



Ruthanne Fuller  
Mayor

Barney S. Heath  
Director of Planning and  
Development

**COMMUNITY  
PRESERVATION  
COMMITTEE**

Eliza Datta, Chair  
Susan Lunin, Vice Chair  
Mark Armstrong  
Dan Brody  
Byron Dunker  
Jennifer Molinsky  
Martin Smargiassi  
Judy Weber

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

**Program Staff**

Mollie Hutchings  
Community Preservation  
Program Manager

[mhutchings@newtonma.gov](mailto:mhutchings@newtonma.gov)

617-796-1147

1000 Commonwealth Ave  
Newton, MA 02459

T 617.796.1120

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



**COMMUNITY PRESERVATION COMMITTEE**

**AGENDA**

**April 9, 2024 at 7:00 P.M.**

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: **84508068835**

To join this meeting on your computer, go to: <https://newtonma.gov.zoom.us/j/84508068835>. One tap mobile: **+16469313860,,84508068835#**

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

**7:00 P.M. –Public Hearing for [Spears Park Community Garden](#) Full Proposal**

**OTHER BUSINESS**

- 1) Review of Existing and Potential Future Projects
- 2) Review of Current Finances
- 3) Approval of January and March Minutes
- 4) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



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Newton, MA 02459  
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**COMMUNITY PRESERVATION COMMITTEE**

**April 9, 2024 at 7:00 P.M.**

**Staff Memo**

**Public Hearing for [Spears Park Community Garden](#) Full Proposal**

Spears Park, at the corner of Walnut Park and Washington Street, is currently an open green lot. The project would install 30 raised beds for a community garden in the space, with storage for tools and picnic tables. This project has already been through design and is applying for \$150,000 of open space funding for construction. The total project budget has been lowered to \$308,419, bringing the percentage of CPA funding to 48.9%.

Please see attached readers guide for more further notes.

**OTHER BUSINESS**

- 1) Review of Existing and Potential Future Projects  
I have attached the updated list of existing projects. I have done my best to clean that up of old business. Please let me know if you have other thoughts
- 2) Review of Current Finances  
I have attached the updated Finances at a Glance spreadsheet. I will have a very short presentation on the bonding outcomes to share as well.
- 3) Approval of January and March Minutes  
January and March minutes are included in the packet.  
Reviewer for January - Jennifer Molinsky  
Review for March - Martin Smargiassi
- 4) Other  
Coalition's CPA Bootcamp webinar scheduled for June 18.

Newton, Massachusetts Community Preservation Program  
**CPC Staff *READER'S GUIDE***

PROJECT TITLE: **Spears Park Community Garden**

CPA REQUEST: \$150,000

TOTAL COSTS: \$308,419

**RECOMMENDED ACTIONS**

Staff recommends using open space funds for this project, using the following accounts

5840 3599 – Open Space Reserve	\$121,621.62
5800 3599 – Unrestricted Funds	\$28,378.38

This would close out the small balance in our Open Space Prior Year Reserves. The remaining balance would come from unrestricted funds.

**PROJECT ELIGIBILITY**

The creation of a community garden is an allowed use of open space funds. The expenses listed in the project budget are all allowable expenses.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No <small>(unless acquired or created with CPA \$\$)</small>	Yes	Yes	No <small>(unless acquired or created with CPA \$\$)</small>

Note: While open space projects typically have a Conservation Restriction that is required per the agreement, staff recommends not restricting Spears Park as a community garden specifically. This will allow for flexible future open space uses, should the needs of the community change. As this project is not for the acquisition of land, but the creation of an open space resource on land that is already a community amenity, the restriction is not required of the project.

Other CPA communities that have used CPA Open Space funds for the creation of raised bed community gardens are:

- Cambridge (Hurley Street Park & McGrath Community Gardens, 2012)
- Aquinnah Community Garden (2009)
- Ayer Community Garden (2019)
- Malden Community Garden Expansion (2019)

## COMMUNITY NEEDS

The Tasun Gardens at Spears Park would be the second community garden in the City of Newton, with the existing community gardens located on the opposite side of the city in Nahanton Park. The creation of this community garden aligns with the goal of “Distributing new public recreational open space as equitably as possible while increasing the accessibility of public open spaces to people with disabilities,” as described in the City of Newton’s Open Space and Recreation Plan.

## PROJECT BUDGET

The Parks Department has submitted a construction budget, which details the construction, hydrant connections, material, and design costs. The total project budget has come down by approx. 11,000 between their initial pre-proposal and their full proposal submission, bringing the percentage of the project being funded through CPA to 48.95%.

The Parks Department has estimated yearly operating costs of \$2170, based on water costs, leaf and snow removal, and pruning of the public plantings. Plots will be maintained by the gardeners.

## SITE CONTROL

Spears Park is a public park, owned by the City of Newton and maintained by the Parks Department.

## NOTES FROM PRE-PROPOSAL DISCUSSION

Ms. Weber, Mr. Perez Demorizi, and Mr. Lermom discussed the design of a community garden. They clarified that raised beds would be used to maintain tidiness and aesthetics, and that a fence would be constructed around the garden for protection from vandalism.

Parks Department Staff responded to previous staff questions that the final design will ultimately reduce the fenced area of the park, leaving more open space for other community uses.

Ms. Molinsky expressed support for the project and asked about the management of pesticides and other environmental concerns.

In response, the Parks Department has included the handbook for the existing community gardens in Nahanton Park, as an example of the rules and regulations that may be implemented at these community gardens. It should be noted that the existing community gardens are ground plots, and the handbook has a few rules that would not be relevant to the raised beds proposed for Spears Park. Some relevant highlights include:

- “Common areas, aisle ways between plots and the roadway must be kept clear in order to facilitate maintenance activities and emergency access. Do not pile or throw mulch, weeds, rocks or materials into these areas. When not in use, keep hoses out of these areas”
- “No registered pesticides or herbicides are to be stored or used within the Community Gardens or within 25’ of the outside perimeter of the Upper or Lower Gardens as specified by the Integrated Pest Management (IPM) Plan.”

## COMMUNITY OUTREACH & CONTACTS, LETTERS

Included in the packet are letters received from the public.

## RECOMMENDED FUNDING CONDITIONS:

Deadlines - All recommended CPA funds should be appropriated within 6 months and the project should be completed within 1 year after the date of any CPC recommendation, with the understanding that these deadlines may be extended by submitting a written request to the CPC outlining the reason the extension is necessary and the proposed new deadline.

Use of Funds – All CPA funding must be used for the creation of the community garden, including site prep, fencing, water connections, plantings and landscaping, installation of site amenities and contract administration.

Interim Products - The Applicant should also be prepared to update the CPC at regular intervals as requested on the status of the project. Periodic site visits to check the status of the restoration work may also be requested.

Final Products - The CPC will hold 10% of the project's CPA funding until all restoration work is complete, at which time a final report and updated project budget must be submitted to the CPC for approval. The Applicant will be expected to present these materials at a public meeting of the CPC for their review and approval before the final funds are released.

City of Newton



Ruthanne Fuller  
Mayor

# Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)  
date rec'd:

Last updated October 2020.

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:

Mollie Hutchings, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

[ahutchings@newtonma.gov](mailto:ahutchings@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>	Community Garden at Spears Park			
<b>Project LOCATION</b>	Corner of Walnut Pk. & Washington St., Newton			
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone	Mailing address
<b>Project Manager</b>	Luis Perez Demorizi, Director of Parks & Open Space; Parks, Recreation & Culture	<a href="mailto:lpdemorizi@newtonma.gov">lpdemorizi@newtonma.gov</a> <a href="mailto:alerman@newtonma.gov">alerman@newtonma.gov</a>	617-796-1500	246 Dudley Rd. Newton, MA 02459
	Ahron Lerman, Asst. Director of Parks & Open Space; Parks, Recreation & Culture			
<b>Other Contacts</b>	Nicole Banks, Commissioner; Parks, Recreation & Culture	<a href="mailto:nbanks@newtonma.gov">nbanks@newtonma.gov</a>	617-796-1500	246 Dudley Rd., Newton, MA 02459
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$150,000	<b>B. Other funds to be used:</b> \$199,519	<b>C. Total project cost (A+B):</b> \$349,519	
<b>Project SUMMARY</b>	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.			

**New Community Gardens**

Spears Park is a one-third (.32) acre park at the corner of Washington Street and Walnut Park in Newton. The park borders the Jackson Walnut Park Schools to the west and north, Washington street to the south, and Walnut Park to the east. This small parcel of open space was a private residential property that was deeded to the City of Newton in 1934. The previous residence and carriage house dated back to as early as 1848. The park is also located just down the block from the Jackson-Homestead Museum. The surrounding neighborhood is a mix of residential, commercial, and and institutional uses. Currently, the park is an open lawn with a perimeter of declining trees, many of them the invasive Norway maple. Spears Park currently does not have any programmed uses.

