\$ 150	
	Outside instructors/consultants	\$ 1,035	\$ -	\$ -	\$ -	
	Publicity/Marketing	\$ 130	\$ -	\$ 100	\$ 100	
	Supplies	\$ 3,588	\$ 799	\$ 1,000	\$ 1,000	
	<b>Total Educational Programs</b>	<b>\$ 10,199</b>	<b>\$ 2,423</b>	<b>\$ 3,300</b>	<b>\$ 3,300</b>	
	<b>Public Support Expenses</b>					
	<b>Events</b>					
	Discounts-Events-FoF	\$ 369	\$ -	\$ -	\$ -	
	Entertainment	\$ 325	\$ -	\$ -	\$ -	
	Food	\$ 17,634	\$ -	\$ 5,000	\$ 5,000	
	Materials	\$ 6,045	\$ 614	\$ -	\$ -	
	Permits	\$ 225	\$ -	\$ -	\$ -	
	Publicity	\$ 238	\$ 113	\$ -	\$ -	
	<b>Total Events</b>	<b>\$ 24,836</b>	<b>\$ 727</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	
	<b>Fundraising</b>					
	Materials	\$ 2,443	\$ 2,691	\$ 1,600	\$ 1,600	t-shirts purchased 12/2020
	Postage	\$ 1,262	\$ 1,417	\$ 700	\$ 700	
	Printing	\$ 2,071	\$ 909	\$ 2,000	\$ 2,000	
	<b>Total Fundraising</b>	<b>\$ 5,776</b>	<b>\$ 5,017</b>	<b>\$ 4,300</b>	<b>\$ 4,300</b>	
	<b>Total Public Support Expenses</b>	<b>\$ 30,612</b>	<b>\$ 5,744</b>	<b>\$ 9,300</b>	<b>\$ 9,300</b>	
	<b>Administrative Expenses</b>					
	Bank and Payment Processing Fees	\$ 4,939	\$ 9,420	\$ 5,500	\$ 5,500	
	Insurance	\$ 9,998	\$ 10,422	\$ 12,036	\$ 12,036	
	Office Supplies	\$ -	\$ 603			
	Other Office Expenses	\$ 1,023	\$ 2,251	\$ 1,250	\$ 1,250	
	Software	\$ 3,693	\$ 4,541	\$ 4,350	\$ 4,350	
	<b>Total Office Expenses</b>	<b>\$ 19,653</b>	<b>\$ 27,237</b>	<b>\$ 23,136</b>	<b>\$ 23,136</b>	
	Staff Expense	\$ 1,174	\$ 489	\$ 700	\$ 700	
	Tax Prep	\$ 4,620	\$ 4,000	\$ 4,000	\$ 4,000	
	Other Office Expenses	\$ 748	\$ 50	\$ 1,540	\$ 1,540	
	<b>Total Administrative Expense</b>	<b>\$ 26,195</b>	<b>\$ 31,776</b>	<b>\$ 29,376</b>	<b>\$ 29,376</b>	
	<b>Preservation</b>					
	Building Maintenance	\$ 6,551	\$ 15,019	\$ 9,500	\$ 9,500	inc. doors in2020
	Site Maintenance	\$ 1,434	\$ 356	\$ 350	\$ 350	
	<b>Total Preservation</b>	<b>\$ 7,985</b>	<b>\$ 15,375</b>	<b>\$ 9,850</b>	<b>\$ 9,850</b>	
	<b>Payroll Expenses</b>					
	Education Manager	\$ 43,000	\$ 37,969	\$ -	\$ -	
	Education Instructors	\$ 18,268	\$ 32	\$ 21,000	\$ 21,000	
	Executive Director	\$ 56,152	\$ 51,500	\$ 54,075	\$ 54,075	
	Farm Manager	\$ 45,211	\$ 46,567	\$ 48,896	\$ 48,896	
	Farm Stand	\$ 5,878	\$ 2,336	\$ 3,780	\$ 3,780	2020 also includes farmers market
	Assistant Grower & HS Intern Instructor	\$ 22,113	\$ 27,686	\$ 30,122	\$ 30,122	2020 also includes temp farming staff due to pandemic limitations
	Office Staff, OCE Mgr, Barn Event Staff	\$ 10,660	\$ 31,894	\$ 31,200	\$ 31,200	
	Payroll Taxes	\$ 18,359	\$ 16,771	\$ 17,016	\$ 17,016	
	<b>Total Payroll Expenses</b>	<b>\$ 219,641</b>	<b>\$ 214,755</b>	<b>\$ 206,089</b>	<b>\$ 206,089</b>	
	<b>Total Utilities</b>	<b>\$ 12,769</b>	<b>\$ 11,436</b>	<b>\$ 15,200</b>	<b>\$ 15,200</b>	
	<b>Total Expenditures</b>	<b>\$ 348,889</b>	<b>\$ 328,441</b>	<b>\$ 322,980</b>	<b>\$ 322,980</b>	
	<b>Net Income Without Depreciation</b>	<b>\$ (14,989)</b>	<b>\$ 36,020</b>	<b>\$ (7,863)</b>	<b>\$ (9,063)</b>	
	Depreciation (balance sheet)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	
	<b>Net Income With Depreciation</b>	<b>\$ (44,989)</b>	<b>\$ 6,020</b>	<b>\$ (37,863)</b>	<b>\$ (39,063)</b>	
	<b>Other Non-Routine Transactions:</b>					
	<b>Revenue</b>					