Over the past two years, Newton’s Parks, Recreation & Culture Department has partnered with the *Friends of Tasun Community Gardens at Spears Park* to bring forward just the second publicly accessible community garden space in the city—and the first north of the Mass Pike. The first community gardens, at Nahanton Park, offer 120 plots for rent and are incredibly popular. All plots have been booked solid for years, and there is currently a recurring waitlist of an average of 20 hopeful gardeners.

Throughout the two-year planning and development process for these new gardens at Spears Park, the city held three community meetings, one of which was held on-site with neighbors and other stakeholders. The project has also received unanimous approval from the Parks & Recreation Commission in their November 2022 meeting, and full support from the city council and from various local entities, such as Green Newton and the Newton Conservators. The project was also supported by the Jackson Walnut Park Schools and the Friends of Tasun Garden at Spears Park.

**Project Goals**

- Provide up to 30 raised beds, including at least 2 accessible beds
- Provide accessibility throughout the garden area
- Provide critter-resistant fence enclosure
- Provide site amenities such as bike racks, benches, picnic tables, and signage
- Use sustainable materials
- Enhance pollinator habitat
- Provide garden tool storage and composting station
- Provide yard hydrants
- Provide amenities for the community outside of the fenced-in gardens

<b>Project Title</b>	Community Garden at Spears Park		
<b>Proposed Funding Category: Recreation</b>	Proposed Recreation Funding will be used to:	<b>Acquire</b>	
		<b><u>Create</u></b>	A community garden!
		<b>Preserve</b>	
		<b>Rehabilitate/Restore</b>	
<b>Community Needs</b>	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.		

**Open Space and Recreation Plan Update 2020-2027**

- Section 7: Analysis of Needs (p.143)
  - *Addressing Gaps in the Availability of Open Space Resources* – “Given the demand, Newton would do well to consider creating more community gardens, especially in the northern part of the City.”
  
- Section 8:
  - Goal 3: Accessibility (p.149)
    - *Objective A: Increase accessibility in the City’s Park land*
  
  - Goal 4: Minimized Gaps in the Availability of Open Space Resources (p.150)
    - *Objective A: Improved existing open space resources where need is greatest*
    - *Objective B: Expanded and diversified park and playground assets where need is greatest*
  
  - Goal 5: Connectivity (p.150)
    - *Objective A: Enhanced bike network that includes not only higher traffic “spines”, but also low-stress components and connections to local open space resources, especially in under-served areas, and is consistent with regional plans*
    - *Objective E: Improved publicly available bike/pedestrian wayfinding and navigation measures.*

**Capital Improvement Plan FY 2025-2029**

- Priority Number 34: “Spears Garden – Install community garden with raised planter boxes, irrigation, pathways, seating.”

COMMUNITY CONTACTS	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.		
Name & title or organization	Email	Phone	Mailing address
Friends of Tasun Community Garden at Spears Park	<a href="mailto:marcus.breen1@gmail.com">marcus.breen1@gmail.com</a>	617-987-7660	
Arthur Magni, Chairman Parks & Recreation Commission		617-821-8351	
Maria S Greenberg, Newton City Councilor	<a href="mailto:msgreenberg@newtonma.gov">msgreenberg@newtonma.gov</a>	617-817-6548	



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.**

<b>Project TITLE</b>	Community Garden at Spears Park	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Topographic Survey (ARPA)		\$6,500
Conceptual Design (ARPA)		\$15,700
Final design and construction administration, Weston & Sampson Inc. (ARPA)		\$37,800
Construction Budget (ARPA, CPA, Donations & Grants)		\$270,619
14 Months approximate Parks and Open Space staff time through final design and construction (@\$50.00/hr, 6 Hrs/week)		\$16,800
42 urban forestry staff hours @ \$50/hr rate (approx. 3 staff) tree maintenance, organic material salvage)		\$2,100
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)		<b>\$349,519</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
State earmark funds	Confirmed	\$75,000
The Village Bank donation	Expected	\$7,500
Hauser Trust	Expected	\$1,455
Green Newton	Confirmed	\$500
America Rescue Plan Act Funds (ARPA)	Confirmed	\$96,164
City of Newton full time employee salaries	Expected	\$18,900
CPA Funds	Requested	\$150,000
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)		<b>\$349,519</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET</b> (cannot use CPA funds)		
<b>Uses of Funds</b>		
Seasonal mowing and leaf removal		\$1250
City water costs		\$500
Pruning costs, annualized		\$420
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)		<b>\$2170</b>
<b>Sources of Funds</b>		
Public Grounds and Maintenance Budget		\$1750
Forestry Budget		\$420
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)		<b>\$2170</b>
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
	Final Desing and Bidding	February -- June 2024
	Site construction	September 2024 -- March 2025

Garden Bed preparation and construction	Spring 2024

Project TITLE		Tasun Community Garden at Spears Park	
↓ Check off submitted attachments here.			
REQUIRED.	x	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
	x	<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  Full proposals: separate, detailed budget attachments REQUIRED.	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
	x	<b>Development 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		
REQUIRED for all full proposals.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring department or organization, most recent annual operating budget</b> (revenue & expenses) <b>&amp; financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	x	<b>For project manager: relevant training &amp; track record</b> of managing similar projects	
REQUIRED for all full proposals involving City gov’t., incl. land acquisition.	x	<b>CAPITAL IMPROVEMENT PLAN</b>	current listing/ranking & risk factors for this project
		<b>COVER LETTER</b>	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
	<b>ZONING &amp; PERMITTING</b>		
	N/A	<b>Permits required:</b> including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
	X	<b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
	x	<b>Professional design &amp; cost estimates:</b> include site plans, landscape plans, etc. <b>Materials &amp; finishes;</b> highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.		<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

# Tasun Community Gardens

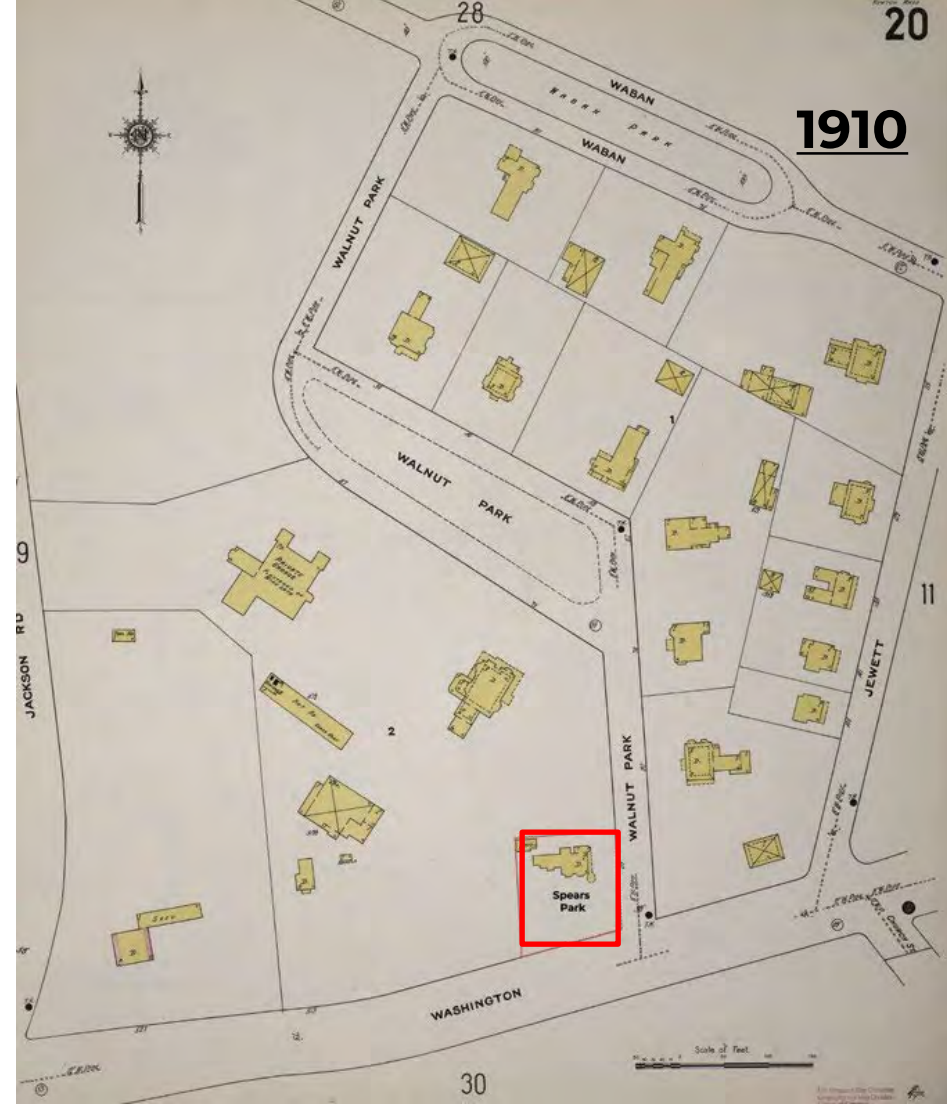
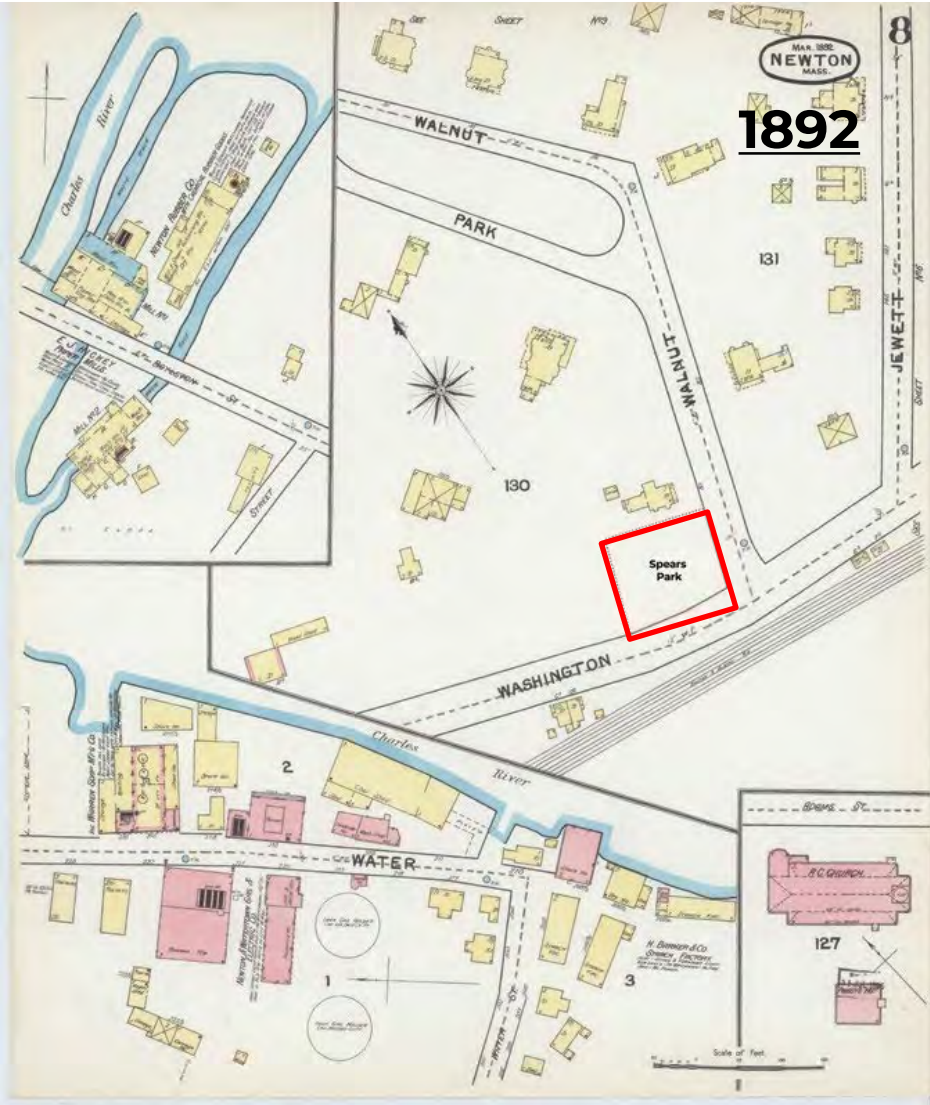
## at Spears Park