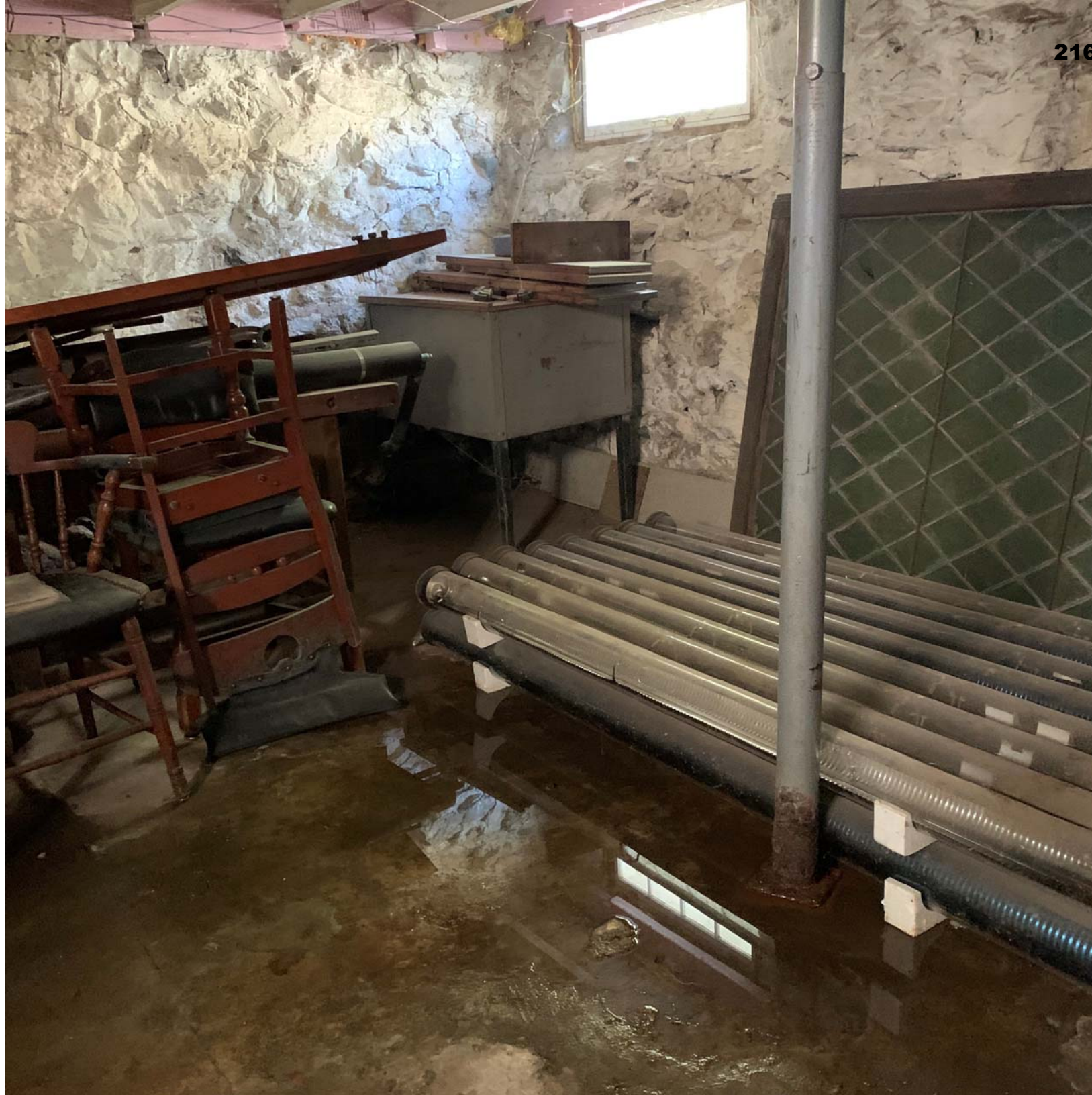
Donor-restricted funds: ED salary	\$ 40,325	\$ 19,163	\$ -	\$ -	Portion of contributions pledged in
PPP Loan/Grant (maximum)	\$ -	\$ 45,198	\$ -	\$ -	
<b>Total Non-Routine Revenue</b>	<b>\$ 40,325</b>	<b>\$ 64,361</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Expenses</b>					
Contribution to Capital Account	\$ (5,000)	\$ -	\$ -	\$ -	NCF aims to replenish capital
Farmhouse roof repair	\$ -	\$ (6,000)	\$ -	\$ -	Critical repair; applied funds
<b>Total Non-Routine Expense</b>	<b>\$ (5,000)</b>	<b>\$ (6,000)</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Non-Routine Transactions</b>	<b>\$ 35,325</b>	<b>\$ 58,361</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Income with Other Transactions</b>	<b>\$ (9,664)</b>	<b>\$ 64,381</b>	<b>\$ (37,863)</b>	<b>\$ (39,063)</b>	



CAUTION-  
LISTED 6649  
us USE WHERE  
RECESSED FIXTURE  
WATER NOT FOR  
MADE IN CHINA









State  
WATER HEATERS  
ProLine  
COMMERCIAL GRADE

**WARNING**  
Fammable Vapors  
This unit emits flammable vapors. Do not use in areas where flammable vapors are present. Do not use in areas where flammable vapors are present. Do not use in areas where flammable vapors are present.

**WARNING**  
Fammable Vapors  
This unit emits flammable vapors. Do not use in areas where flammable vapors are present. Do not use in areas where flammable vapors are present. Do not use in areas where flammable vapors are present.