Newton Parks, Recreation, and Culture Department





Spears Park would be the first community garden located north of the Mass Pike in Newton.



- Area: general commercial & industrial history—including railroad—late 1800s
- Site: Former private residence & carriage house, as early as 1848
- Property deeded to City of Newton in 1926-- no “permanent structures”
- Assumed typical "urban fill" soil



Item	Cost	Includes:
Site Prep & Earthwork	\$58,315	Construction fencing, tree protection, grading, etc.
Site Amenities	\$46,700	Garden beds, seating, tables, signs, compost bins
Fencing (permanent)	\$37,750	Approx. 430 linear feet + 2-3 gates
Surfacing	\$26,200	Compacted stone dust w/gravel base, edging
Planting	\$8,325	Trees, shrubs, raised bed soil
Water	\$19,000	Street connection & yard hydrants
Design & Contingency	\$112,129	Mobilization, construction drawings, design consultants, inflation
<b>Total</b>	<b>\$308,419</b>	



<b>Funding/Costs</b>	<b>Amount</b>	<b>Notes</b>
CPA Funds	<i>\$150,000</i>	
ARPA Funds	<i>\$96,164</i>	<b>Expended:</b> <i>\$15,700</i> (Conceptual design) <i>\$6,500</i> (Topographic survey) <i>\$73,964</i> remains
State Earmarked Funds	<i>\$75,000</i>	
City of Newton FTE salaries	<i>\$18,900</i>	
Donations	<i>\$9,455</i>	The Village Bank (expected): \$7,500 Hauser Trust (expected): \$1,455
		Green Newton: \$500
<b>Total Project Funding</b>	<b><i>\$349,519</i></b>	

Total Construction Costs	<i>\$270,619</i>	
Total Planning Costs	<i>\$60,000</i>	
Total Staff Time Costs	<i>\$18,900</i>	
<b>Total Project Cost</b>	<b><i>\$349,519</i></b>	

<b>Operation Item</b>	<b>Frequency</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Total Annual Cost</b>
Tree Pruning	Every 5 years	1	\$ 2,100	\$ 420
Site Mowing and String Trimming	Monthly	5	\$ 150	\$ 750
Leaf Litter and Branch Removal	Season	1	\$ 500	\$ 500
City Water	Season	1	\$ 500	\$ 500
<b>Total Annual Upkeep Cost:</b>				<b>\$ 2,170</b>

March 1, 2024

Nicole Banks, Commissioner  
Luis Perez Demorizi, Director of Parks and Open Space  
Newton Parks, Recreation, and Culture  
246 Dudley Road, Newton, MA 02459

Re: **RFQ 22-21 / Contract #L-6865**  
**On-Call Landscape Architectural Services for Athletics Fields and Parks Designer**  
**Task Order 12: Spears Park Final Design**

Dear Commissioner Banks and Mr. Demorizi:

We are pleased to submit this letter proposal to continue working with Newton Parks, Recreation, and Culture (Newton PRC) staff on design and engineering services at Spears Park, Walnut Park and Washington Street, Newton Corner. The progress we have made is exciting and we look forward to providing additional support to PRC staff as they seek to take the concept design developed in 2022 to final bidding documents at Spears Park.

**SCOPE OF PHYSICAL IMPROVEMENTS**

Specific improvements include the following:

- New community garden beds
- New stonedust paving and maintenance area, including seating and gathering areas
- Material storage areas for maintenance
- Fencing and gates
- Tree pruning and removal by the City Forestry Department
- Site overall grading and drainage considerations
- Site restoration related to the improvements noted above

**SCOPE OF SERVICES**

For this scope of physical improvements, we have identified the following suggested tasks:

**1. 50% Construction Drawings**

We will revisit the conceptual plan developed in November 2022 and work closely with Newton PRC staff to finalize the layout plan. Following layout approval, we will submit 50% progress plans and meet with project representatives to review comments and fold any necessary design adjustments into the final design submittal. Plans submitted will include a Cover Sheet, Existing Conditions Plan, Site Preparation and Demolition Plan, Materials Plan, Grading and Drainage Plan, basic construction details and a table of contents for the technical specifications. Excluded from this submission is a Layout Plan, details tailored to the project, technical specifications, an opinion of probable cost, and site photometric studies.

**2. Final Construction Drawings and Opinion of Probable Cost**

- a. **90% Design** - Upon the receipt of 50% submission approvals, contract documents, including updated plans and details. We anticipate that these design documents will represent a 90% complete level.



- b. **100% Design Contract Documents, Specifications** – Upon the 90% submission approvals, final designs, and contract documents, including plans, details, and specifications. When fully completed, the documents will be submitted as a final check for City review and approval. After the receipt of any last comments from project representatives, we will finalize the plans for bidding and prepare bid forms, special provisions, other specifications, plans, details, and related bid items.
- c. **Opinion of Probable Cost** – To be developed at a milestone to be determined with the City.

**Assumptions / Exclusions:**

- Site visits have not been included. Any field work, particularly on the existing trees, will be completed by City staff and information provided to Weston & Sampson.

**SCHEDULE OF FEES**

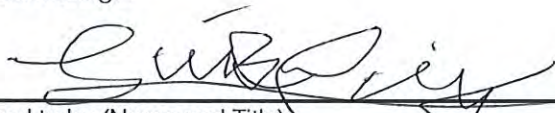
Design Services – Base Scope	Fee
1. 50% Construction Drawings	\$ 15,000
2. Final Construction Drawings and Opinion of Probable Cost	\$ 15,000
<b>Total Base Services</b>	<b>\$ 30,000</b>

Weston & Sampson will work diligently on behalf of the city to yield highly successful project outcomes on these initial tasks. Please call any one of us if you would like to review any aspects of this proposal. If you agree with the contents of this letter proposal, please sign on the signature line below and return one copy of this document (scanned or e-mailed copies will be satisfactory).

Sincerely,  
 WESTON & SAMPSON ENGINEERS, INC.