**ENERGYGUIDE**  
205

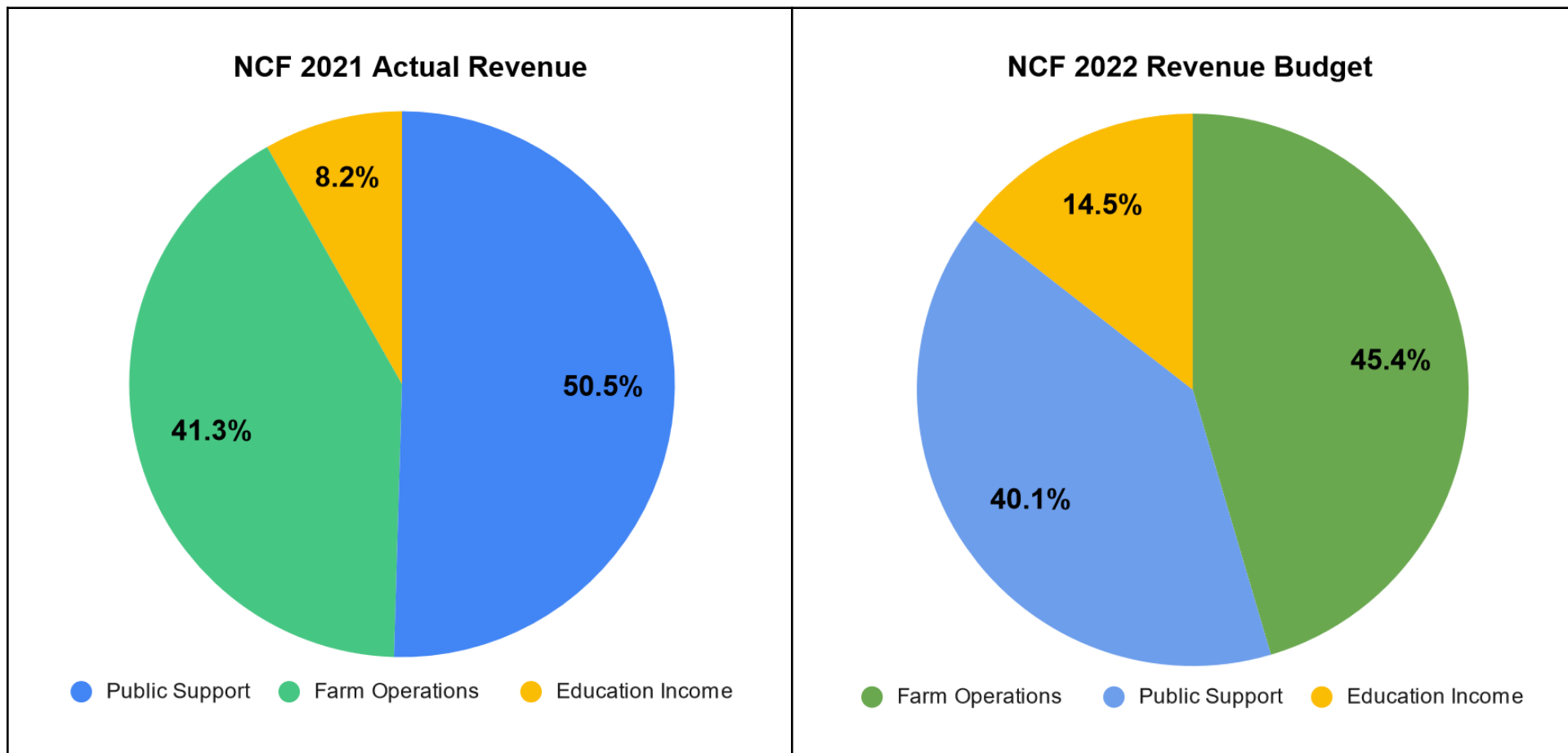
Control Panel  
Pilot





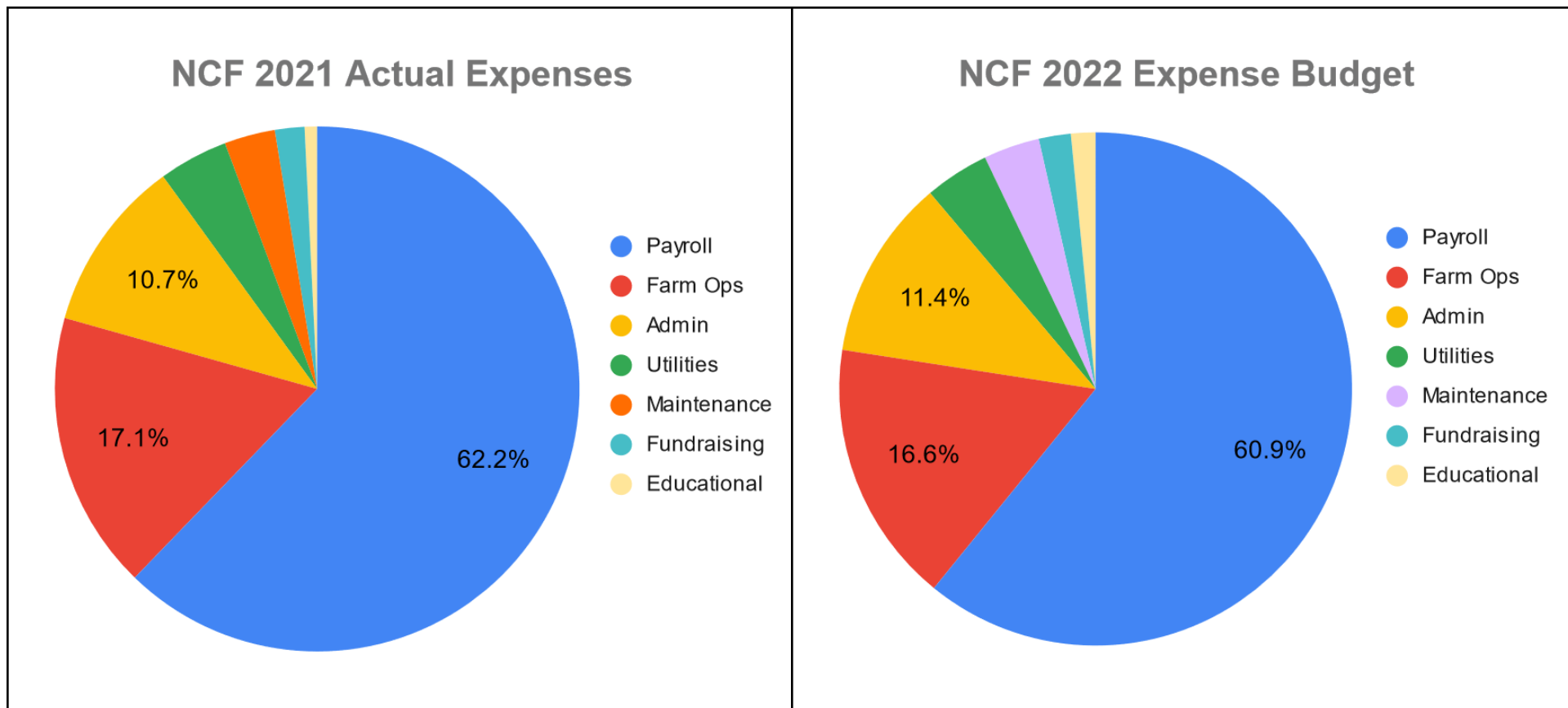


## NCF REVENUE



- NCF relies heavily on public support: donations, grants, sponsorships
- Public support revenue varies by year depending on available funds.
- COVID affected education & events income. Plan to ramp up again in 2022
- Already optimizing agricultural revenue; very high amount for size of farm

## NCF EXPENDITURES



- Majority of expenses are for labor including three full time staff, seasonal farm labor, and summer education instructors.
- Next largest expense is for agricultural operations; seeds, tools, supplies, etc.
- NCF continues to pursue cost-effective programming to meet our mission.

## NCF'S PRELIMINARY CAPITAL, MAJOR MAINT, TRANSITION PLAN NEXT FIVE YEARS

### Physical Assets:

- Total ~ \$400k (excluding solar energy system on the Barn)
- More than 25 projects primarily in farmhouse, barn, greenhouses, farmstand
- Want to complete a comprehensive assessment of the farmhouse and barn
- Will require ~\$300k in next three years
- Currently have ~\$55k in capital account.

### Transition:

- Expect to incur ~ +\$50k in one-time labor costs during key personnel transition.
- Will employ two farmers concurrently for six to eight months.
- Timing TBD but planning for next few years.

## NCF – Major Projects Completed Since Purchase

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- ~ \$1.3 m expended on four structures

When	What	Cost (estimates)	Comments
2021	Farmhouse roof and boiler	\$15K	<ul style="list-style-type: none"> <li>● Emergency projects</li> </ul>
2017, 2021	Rebuilt chicken coop & fence	\$20k	<ul style="list-style-type: none"> <li>● Structure was falling apart</li> </ul>
2012	Rebuilt farmstand	\$10k	<ul style="list-style-type: none"> <li>● Emergency project after arson incident</li> </ul>
2012-2013	Barn renovations	\$1 m	<ul style="list-style-type: none"> <li>● Extensive work; many projects</li> <li>● CPA funding ~\$750k</li> </ul>