Cassie Bethoney, RLA  
 Project Manager



Agreed to by (Name and Title):  
 Luis Perez, Demoriel  
 Director of Parks & Open Space

Date: 3/14/24

## Spears Park Project Management

**Luis Perez Demorizi, Director of Parks & Open Space**, has 10 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in both municipal work, as well as private sector projects. He helped manage an 11-million-dollar contract with the City of New York's Department of Environmental Protection's green infrastructure program retrofitting sidewalks, schools and parks to manage and capture stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir(368K value), the design and construction of the athletic field lights at both High Schools (~2M value), replacement of turf fields at NSHS, structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, and landscape improvements at the Newton Corner traffic islands. He has also successfully oversaw the design and engineering of the Improvements to Levingston Cove at Crystal Lake and its subsequent construction. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions, the public and contractors.

**Ahron Lerman, Assistant Director of Parks & Open Space** joins the City of Newton after ten successful years as an urban forester with the Massachusetts Department of Conservation and Recreation. He is a certified arborist and holds a Master of Arts in Sustainable Land Use, Planning, and Design.

Weston & Sampson has assembled a collection of professionals with the qualifications and experience needed to provide planning and design services for Levingston Cove at Crystal Lake. To provide comprehensive services, our team includes highly qualified landscape architects, engineers, and environmental professionals licensed in Massachusetts, as well as technical and support specialists, who have successfully worked on similar projects in Massachusetts and throughout New England over the past several years. **The multi-disciplinary nature of our firm allows us to address important project issues efficiently and seamlessly using in-house staff familiar with the unique aspects of open space/recreational requirements.** Our project team allows us to bring expert credentials to every aspect of this project.

Weston & Sampson has the depth of resources to respond to your project needs and can assure the assignment of highly qualified personnel for all your project tasks and deliverables.

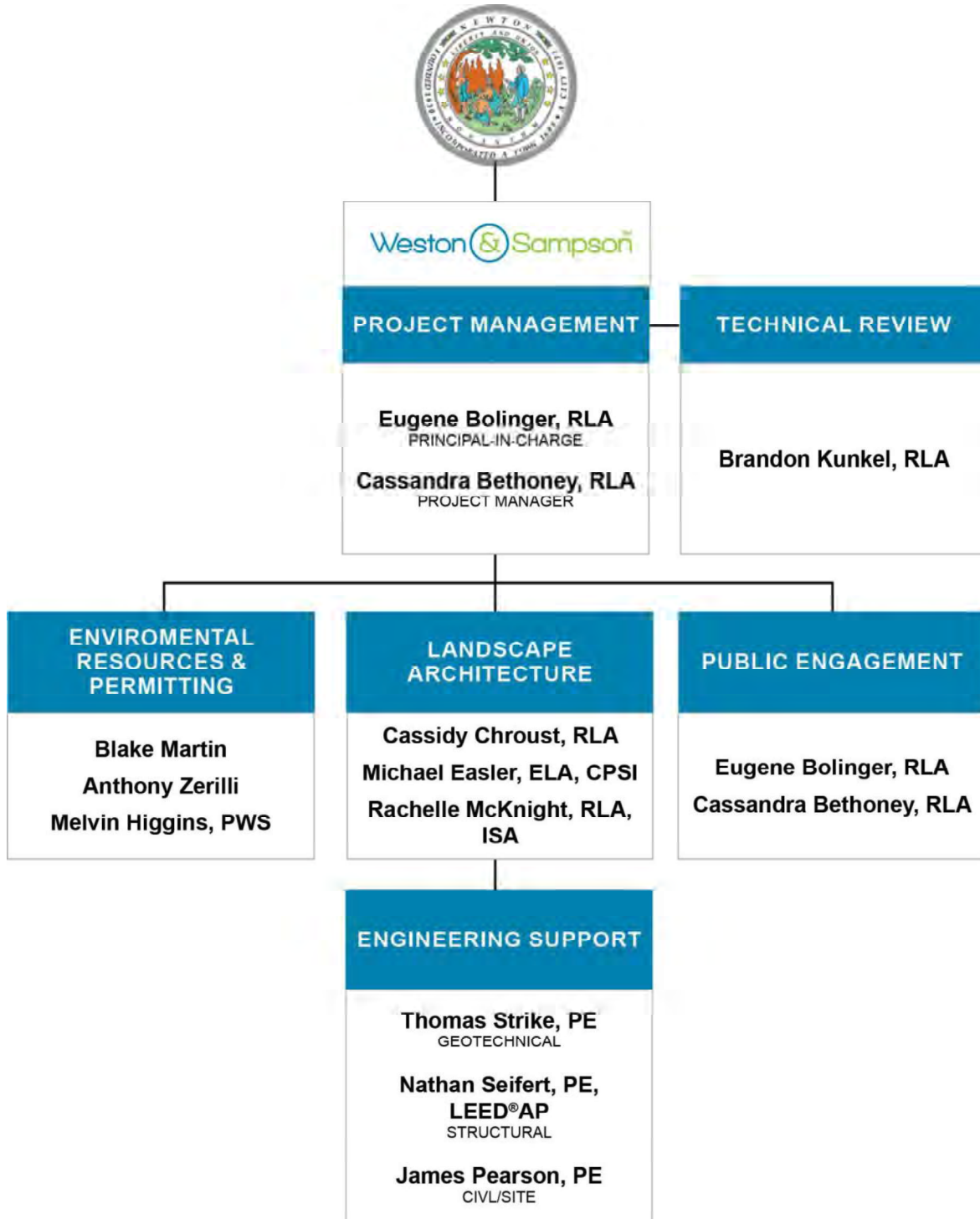
Our project management team of **Eugene Bolinger, RLA** as principal-in-charge and **Cassandra Bethoney, RLA** as project manager will have overall responsibility and accountability for project execution. They will manage the performance of our team members, ensure technical quality at each stage of the project, and monitor personnel assignments and allocations to meet project deliverable and schedule milestones.



Members of our team recently performing site reconnaissance work at a park and open space property on Boston Harbor.

Upon authorization to proceed, our proposed key team members will be immediately available for work. Weston & Sampson is committed to providing quality services and will perform the scope of work using the appropriate staff levels to meet your required schedule and remain within budget. With more than 650 multi-disciplinary professionals, we are confident that we have the depth of staff and resources to successfully complete all obligations associated with your project. We are committed to fully attending to this project and exceeding your expectations at every turn. We will manage your project from our design studio in Boston, with support from our other offices in Foxboro, Reading, and Worcester, as needed.

On the following page, we provide our project team organization chart that details the lines of communication among all our team members, their respective roles and responsibilities, as well as the estimated commitment of time for each member of the team. All team members on the chart will be made available, as needed, to participate in this planning and design effort. At certain points (a given week for instance) 100% of a team member's time may be allocated to the project. We have included summary biographies of our proposed team following our team chart and professional resumes for our team members at the end of this section.



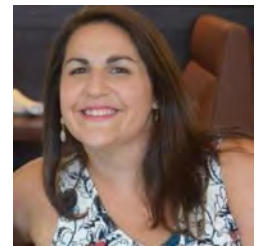
## PROJECT MANAGEMENT

**Eugene Bolinger, RLA** will serve as principal-in-charge of your project and will ensure that your project remains a priority of the firm. Gene is a **Massachusetts Registered Landscape Architect** with 30 years of experience in the planning, design, and implementation of open space and recreational facilities. During his accomplished career, he has successfully managed master planning, final design, and construction administration efforts for multi-disciplinary design/streetscape corridors, park, recreation, and open space projects. Gene has led many of our firm's efforts on programs with significant community input and outreach components, helping multiple stakeholders work together to develop long-term solutions to community planning needs, and brings to this project a successful track record of assisting clients in procuring funding for recreational open space projects through the PARC grant funding program.



In addition, Gene has led efforts related to recreational facilities and neighborhood playground amenities at properties in Boston, Danvers, Falmouth, Framingham, Natick, Newton, Somerville, Waltham, Wilbraham, and Worcester. Gene's recent project experience also includes his work on the highly successful redevelopment of Parcel 5 into Mayor Thomas M. Menino Park in Charlestown, Massachusetts (Received 2016 BSA Accessible Design Award). This project required an accelerated schedule and included ADA accessibility/compliance as well as an extensive public engagement component.

**Cassandra Bethoney, RLA** is a **Massachusetts Registered Landscape Architect** with experience that spans a broad range of projects from planning to built work, with a focus on public parks and open spaces, streetscape design, and urban improvement projects. Cassie brings to each project strong critical thinking, pragmatism, and a commitment to quality. Cassie worked on the design and development of landscape architecture improvements to John Harvard Mall in Charlestown; a range of improvements to Boston Common and the Public Garden; master planning and conceptual designs for the Kendall Block of Commonwealth Avenue Mall; and planning and design for improvements to Children's Park, Fallon Field Playground, Harambee Park, LoPresti Park, and Menino Park. She also provided support for Weston & Sampson's efforts on the revitalization of Town Hall Plaza in Arlington; development of a strategic plan for Peddocks Island; and improvements to Lincoln Park, Conway Park, and the North Street Veterans Playground in Somerville.