2006	Farmhouse renovations & deleading	\$225k	<ul style="list-style-type: none"> <li>● Initial work post-purchase to ensure livability of house</li> <li>● CPA funding ~110k</li> </ul>

**NEWTON COMMUNITY FARM**  
**PROJECTED SPENDING MAJOR CAPITAL AND MAINTENANCE PROJECTS 2022-2024**

#	Project	Estimate	When	Priority	Notes
1	Farmhouse projects	\$ 99k	2022	1	<ul style="list-style-type: none"> <li>See separate list in CPA funding application.</li> </ul>
2	Build new greenhouse	\$ 15k	2022	1	<ul style="list-style-type: none"> <li>Already in progress. High priority project.</li> <li>Yield increase for seedling sale. Less weather-related crop loss.</li> <li>Received \$20k for project. Total cost w/ utilities, site prep, materials, and fit out is ~\$30k. NCF staff providing labor.</li> </ul>
3	Retrofit greenhouse	\$ 15k	2022	1	<ul style="list-style-type: none"> <li>Older greenhouse needs new ventilation and heating system.</li> </ul>
4	Farmhouse renovations	\$ 100k	2023-2024	1	<ul style="list-style-type: none"> <li>Will repair and renovate farmhouse as needed during transition to next occupant. Timing TBD; likely before 2025.</li> <li>Will include interior &amp; exterior painting, window repairs, insulation, caulking, porch rebuild, and many other projects.</li> </ul>
5	Barn deck renovations	\$ 20k	2023	2	<ul style="list-style-type: none"> <li>Deck materials are deteriorating due to weather resulting in very costly annual maintenance.</li> <li>Need to rebuild deck with weather-resistant materials.</li> </ul>
6	Barn equipment bay floor renovations	\$ 10k	2023	2	<ul style="list-style-type: none"> <li>Floor is uneven, not safe enough to easily access equipment.</li> <li>Need to implement a solution; complicated situation.</li> </ul>
7	Fix barn doors	\$ 40k	2023	2	<ul style="list-style-type: none"> <li>Numerous doors no longer shut securely. Need to fix/replace. Some of the doors cost \$12k each.</li> </ul>
<b>TOTAL SPENDING</b>		~ \$300K			

		2019	2020	2021	2022	
		Actual	Actual	Actual	Budget	Notes
<b>Revenue</b>						
	Farm Operations	\$ 149,479	\$ 166,179	\$ 167,266	\$ 167,840	Includes ~\$65k to \$70k/yr from summer & late fall Community Supported Ag (CSA) shares; ~\$24k to \$36k for Seedling Sale; donated produce \$11k to \$12k/pass through cost; remainder from farmstand, farmers market, etc.
	Education Income	\$ 76,367	\$ 1,910	\$ 33,365	\$ 53,500	Program revenues affected as of 2020 by pandemic due to curtailment of on-site programs, mostly youth summer camp.
	Public Support	\$ 108,054	\$ 241,570	\$ 204,450	\$ 148,150	<b>Events</b> = 2019/\$16k, 2020/\$10k, 2021/\$6k, 2022/\$18.5k <b>Corporate, Foundations, Govt contributions</b> = 2019/\$21.4k, 2020/\$82.6, 2021/\$78k, 2022/\$52k. Includes restricted grants & contributions. Non-recurring revenue: PPP funds = ~\$45k in 2020 & \$41.5k in 2021. <b>Individual contributions</b> = 2019/\$66k, 2020/\$147k, 2021/\$118k, 2022/\$76k. Includes non-recurring major gifts of \$62.5k in 2020 and \$30+k in 2021.
	<b>Total Revenue</b>	<b>\$ 333,900</b>	<b>\$ 409,659</b>	<b>\$ 405,081</b>	<b>\$ 369,490</b>	

<b>Expenditures</b>						
	Farm Operations	\$ 43,572	\$ 46,932	\$ 52,640	\$ 58,327	Includes seeds, supplies, tools, equipment, vehicle upkeep, etc.
	Educational Programs	\$ 10,199	\$ 2,423	\$ 2,369	\$ 5,450	Supplies.
	Public Support	\$ 28,528	\$ 5,744	\$ 5,607	\$ 7,100	Costs of events and fundraising. Decrease from 2019 due to discontinuation of major events during the pandemic.
	Administrative & Office	\$ 26,195	\$ 31,776	\$ 32,746	\$ 40,070	Insurance, bank fees, tax prep, software, supplies, etc.
	Maintenance	\$ 7,985	\$ 15,375	\$ 9,621	\$ 12,450	On-going building and site maintenance including doors in 2020, etc. Will increase in 2022 due to backlog of deferred maintenance projects.
	Payroll	\$ 219,641	\$ 214,755	\$ 191,355	\$ 214,100	Includes full-time staff (~3), part-time staff, and seasonal labor. Also rely on substantial volunteer labor; in-kind costs not included in the budget.
	Utilities	\$ 12,769	\$ 11,436	\$ 13,126	\$ 14,300	
	<b>Total Expenditures</b>	<b>\$ 348,889</b>	<b>\$ 328,441</b>	<b>\$ 307,464</b>	<b>\$ 351,797</b>	
	Depreciation	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	
	<b>Net Income</b>	<b>\$ (44,989)</b>	<b>\$ 51,218</b>	<b>\$ 67,617</b>	<b>\$ (12,307)</b>	



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse  
Building Commissioner

Telephone (617) 796-1600  
TDD/tty # (617) 796-1608

Valerie Birmingham  
Chief Preservation Planner  
Planning Department  
1000 Commonwealth Ave.  
Newton Centre, MA 02459

November 10, 2021

To Whom It May Concern:

I am writing in support of the renovations to be made to the farmhouse located on Newton's Angino farm. It is a requirement that this home is occupied. Even though there was a previous renovation done, there are some outstanding repairs necessary as components of the home reach the end of their useful lives. We would also like to take this opportunity to make improvements to the HVAC system to update it to the more environmentally friendly standards the City strives for. The projects are detailed as follows:

**Project Part 1:** There is a moisture problem in the basement, as is common with homes in Newton. We propose the installation of a French Drain and Sump Pump to remove the moisture that occurs. In addition to these components, we propose installing a Whole Heat Pump and Ductless HVAC system. This will help with the humidity, as well as provide energy efficient heating for the home. This system is powered by electricity, which is much more environmentally sustainable than the current gas-powered boiler.

To further aid in the removal of damaging moisture from the home, we propose installation of an All-House Dehumidifier in the basement. This has a much larger capacity than a standard dehumidifier.

**Project Part 2:** The electrical system was partially upgraded in the 2005 renovation, however there are many areas of the home where the electrical is not up to code, causing a safety hazard. We would like to update the electrical systems in the basement and outside to meet current codes, as many of them are currently non-operational. There are also several locations throughout the house that require GFCI outlets, which will be added in this project.

**Project Part 3:** The kitchen ceiling is at risk of collapsing. We propose a replacement of ceiling, also bringing the lighting up to code.

**Project Part 4:** The current water heating is nearing the end of its' useful life. We would like to replace the water heater with an electric pump water heater. While there is a higher installation cost, the replacement water heater is much more sustainable as it does not burn fossil fuels. All of these projects are necessary to bring the home up to the environmentally sustainable standards the City expects and will extend the life on the home for continuous habitation.



Sincerely,

A handwritten signature in blue ink, appearing to read "J. Morse", written in a cursive style.