## LANDSCAPE ARCHITECTURE

**Cassidy Chroust, RLA** is a landscape designer with a background that includes master planning, schematic design, design development, construction documentation, and project management. A newly licensed **Registered Landscape Architect**, Cass has successfully managed numerous park/recreation projects, including the Wayland Parks and Open Space Plan, Harambee Park Master Plan (Dorchester), a comprehensive Master Plan for Crompton Park in Worcester, and the Boston Common Master Plan. His Massachusetts experience also includes multiple urban design projects for the Boston Parks and Recreation Department, including our work at the John Harvard Mall and LoPresti Park; for Foss Park master plan and at Lincoln Park in Somerville; for the redevelopment of Riverfront Park in Springfield; for a high school athletic facility design project in Danvers; for Phases 4 and 5 of the Cushing Memorial Park open space improvement project in Framingham; and for the improvements to Institute Park in Worcester.





**Michael Easler, RLA, CPSI** is a landscape architect with specialized skills in 3D modeling and visual representation. He will support the landscape architecture tasks for this project. A **Massachusetts Registered Landscape Architect**, Mike is also experienced in native landscape planting, environmental research, construction detail development, and playground safety systems. His experience includes his current work at Riverfront Park in Springfield, as well as his efforts on the JJ Lane Park improvement project in Natick, and Mayor Thomas M. Menino Park, for which he developed paving designs and colors for the universally accessible playground area, detailed the historic reuse of industrial keel blocks as seating elements, and developed a low-cost construction system and native sedum/grass planting mixes for the proposed bulkhead meadow. Mike's other Massachusetts project experience includes his work for LoPresti Park in Boston with its synthetic turf field; the athletic complex at Danvers Hill School in Danvers; Albion Park, Lincoln Park, the North Street Playground, and at the Quincy Street open space property in Somerville; for Newton Highlands Park in Newton; and for the Warren and Waldstein neighborhood parks in Brookline.



**Rachelle McKnight, RLA, ISA** is a landscape architect and arborist whose background includes landscape and site design services for a variety of municipal, park, religious institutions, and higher education projects. Her experience includes: parks and recreation master planning, planting design, plaza and public space design, site grading, botanical inventories, trail layout, as well as digital rendering and modeling. Rachelle is proficient in the Adobe Creative Suite, a variety of fine arts, SketchUp, and AutoCAD software. She recently served as Landscape architect/designer responsible for the revitalization of Mill Brook corridor and Wellington Park in Arlington, which included site improvements, vegetation management planning, invasive species removal/control, and bank restoration.

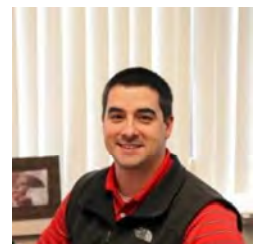


## ENVIRONMENTAL RESOURCES & PERMITTING

**Blake Martin**, Weston & Sampson's environmental resources manager, has over 30 years of specialized experience in water resources and watershed studies. He currently chairs the New England Water Works Association committee on sustainability, focusing on water resource protection and watershed improvements. Recently, Blake's efforts have led to the development of three Water Congresses (2010, 2011, 2012), which brought watershed associations and municipal utility members together to discuss, evaluate, and plan a proactive approach to watershed health. Blake has created innovative GIS approaches to mapping watershed impacts from point/non-point sources. He has managed all our projects for community-wide resource planning and zoning by-law development, including surface water protection plans. His experience includes his watershed and stormwater management work with the Cambridge Water District and close coordination with the Charles River Watershed Association on various water resource protection endeavors.



**Anthony Zerilli** will lead the environmental permitting services required for your project. Tony is an environmental scientist with more than 10 years of professional experience in the environmental and natural resource management field. He has provided permitting and wetland delineation services at various locations and monitored wetlands and construction sites for impacts caused during project construction for numerous communities throughout Massachusetts. His experience includes park/recreation-related permitting for Massasoit State Park in East Taunton for DCR, Mayor Thomas M. Menino Park, LoPresti Park in East Boston, the Whispering Hill Woods project in Woburn, and various park/recreation improvements in Framingham and Worcester. In addition, Tony is certified in the US Army Corps of Engineers methods of wetlands delineation.



**Melvin Higgins, PWS** will provide permitting and environmental resource assistance. A **Professional Wetland Scientist** in our Environmental Resources group, Mel has nearly 20 years of environmental permitting, environmental analysis, and water quality experience, including numerous environmental permitting projects for submittal to local conservation commissions and state/federal agencies. His extensive project experience includes his work on Mayor Thomas M. Menino Park in Charlestown, Massachusetts; various park/recreation improvements in Somerville, Waltham, and Worcester; and for the Whispering Hill Woods project in Woburn; and current work providing permitting and environmental resource services at Massasoit State Park in Taunton and at Draw Seven Park in Somerville on behalf of the Massachusetts DCR.



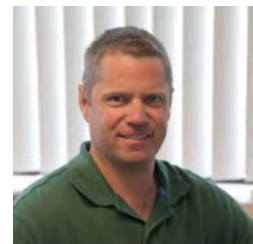
## PUBLIC ENGAGEMENT

Our professional staff has extensive experience in conducting public participation and communication programs through our work on numerous projects throughout New England. **Gene Bolinger** and **Cassandra Bethoney** have extensive community outreach and public participation experience. In addition to their other assignments, they will support our community engagement efforts for your design project. We have detailed their qualifications elsewhere within this section.

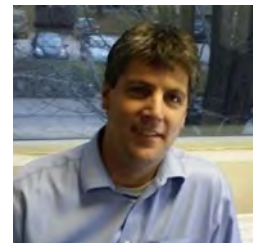
Public participation and engagement is a core component of our expertise and something we take great pride in. Our past design and improvement work at parks, fields, and playgrounds throughout Massachusetts and New England has included many projects with a range of challenges and varying opinions related to specific aspects of a design or improvement. Through careful leadership, everyone can be heard and enrolled into a successful outcome that provides the greatest benefit to the community, its visitors, and the city. No project can be successful without a comprehensive and meaningful public outreach process. To achieve success in this endeavor, an effective design for a revitalized signature park must be authentic in its service to users, visitors, and the surrounding community while honoring its history and its prime location. Our team seeks to establish and maintain valuable communication and cooperation among all those with a vested interest in the project. **To this end, we pledge to work closely with the City of Newton, all project stakeholders, and, of course, residents in an honest, open, and truly productive dialogue that builds trust and promotes the redevelopment of Levingston Cove into a multi-generational recreation amenity that offers spectacular views, access to nature and wildlife, passive recreation, and community gathering spaces.**

## ENGINEERING SUPPORT

**Thomas Strike, PE** is a senior project manager in the firm's environmental and geotechnical program. He has over 20 years of experience with geotechnical engineering design and has been responsible for managing multiple ongoing construction projects. A **Massachusetts registered Professional Engineer**, his specific areas of expertise include foundation design, retaining wall and slope stability analyses, and dam safety engineering.



**Nathan Seifert, PE, LEED®AP**, a team leader in Weston & Sampson's structural engineering department, has more than 25 years of engineering and construction experience. His areas of expertise include reinforced concrete, masonry, structural steel, and timber design, and he is well versed in the International Building Code. A **Massachusetts registered Professional Engineer**, his project experience includes design for new construction and renovation of commercial, multi-unit residential institutional and pharmaceutical/industrial buildings; water/wastewater treatment facilities; and bridges. Nathan also has construction management experience and is a LEED® Accredited Professional.



**James Pearson, PE** will also contribute to our environmental resources/permitting efforts. James is a **Massachusetts registered Professional Engineer** with more than 12 years of experience in design, analysis, and construction for a diverse range of projects, including work involving storm drainage conveyance and treatment systems, site planning and design, water distribution systems, sewer pipelines, and structural and roadway design. His skills include computer-aided site/infrastructure design and modeling, hydrology and hydraulic analysis, floodplain modeling, structural modeling, and surveying. James offers specialized expertise in the design of sustainable stormwater management systems. He has designed new and replacement utilities for both urban and suburban settings, and is experienced in the management of design, bidding, and construction administration project phases.



## TECHNICAL REVIEW

Weston & Sampson is committed to quality assurance and control. To assure that our firm's high standards are maintained, we routinely assign senior staff members to review the project team's work at regular intervals. This quality review is an important element of our approach to provide clear, biddable documents and avoid change orders during construction.

**Brandon Kunkel, RLA** is a **Massachusetts Registered Landscape Architect** with more than 10 years of experience in innovative design and master planning. Brandon's areas of expertise include parks, high-density mixed-use developments, academic and corporate campuses, and natural resource conservation and rehabilitation. Brandon is currently responsible for the construction administration phase of the new high school athletic facility in the Town of Danvers. Brandon's experience also includes work on the design services for the development of Weir Riverfront Park in the City of Taunton; the design of improvements to LoPresti Park in East Boston, including the artificial turf soccer field; an athletic fields project at the University of Massachusetts Lowell; redevelopment of Riverfront Park in Springfield; Lincoln Park in Somerville; development of a master plan for the 80-acre Merrymount Park in Quincy; and planning/design for the Charles River parklands restoration in Boston.