Josh Morse  
Public Building Commissioner

Susan Albright, President and Ward 2 Councilor at Large  
Newton City Council  
1075 Commonwealth Ave  
Newton, 02459

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

February 1, 2022

Dear Mr. Brody,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would make sure that we protect the investment Newton made in the farm so many years ago. The farm house will remain a livable asset and the environmental upgrades will be in line with our city's climate action goals. As I understand it the upgrades will include the following:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a french drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

I remember those many years ago when the Council, then the Board of Aldermen, supported the Community Preservation Committee's decision to fund the purchase of Angino Farm, the last surviving farm in our city, to allow it to remain a farm for posterity, education and for historic preservation. We had one Councilor at that time who said it wouldn't last five years. I think we are all thrilled that he was wrong. I go there every spring to buy plants for my farm, i.e my back yard!

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

Providing support for these capital projects will assure that our original investment in the farm will continue to serve our community into the future. This is an appropriate use for CPC funds, putting funds right back into a community service that so many use. I urge you to approve this application.

Sincerely,  
Susan  
Susan Albright, President  
Newton City Council

**From:** [Alison M. Leary](#)  
**To:** [danielsbrody@gmail.com](mailto:danielsbrody@gmail.com)  
**Cc:** [Lara Kritzer](#)  
**Subject:** In Support of NCF Application for CPA Funds for Historic Farmhouse  
**Date:** Friday, February 11, 2022 2:46:23 PM

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Dear Chair Brody.

I am writing in support of the application submitted by the Newton Community Farm and the Farm Commission for CPA funds for capital improvements for the historic farmhouse. This includes fixing water intrusion in the basement, a full electrical upgrade and replacing the hot water heater (which I hope will be electric).

We are very fortunate to have a community farm and all the benefits it offers and it certainly has served us well these last 15 years. All the benefits are too numerous to list but it includes wonderful fresh local vegetables, produce donations to the Newton Food Pantry, farm education programs and of course the seedling sale.

We have a collective responsibility to respond to the need for capital improvements that benefit a public purpose and this project is an ideal candidate for CPA funds on many levels. As an environmentalist and strong supporter of meeting the City's climate action plan goals and am very pleased that NCF has received a grant from the MA Department of Agricultural Resources to cover the costs of a battery storage system and solar panels for the barn to cover almost all the agricultural electric use.

Looking forward to another great year for NCF!

Kind regards,

Alison M. Leary  
Newton City Council  
Ward 1  
617-821-5619

## City Council

2022-2023

City of Newton



February 9, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Dan:

When the CPC deliberated whether to fund the purchase of Angino Farm in 2005-06, I was a member of the Newton League of Women Voters' CPC grant reading committee, and was one of the unanimous voices in the LWVN supporting the grant.

Every time I bike or drive by the farm, or pick up produce or find Newton Community Farm staff at one of our Farmer's Market, I am proud of the wisdom of the City and the CPC in acquiring, preserving and continuing to support the farm's operations and increasingly, energy efficiency.

There are always many worthy projects contained in proposals to the CPC. The renovation and repair of the farmhouse, which is before you this season, is extremely worthy.

1. Newton owns this building, and its maintenance (or lack of it) is our responsibility.
2. Fixing water intrusion in the basement will further preserve the historic home.
3. Adding heat pumps and ductless HVAC, along with needed electrical upgrades is the right thing to do for the climate and the house and NCF's farmer family.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

As is true with many of the CPC's early investments, this one yields many community benefits on many fronts. I urge the Committee to fund these needed repairs and approve the NCF's application.

All best,



February 4, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

Bill Humphrey  
Newton City Councilor  
Ward 5

February 11, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a french drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. ***I can't underscore enough the value and pride that NCF brings to the community, young people, and us in Ward 8 and citywide. It is a gem in our City and one that deserves to continually be invested in.***

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

David Kalis  
City Councilor-at-Large, Ward 8  
66 Andrew St



February 14, 2022

Mr. Dan Brody  
Chair, Newton Community Preservation Committee  
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- Resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- Complete an electrical upgrade;
- Replace the sagging kitchen ceiling;
- Replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's clean energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for fifteen years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

Emily Norton  
*Ward 2 City Councilor*

February 9, 2022

Harvey Crosby  
277 Nahanton Street  
Newton Centre, MA 02459

Dan Brody  
City of Newton Community Preservation Committee  
Newton, MA 02459

Dear Dan,

I am the Chair of the Board of Directors at the Ledgebrook condominiums adjacent to the Newton Community Farm (NCF). As you probably know, we at Ledgebrook, especially the late Gene Rubin, were instrumental in the establishment of The Farm. Gene's daughter recently made a significant contribution to The Farm for the construction of a new greenhouse, so that The Farm can significantly increase seedlings for sale to the community at the annual seedling sale.

We have been financial supporters of The Farm since inception. We couldn't ask for more from our neighbor, and respectfully request the the Committee approve the request currently before you to remedy the capital repair issues in the historic farmhouse.

Greg Maslowe has been the Farm manager since 2006. He is a gem. He is the absolute best person for the role. Greg and his family have lived in the farmhouse since they first came to manage The Farm. Anyone visiting the farmhouse would immediately recognize that the requested improvements are very very necessary.

The funds would be used to:

- (1) Resolve chronic water intrusion in the basement and corresponding moisture.
- (2) Install an air-source heat pump and ductless HVAC system and a whole-house humidifier.
- (3) Complete an electrical upgrade
- (4) Replace the sagging kitchen ceiling.
- (5) Replace the hot water heater.