## BACKGROUND

2004-Present  
Vice President  
Weston & Sampson

2000-2004  
Landscape Architect  
Weston & Sampson

1988-2000  
Landscape Architect  
Levy, Eldredge & Wagner  
Associates, Inc

1986-1988  
Landscape Architect  
Johannes H. Wagner Associates

1984-1986  
Landscape Architect  
Storch Associates

## EDUCATION

1983  
Master of Landscape Architecture  
North Carolina State University

1981  
Bachelor of Science  
Environmental Design  
University of Massachusetts

## PROFESSIONAL REGISTRATION

Registered Landscape Architect  
Massachusetts No. 906  
New York No. 002213-1  
Rhode Island No. 174  
North Carolina No. 2153

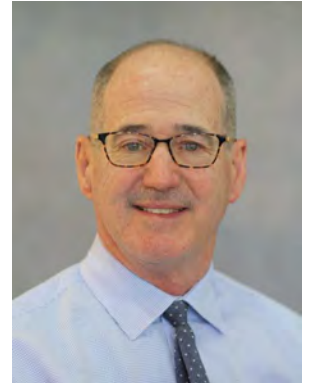
## PROFESSIONAL SOCIETIES

American Society of Landscape  
Architects

National Trust for Historic  
Preservation

Friends of the Boston Public  
Garden

As a vice president of Weston & Sampson, Gene currently manages more than two dozen municipal projects involving the reconstruction or restoration of city and town commons, parks, playgrounds, athletic facilities, open space properties, and urban design/streetscape corridors. During his more than 30-year career, he has successfully led master planning, final design, and construction administration efforts for multi-disciplinary park, recreation, and open space projects requiring expertise in landscape architecture, civil, structural, geotechnical and electrical engineering, architecture, metals and stone conservation, hazardous waste remediation, and environmental permitting.



For many of his projects, Gene has worked closely with the client to prepare the content for and execute the community outreach/public participation effort. This component of a project can be instrumental in generating constituent goodwill and fostering consensus among the various stakeholders.

## SPECIFIC PROJECT EXPERIENCE

**Master Plan for Two Playgrounds, Newton, Massachusetts.** Principal-in-charge for a master plan for playgrounds serving Newton Upper Falls and Newton Highlands to provide a site improvements plan that would reflect the needs of these diverse communities, guide future park development, and serve as a tool to secure funding from multiple sources. Collaborated with the city's Parks and Recreation Department to develop conceptual and final "preferred" master plans for both properties in response to the needs expressed by various community representatives at public hearings and through a comprehensive park user survey.

**Cheesecake Brook Master Plan, Newton, Massachusetts.** Project manager for a master plan for a section of Cheesecake Brook between Eddy Street and Watertown Street. Worked closely with the city's Planning and Development Department, and held a series of community meetings regarding the potential passive recreational use of the site. Addressed divergent opinions to develop an enhancement program that would satisfy all interested parties. Finalized the master plan and prepared documents for the construction of a Phase 1 program for the site.

**Coes Reservoir Park Master Plan & Design, Worcester, Massachusetts.** Project principal/project manager for the development of a master plan and multiple phases of park improvements for public open space lands surrounding Coes Reservoir. Worked collaboratively with our environmental team on this project that involves cleanup of the former Coes Knife property and dam in conjunction with the park design.

**Warren and Waldstein Parks, Brookline, Massachusetts.** Principal-in-charge for extensive public outreach efforts to craft renovation solutions for these two neighborhood parks to respond to the recreation and open space needs of the community. The designs incorporated a comprehensive restoration approach, including construction of a reoriented and reconfigured baseball field, tennis and

basketball courts, park support building, playground, splash pad, stormwater management systems, and sports lighting, among other features.

**LoPresti Park Improvements, East Boston, Massachusetts.** Principal-in-charge for the design, permitting, and construction administration work for this waterfront park project, which involved constructing a state-of-the-art synthetic turf field (funded in large part by the United States Soccer Association), realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used play elements for improved safety and access. Considerations included sea level rise and site resiliency throughout the design process and exploring iterations of sea wall protection to balance defense against the rising sea and day-to-day access. Ultimately, the design includes granite sea wall blocks installed in a staggered pattern to diffuse wave action during extreme high tide conditions.

**Langone Park & Puopolo Playground, Boston, Massachusetts.** Principal-in-charge of design services and landscape architecture for the complete refurbishment of this signature waterfront park in Boston's historic North End. The recreational lifeline for Boston's most densely developed community, the park also provides a critical link within Boston's HarborWalk network. Design efforts include lighting, benches, interpretive signage conveying the unique historical and environmental heritage of this site, and coastal resilient strategies.

**Improvements to Lincoln Park, Somerville, Massachusetts.** Principal-in-charge for design services and landscape architecture improvements to the existing park, including open space improvements, active and passive play recreational features, athletic fields, educational opportunities, and a unique stormwater collection and management system. Designs include interactive education-based elements including an outdoor classroom, rainwater harvesting, and teaching gardens in collaboration with the Dr. Albert F. Argenziano Middle School, which is located adjacent to the park.

**Fallon Field Playground, Roslindale, Massachusetts.** Principal for this playground improvement project. Responsibilities included planning, design, community outreach, and construction administration. Community input was a huge driver to create this unique and innovative playground space built into a hillside. This playground includes many non-traditional play elements, features universal accessibility throughout and is home to the tallest slide structure in Boston.

**North Union Spray Park and Hibbert Playground, Arlington, Massachusetts.** Project principal for the development and presentation of separate park designs as part of a commission to re-imagine two public open spaces to meet the varied needs of the community and the distinct site conditions at each location. Also responsible for construction documents and construction administration.

**Albion and Grimmons Parks Improvements, Somerville, Massachusetts.** Principal-in-charge for the master planning, construction document design, and community outreach process for two parks in different city neighborhoods, including multi-use courts, community gardens, splash pad areas, shaded seating plazas, and new play equipment.

## BACKGROUND

2020-Present  
Senior Project Landscape Architect  
Weston & Sampson

2017-2020  
Project Landscape Architect  
Weston & Sampson

2016-2017  
Associate Landscape Architect  
Sasaki

2013-2016  
Landscape Architect  
Weston & Sampson

2012-2013  
Design Intern  
Landscape Architecture  
Weston & Sampson

2012  
Community Service  
Fellow/Brownfields Program Intern  
US Environmental Protection  
Agency

2010  
Landscape Architect Intern  
Olmsted Center for Landscape  
Preservation

2007-2010  
Contract Landscape Designer  
The S/L/A/M Collaborative  
Architects and Engineers

2009  
Landscape Intern  
The Fells Historic Estate and  
Gardens

## EDUCATION

2013  
Master in Landscape Architecture  
Harvard University

2009  
Bachelor of Science  
Landscape Architecture  
Ecological Design Concentration  
Cornell University

2008  
Art History Study Abroad  
Florence University of the Arts, Italy

Cassie is a registered landscape architect with experience that spans a broad range of projects from planning to built work, with a focus on public parks and open spaces, streetscape design, and urban improvement projects. She has specialized skills in ecological restoration along waterways and stormwater detention basins, and she is interested in the role that an engaged public process plays in making vibrant landscape spaces. Cassie brings to each project strong critical thinking, pragmatism, and a commitment to quality.



## SPECIFIC PROJECT EXPERIENCE

**Comprehensive Design for Centennial Beach Refurbishment, Hudson, Massachusetts.** Landscape architect for design and permitting services for the renovation of a popular town-managed swimming beach. Project includes a new bathhouse, renovated old bathhouse for storage, open air pavilion space, beach and landscape restoration, a new accessible path system, extensive stormwater management upgrades, and parking area improvements.

**Eastman Conservation Area Improvements, Needham, Massachusetts.** Landscape architect for design of upgrades for the Eastman Conservation Area, an outdoor learning laboratory with a varied landscape that includes wetlands, meadows and streams, open bodies of water, uplands, and rock outcroppings. Project included design of boardwalks, at-grade trails, overlooks, piers, and a wide range of other site amenities that help to support the storytelling about wildlife and other environmental features that are unique to this rich and varied conservation landscape.

**Arlington Reservoir Master Plan, Arlington, Massachusetts.** Landscape architect for the development of a master plan for the Arlington Reservoir property, including an environmental assessment and a land survey. Responsibilities include a comprehensive public engagement program and collaboration with project stakeholders to establish a strategy for the implementation of compelling, appropriate, and sustainable site improvements.

**Hedges Pond Recreation Area and Preserve Master Plan, Plymouth, Massachusetts.** Involved in the development of the master plan for this area (former Camp Dennen property). Project involved identifying realistic opportunities for uses that considered environmental protection and enhancement; potential reuse of former camp infrastructure; implementation of improvements to meet important recreational needs of residents and the larger community; and potential for revenue generation to offset future maintenance and operations costs.