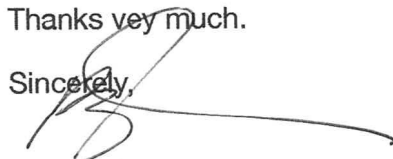
These projects will also contribute to NCF's shift to more environmentally sustainable practices by electrifying the farmhouse heating system in line with the City's energy priorities.

Newton Community Farm is a unique asset for the entire City of Newton. We are truly privileged to have The Farm, and especially to have Greg Maslowe as the Farm manager.

Please support this request to improve the living conditions for Greg and his family.

Thanks vey much.

Sincerely,



Harvey Crosby  
Chair, Board of Directors Ledgebrook Condominium  
email: [harveypop11@gmail.com](mailto:harveypop11@gmail.com)  
617-733-9327



February 14, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

Mark Sokoll  
Chief Executive Officer  
JCC Greater Boston  
333 Nahanton Street  
Newton, MA 02459

February 13, 2022

Dan Brody, Chair  
City of Newton, Community Preservation Committee  
1000 Commonwealth Ave., Newton, MA 02459

Mr Brody,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse.

These funds would be used to:

- Resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- Complete an electrical upgrade;
- Replace the sagging kitchen ceiling;
- Replace the hot water heater.

These projects will contribute to NCF's shift to a more environmentally-sustainable practice by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application.

Sincerely,

John Oliver  
City Councilor-at-large, Ward 1  
joilver@newtonma.gov

Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to resolve chronic water intrusion in the basement and corresponding moisture issues in the house; complete an electrical upgrade; replace the sagging kitchen ceiling; replace the hot water heater; and allow a shift to more environmentally-sustainable practices by electrifying the farmhouse heating system.

NCF is an outstanding community resource and I believe that this would be an excellent use of CPA funds.

I hope that the Community Preservation Committee fully supports and funds this project.

Marc C. Laredo, Councilor at-Large, Ward 7

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.



**GreenNewton**

January 31, 2022

**Board of Directors**

Marcia Cooper  
*President*

Jim Purdy  
*Vice President*

Dan Ruben  
*Chair*

Sharon Cushing  
*Treasurer*

Sunwoo Kahng  
*Clerk*

Cory Alperstein  
Barbara Brousal Glaser  
Craig Forman  
Beverly Craig  
Brian Hodgson  
Karen Kipman  
John Lewis  
Mindy Gregory Sieber  
Peter Smith  
Andrew Thompson  
Tony Zelle

**Advisory Board**

Ana Zarina Asuaje Solon  
Louise Bruyn, *Founder*  
Beverly Droz  
Kevin Dutt  
Margaret Ford  
Ellie Goldberg  
Barbara Herson  
Ira Krepchin  
Lois Levin  
Brooke Lipsitt  
Brita Lundberg  
Jean MacRae  
Ken Mallory  
Heather Tausig  
Jay Walter

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Dan,

I am writing on behalf of Green Newton in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a french drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier.
- complete an electrical upgrade.
- replace the sagging kitchen ceiling.
- replace the hot water heater.

Green Newton wants these NCF projects to move forward to shift to more environmentally sustainable practices, especially by electrifying the farmhouse heating system. This will be in sync with the city's energy priorities spelled out in Newton's Climate Action Plan.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years.

It is critical to complete the proposed capital projects, so I urge you to approve their application.

Sincerely,

Marcia Cooper  
President, Green Newton

**216-22**

P.O. Box 590242    Newton Centre, MA 02459    617-965-1995    [www.GreenNewton.org](http://www.GreenNewton.org)    [info@GreenNewton.org](mailto:info@GreenNewton.org)

**From:** Maria Scibelli Greenberg  
**Sent:** Friday, February 11, 2022 4:05 PM  
**To:** Lara Kritzer <[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)>  
**Subject:** CPA funding for NCF Plz share with CPC members

February 11, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. NCF is an important community resource that must be supported. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities. Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farm stand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset.

I urge you to approve this application.

Sincerely,

Maria Scibelli Greenberg (she/her)  
Newton Ward 1 City Councilor  
617-631-8691

**The Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.**

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

February 2, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
1000 Commonwealth Avenue  
Newton, MA 02459

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

Newton Community Farm (NCF) intends to contribute to this project by allocating staff time for project and logistical coordination. NCF will also absorb the costs for site preparations and accommodations for the farmer and his family as needed during construction. These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities. Please also note that NCF recently funded on its own two capital repair projects for the farmhouse that would have been included in the CPA proposal had they not been emergencies.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In my view and the view of many, NCF has superbly executed on the mission that the City laid out in its original purchase of the Angino Farm. Newton Community Farm's performance is a model for public/private partnerships of this kind.

In 2021, NCF grew 50,000 lbs. of food (on tiny acreage) and distributed it through CSA programs, donations to local nonprofits, Newton Farmers' Market, and NCF's on-site farm stand. NCF also provided education programs during the Covid shutdown to more than 300 people and also offered hands-on opportunities to student interns and volunteers. In the spring of 2021 NCF distributed, through its annual seeding sale, over 24,000 seedlings to more than 600 community members. NCF also donated approximately \$12,000 worth of produce to the Newton Food Pantry, Food to Your Table, and the Boston Area Gleaners.

It is critical to complete the capital projects for which CPA funding is requested so Newton Community Farm can continue to execute on its multi-faceted mission to the community. I urge you to approve this application.

Sincerely,



Michael Goldman  
Chair, City of Newton Farm Commission



**Peter J. Barrer  
60 Endicott St.,  
Newton, MA 02461**

February 11, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Re: Newton Community Farm application to the CPC

Dear Mr. Brody,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. The funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier
- complete an electrical upgrade
- replace the sagging kitchen ceiling
- replace the hot water heater.