**Percy Rideout Playground, Concord, Massachusetts.** Landscape architect responsible for the design of the park expansion and improvements, including tennis and basketball courts, sidewalks/pathways, increased/redesigned parking, a baseball field, and ADA accessible restrooms. Other improvements included the design of a bioretention pond and rain garden for stormwater management, as well as the use of biodegradable mulch under the playground structure, and fencing.

## PROFESSIONAL REGISTRATION

Registered Landscape Architect  
Massachusetts, No. 4209

## HONORS & AWARDS

2009  
American Society of Landscape  
Architects Award of Merit

**Public Outreach Facilitation | Redevelopment of the McIntyre Building, Portsmouth, New Hampshire.** Facilitated a comprehensive public outreach process to give all citizens a voice in identifying the elements essential to a successful redevelopment of the Thomas J. McIntyre Building site in downtown Portsmouth. Worked with the city to develop and refine the information and graphic content presented and discussed at each public engagement session. Prepared written meeting summaries for posting to the city's website and use as the 'essential framework' for the city and the development team to follow for the design development phase of the project.

**Restoration of John Harvard Mall, Charlestown, Massachusetts.** Landscape architect for the development of a master plan and design for the restoration of this historic park/plaza in the Charlestown neighborhood. The project included a robust community involvement program, new pavement treatments, an inclusive playground, accessible routes through the site, a redesigned park entrance, and sustainable design solutions.

**Town Hall Plaza Improvements, Arlington, Massachusetts.** Landscape architect for the design and construction administration services for improvements to historic Town Hall Plaza. Responsible for establishing an important town gateway, safe and accessible pedestrian connections, carefully selected landscaping, and a vibrant public space for community events, including a wide range of other aesthetic enhancements that are accessible, multi-generational, historically and culturally appropriate. Efforts also include a comprehensive public engagement process.

**Peddocks Island Management & Conceptual Development Plan, Boston Harbor Now.** Landscape architect for the development of a master plan for improvements at this historic Boston Harbor Island. Working together with our multi-disciplinary team, subconsultants, BHN, DCR, and the National Park Service, project efforts include extensive site research, public engagement, and a sustainable model for redevelopment. The island is open to the public as a natural, recreational park accessed via ferries.

**Fallon Field Playground, Roslindale, Massachusetts.** Led the design effort for this playground improvement project and was pivotal to the community outreach process with Roslindale residents. Cassie also completed construction documentation for bidding. Community input was a huge driver to create a unique and innovative playground space, which was built into a hillside. This playground includes many non-traditional play elements, features universal accessibility throughout, and is home to the tallest slide structure in Boston (now an iconic park feature).

**Riverfront Park, Watertown, Massachusetts.** Landscape architect responsible for developing schematic and design development drawings for the second phase of improvements to this linear park, a Department of Conservation property located along the Charles River. The main component to this second phase of work is to renovate an existing playground that explores adventure/sensory play and serves students at the neighboring Perkins School for the Blind. Improvements also include walking trails, slope stabilization, habitat restoration, and fishing piers along the park's 1/2-mile-long riverfront edge. *(With previous employer)*

## BACKGROUND

2018-Present  
Team Leader  
Weston & Sampson

2017-2018  
Project Manager  
Weston & Sampson

2014-2017  
Landscape Architect  
Weston & Sampson

2012-2014  
Landscape Architect  
Copley-Wolff Design Group

2012  
Landscape Architect  
The Cecil Group

2011-2012  
Landscape Architect  
Independent Consulting

2007-2011  
Landscape Architect/Associate  
DLR Group

2005-2007  
Landscape Designer  
Geller Devellis Inc.

2003-2005  
Assistant Landscape Designer  
Mia Lehrer and Associates

2001-2003  
Assistant Landscape Designer  
Geller Associates

## EDUCATION

2001  
Bachelor of Landscape Architecture  
University of Rhode Island

## PROFESSIONAL REGISTRATION

Registered Landscape Architect:  
Massachusetts No. 4040

## PROFESSIONAL SOCIETIES

American Society of Landscape  
Architects (ASLA, BSLA)

Council of Landscape Architecture  
Registration Board (CLARB)

Brandon is a landscape architect with more than 15 years of experience in innovative design and master planning. His areas of expertise include urban parks, natural resource conservation and rehabilitation, academic and corporate campuses, and high-density mixed-use urban developments. He has managed projects associated with planning land use area development, including work with sensitive and complex issues related to environmental concerns, sustainability, and historic preservation. Brandon routinely collaborates with public officials, state agencies, and external consultants on multiple projects concurrently.



## SPECIFIC PROJECT EXPERIENCE

**Redevelopment of Riverfront Park, Springfield, Massachusetts.** Landscape architect for the development of renovation/restoration strategies as part of a master plan for this riverfront property, including park upgrades and infrastructure improvements. Plans for redevelopment of the park include universal accessibility; site/pedestrian access and connectivity; horticultural and landscaping; an interactive water feature; and improvements to signage, performance spaces, lighting, and utility connections.

**Boston Common Master Plan Update, BPRD, Boston, Massachusetts.** Provided landscape architecture/project management services for recently completed updates to the "Boston Common Management Plan," which was first adopted by the Boston Parks Commission in 1996.

**Pathway and Entrance Improvements at Boston Common and Public Garden, Boston Massachusetts.** Provided landscape architecture/project management services for pathway enhancements, including landscape site design/improvements and historic preservation/restoration. Improve the pathways and entrances to the Boston Common, the Public Garden, and Commonwealth Avenue Mall. Responsible for completing a thorough assessment of existing entrance and pathway conditions and a prioritized improvement program. Efforts involved working closely with multiple stakeholders and the Boston Landmarks Commission.

**Langone Park and Puopolo Playground, Boston, Massachusetts.** Project manager responsible for working with the Boston Parks and Recreation Department to develop final designs and obtaining permits for the complete refurbishment of this signature waterfront park in Boston's historic North End. The recreational lifeline for Boston's most densely developed community, the park also provides a critical link within Boston's HarborWalk network. Design efforts include lighting, benches, interpretive signage conveying the unique historical and environmental heritage of this site, and coastal resilient strategies.

**Improvements to Buzzards Bay Park, Bourne, Massachusetts.** Project manager responsible for improvements to Buzzards Bay Park, a signature waterfront park located on the Cape Cod Canal. Led the planning, design, and construction of park improvements including a splash pad, pathways/connections, landscaping/ plantings, seating areas, and a picnic/gathering pavilion, among other amenities



and enhancements.

**Weir Riverfront Park (former FB Rogers site), Taunton, Massachusetts.** Worked with Weston & Sampson's in-house licensed site professionals, engineers, and permitting specialists to fully integrate the design of Weir Riverfront Park with the site cleanup strategy for the former FB Rogers site. Created the new park on the edge of the Taunton River, adding to the city's open space system.

**Improvements to John Harvard Mall, Boston Parks and Recreation Department, Charlestown, Massachusetts.** Provided landscape architecture and design services related to the historic restoration and improvements to this urban park and plaza, including entry areas, pathways, sitting areas, and a playground. This project involved a rigorous public engagement process, ADA compliance/accessibility accommodations, tree preservation, and sustainable design solutions.

**Improvements to Lincoln Park, Somerville, Massachusetts.** Landscape architect for design/landscape architecture services for the existing park, including open space improvements, active and passive play recreational features, athletic fields, educational opportunities, carefully curated planting selection, and a unique stormwater collection and management system. Project work also included a comprehensive public participation program, including a detailed visual representation effort, and construction administration services.

**Harambee Park Master Plan, Boston Parks and Recreation Department, Dorchester, Massachusetts.** Landscape architect for the master planning of Harambee Park, one of the city's largest open space assets. Efforts included inventory and analysis of all park features, identification of deficiencies and safety hazards, soil and survey analysis, circulation analysis, athletic facilities assessment and recommendations, vegetation enhancement and management recommendations, a public participation/communication program, and a detailed construction cost estimate for the final recommended improvements.

**Children's Park Improvements, Boston Parks and Recreation Department, Roxbury, Massachusetts.** Landscape architect for the renovation of and updates to the current Children's Park, which involved acquisition of two vacant properties, expansion of the site, inclusion of multi-generational park amenities, and a significant community participation component. Design efforts included park layout/design, equipment selection, site-specific vegetation/plantings, and development of before/after site imagery for use in community outreach/involvement efforts.

**Improvements to LoPresti Park, East Boston, Massachusetts.** Provided design, permitting, and construction administration work for this Boston Parks and Recreation Department project, which involved construction of a state-of-the-art synthetic turf field (funded in large part by the United States Soccer Association), realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used elements of play for improved park safety and access.

**Kennedy Senior Center Park, Quincy, Massachusetts.** Developed park plans that included a universally accessible walking trail, open air pavilions, a greenhouse, formal gardens, open lawns, fitness amenities, and bocce and horseshoe courts for a new \$1.6 million, 4.25-acre park with activities to promote successful aging and provide senior residents with opportunities for staying engaged in the community.