These projects will contribute to NCF's ongoing shift to environmentally-sustainable practices by electrifying the farmhouse heating system.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor education center. Over the years the Farm has been a landmark example of successful use of the CPA process.

It is critical to complete these capital projects so the organization can continue to offer these services to the community and preserve this unique city asset. I urge you to approve this application. Please contact me at 617-630-0923 or [pbarrer@gmail.com](mailto:pbarrer@gmail.com) if there are any questions.

Sincerely yours,



Peter J. Barrer



February 3, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds to remedy capital repair issues in the historic farmhouse. These funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

Newton Community Farm has successfully managed this important city asset for historical, cultural, and environmental purposes for 15 years, primarily serving as a thriving vegetable farm and outdoor educational center. In 2021, NCF grew 50,000 lbs. of food and distributed it through CSA programs, donations to local nonprofits including **3300 lbs to the Newton Food Pantry**, Newton Farmers' Market, and NCF's on-site farmstand. NCF also provided education programs to more than 300 people and also offered hands-on opportunities to student interns and volunteers.

The Newton Food Pantry is grateful to partner with the Newton Community Farm during the growing season and could not continue to serve over 1800 Newton residents without dedicated inventory partners like NCF. . Our clients at our oncampus distribution as well as our offsite initiative, the Newton Community freedge value the opportunity to enjoy fresh locally grown produce that they might otherwise not have access to.

I urge you to approve this application. It is critical to complete these capital projects so that Newton Community Farm can continue to offer these services to the community and preserve this unique city asset. NCF's impact goes way beyond its physical space and we need to do whatever we can to enable it to thrive.

Sincerely,

Regina Wu, MD  
President, Newton Food Pantry



Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

February 10, 2022

Dear Dan,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission for Community Preservation Act funds. I am a former board member of NCF, and was President for 6 years (2015 – 2021).

When the City of Newton chose to purchase the Angino Farm, and turn its operations over to the private nonprofit NCF, this created an important and valuable resource for our community. It brings joy, health, connection, learning and land preservation into our lives. During my years as President, I learned just how important the Farm is to so many Newton residents. It is a unique and valuable asset, improving our quality of life with fresh produce for sale and donated to organizations serving the food insecure, education classes, supporting home gardeners, and cultivating a love for nature, science and food in our children.

The CPA funds would be used to:

- resolve chronic water intrusion in the basement and corresponding moisture issues in the house by installing a French drain and sump pump in the basement, an air-source heat pump and ductless HVAC system, and a whole-house dehumidifier;
- complete an electrical upgrade;
- replace the sagging kitchen ceiling;
- replace the hot water heater.

These projects will also contribute to NCF's shift to more environmentally-sustainable practices by electrifying the farmhouse heating system in line with the City of Newton's energy priorities.

The needed repairs to the Farmhouse are substantial, and represent a significant monetary commitment. This is not a burden that NCF can bear without harming its financial stability and future. Awarding CPA funds would contribute to the longevity of the Farm that is such a treasured asset. It is critical to complete these capital projects so the organization can continue to offer these services to the community. I urge you to approve this application.

Sincerely,

*Stephanie Cogen*

Stephanie Cogen  
98 Allen Avenue  
Newton, MA 02468

February 23, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Mr. Brody and members of the CPC,

I am writing in support of the application submitted by Newton Community Farm (NCF) and the City of Newton Farm Commission to use Community Preservation Act funds to address the need for capital repair in the historic farmhouse.

I acknowledge that you are familiar with the specific needs of the physical plant, including electrification ( an initiative that is symbiotic with legislation that my colleagues in I are pursuing consistent with the Climate Action Plan ) and other badly needed repairs that have been requested for the Farm.

I have long felt that the City should financially support the Farm's capital maintenance and improvements. I also think that we should be applying more of our CPA funds to green initiatives and needs. Please add my support to that of many others for maintaining one of Newton's wonderful public resources.

Sincerely,

Chris Markiewicz  
Councilor, Ward 4

CC: Ms. Lara Kritzer

**From:** [Cheryl Lappin](mailto:Cheryl.Lappin@cityofnewton.com)  
**To:** [danielsbrody@gmail.com](mailto:danielsbrody@gmail.com)  
**Cc:** [Lara Kritzer](mailto:Lara.Kritzer@cityofnewton.com)  
**Subject:** Letter of Support for NCF application for CPA funds for historic farmhouse  
**Date:** Saturday, February 26, 2022 1:04:28 PM

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[DO NOT OPEN links/attachments unless you are sure the content is safe.]

February 25, 2022

Dan Brody, Chair  
City of Newton Community Preservation Committee  
Newton, MA

Dear Dan,

I am writing to support Newton Community Farm's application for Community Preservation Act Funds to repair the historic farmhouse.

As the first Chair of the Farm Commission and a 9-term Ward 8 City Councilor I have had the pleasure of watching the NCF from acquisition to the thriving community asset it is today. With only one acre of growing space and the best Farm Manager we could ask for, the NCF has provided the citizens of Newton with tens of thousands of pounds of produce, a myriad of educational programs, and help to the neediest in our community.

I have been increasingly impressed that our little farm has been self sustainable with revenue from CSA shares, programming, fundraising and grants.

These repairs of the historic farmhouse are long overdue, will make the farm even more environmentally sustainable and will allow NCF to continue to thrive and be a source of pride for the City.

I urge you to support this important application.

Best regards,



Cheryl Lappin  
Newton Farm Commission  
Former VP of Newton City Council