## BACKGROUND

2020-Present  
Senior Project Landscape Architect  
Weston & Sampson

2017-2020  
Project Landscape Architect  
Weston & Sampson

2014-2017  
Landscape Architect II  
Weston & Sampson

2012-2014  
Landscape Designer  
Landworks Studio

2012  
Landscape Design Intern  
Hargreaves Associates

2011-2012  
Landscape Design Intern  
Boston Parks/Urban Wilds/Student  
Conservation Association

2011  
Design+Build Intern  
Sol LeWitt Summer House

2010  
Landscape Design Intern  
Weston & Sampson

## EDUCATION

2012  
Master of Landscape Architecture  
Rhode Island School of Design

2001  
Bachelor of Arts  
Economics  
Denison University

## PROFESSIONAL REGISTRATION

Registered Landscape Architect  
Massachusetts No. 4236

Cassidy is a landscape architect in the firm's design program. His background includes schematic design plans, design development, construction documentation, and project management. He has developed designs through a variety of mediums, including hand sketches, AutoCAD, digital graphics, and model making.



## SPECIFIC PROJECT EXPERIENCE

**Mill Brook Corridor and Wellington Park, Arlington, Massachusetts.** Provided landscape design services for the revitalization of Mill Brook corridor and Wellington Park. Project includes site improvements, vegetation management planning, invasive species removal/control, and bank restoration.

**First & Railroad Street Park/Playground, Fitchburg, Massachusetts.** Landscape designer for renovations to this important community park. Upgrades included benches, picnic areas, pathways, plantings, informational signage, and a basketball court. Coordinated our efforts in partnership with the Montachusett Opportunity Council, a local community group.

**Improvements to Parkhill Park, Fitchburg, Massachusetts.** Landscape designer for the development of state-of-the-art play facilities and the restoration of passive wetland resource areas within this dramatic 50-acre Works Progress Administration (WPA)-era park. The playground and water spray park improvements added to the range of existing facilities at this regional park. Improvements also included storm drainage and a renovated bathhouse.

**Coes Reservoir Park, Worcester, Massachusetts.** Provided landscape architecture services for the development of a master plan and multiple phases of park improvements for public open space lands surrounding Coes Reservoir. Worked collaboratively with our environmental team on this project that involves cleanup of the former Coes Knife property and dam in conjunction with the park design. Improvements to date include a pedestrian bridge, relocation of historic structures, parking facilities, design and construction of the city's premier universally accessible children's playground, and establishment of a continuous greenway corridor along the western, southern, and eastern edges of the reservoir.

**Children's Park Improvements, Boston Parks and Recreation Department, Roxbury, Massachusetts.** Provided landscape design services to renovate and update the current Children's Park, which involved acquisition of two vacant properties, expansion of the site, inclusion of multi-generational park amenities, and a significant community participation component.

**Improvements to Lincoln Park, Somerville, Massachusetts.** Landscape designer for design services and landscape architecture improvements to the existing park, including open space improvements, active and passive play recreational features, athletic fields, educational opportunities, and a unique stormwater collection and management system.

**Improvements to LoPresti Park, Boston Parks and Recreation Department, East Boston, Massachusetts.** Design, permitting, and construction administration work for this project, which included realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used elements of play for improved park safety and access. Also worked on the initial conceptual design for a fountain plaza in the park.

**Worcester Common Restoration, Worcester, Massachusetts.** Landscape architect for the \$5 million restoration of historic Worcester Common, located downtown adjacent to the historic high-empire style Worcester City Hall. Provided landscape architect support for the reestablishment of historic pedestrian linkages and entrances; enhancement of the site's monuments, memorials, and burial grounds; expansion of green space; and new amenities for civic and cultural events and activities.

**Improvements to Byram Park, Greenwich, Connecticut.** Provided landscape architecture assistance as part of the design and engineering of a new park and public outdoor pool facility with a large zero-depth entry pool with lap lanes, splash pad, and kiddie pool to replace an outdated facility on the site.

**Institute Park Comprehensive Master Plan, Worcester, Massachusetts.** Provided landscape architecture assistance for the construction administration phase resulting from the comprehensive master plan for this important property adjacent to Worcester Polytechnic Institute (WPI), including significant public participation. The project included improved performance facilities; improved park aesthetics; active and passive recreation options; edge improvements; utility system upgrades; a cleaner, safer, and "greener" park; improved access and circulation; and ADA compliance.

**Universal Playground Design, Cambridge, Massachusetts.** Landscape architect for the design and construction of a new universal playground within the existing Danehy Park located in North Cambridge. The new accessible playground will include accommodations for physical, sensory, and social needs. Park design efforts also involve a water play area, site access/circulation, parking, and stormwater management.

**Robbins Farm Field Renovations, Arlington, Massachusetts.** Project manager responsible for providing schematic design, design development, construction documents, bid phase services, and construction administration for upgrades and improvements to Robbins Farm Park. Project included a comprehensive community outreach and engagement component.

**Nipper Maher Playground Improvements, Waltham, Massachusetts.** Provided landscape architecture assistance for Phase 6 of a multi-phase improvement project at this important park and open space facility. Site improvements included concession building renovations, major baseball and Little League field improvements, installation of bleacher systems with shade shelters, pathway systems, park landscaping, and the placement of a variety of site furnishings and amenities throughout the property.

## BACKGROUND

2020-Present  
Senior Project Landscape Architect  
Weston & Sampson

2018-2020  
Project Landscape Architect  
Weston & Sampson

2013-2018  
Landscape Architect  
Weston & Sampson

2012-2013  
Interpretive Ranger and Historic  
Researcher  
National Park Service

2011  
Modeling Consultant for Local  
Office Landscape Architecture, as  
well as Harvard Professor Jane  
Hutton

2011  
Intern  
Michael Van Valkenburgh and  
Associates

2011  
Labor and Prairie Restoration  
Foreman  
Willow Lake Farm

2006  
Environmental Research Assistant  
California Institute of Technology

## EDUCATION

2013  
Master in Landscape Architecture  
Harvard University

2010  
Bachelor of Environmental Design  
Sustainable Studies Concentration  
University of Minnesota

## PROFESSIONAL CERTIFICATION

Registered Landscape Architect  
Massachusetts, No. 4221

Certified Playground Safety  
Inspector (CPSI) No. 33340-1218

Michael is a landscape architect with specialized skills in 3-D modeling and visual representation. He is also experienced in native landscape planting, environmental research, construction detail development, and playground safety systems.

## SPECIFIC PROJECT EXPERIENCE

**Field and Playground Master Plan, Highlands Park, Newton, Massachusetts.** Provided landscape design services for a preferred site improvements plan that serves as a guide for future development of this park, as well as a tool to secure funding from various private, city, state, and federal sources.

Responsibilities included helping to develop a conceptual and final "Preferred" master plans in response to the needs of the city, as expressed by various community representatives at a series of public hearings and through the issuance of a comprehensive Park User Survey.

**Revitalization of Draw Seven Park, Massachusetts Department of Conservation & Recreation.** Landscape architect for the revitalization of signature park along the banks of the Mystic River in Somerville, Massachusetts. Work includes providing urban design/landscape architecture, sustainability/resiliency, utility infrastructure, waterfront engineering, environmental permitting, architecture, facilities planning, public participation, and cultural resource planning services to redesign and revitalize this high-visibility waterfront space.

**First and Railroad Street Park/Playground, Fitchburg, Massachusetts.** Landscape designer for renovations to this important community park. Upgrades included benches, picnic areas, pathways, plantings, informational signage, and a basketball court. Coordinated our efforts in partnership with the Montachusett Opportunity Council, a local community group.

**JJ Lane Park, Natick, Massachusetts.** Landscape design services for the development of a new neighborhood park and playground that involved the creation of a children's play area with seating/shelter, loop pathways, a small park support structure, new parking areas, innovative stormwater management techniques, a pedestrian bridge, and a variety of other passive and active recreational elements.

**Conservation Area, Outdoor Classroom, Boardwalk, and Sports Field Upgrades and Improvements, Needham, Massachusetts.** Landscape designer for the athletic fields (youth baseball and multi-purpose rectangular fields) and accessible trail, boardwalk, and outdoor classroom for the Eastman Conservation Area at Newman Elementary School in Needham.

**Improvements to LoPresti Park, Boston Parks and Recreation Department, East Boston, Massachusetts.** Provided design, permitting, and construction administration work for this waterfront project, which included realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used elements of play for improved park safety and access. Sea level rise and site resiliency were researched and considered throughout the design process. Iterations of sea wall protection were explored to find balance between defense against the rising sea and day to day



## HONORS & AWARDS

2008  
Engineering Design for the  
Developing World Contest Winner

access. Ultimately, granite sea wall blocks in a staggered pattern were installed to diffuse wave action during extreme high tide conditions.

**Mayor Thomas M Menino Park, Charlestown, Massachusetts.** Landscape designer for the development of this waterfront site into a new, highly successful and universally accessible park and playground that incorporates adaptations for anticipated sea level rise. Developed paving designs and colors for the universally accessible playground area, detailed the historic reuse of industrial keel blocks as seating elements, and developed a low-cost construction system and native sedum/grass planting mixes for the proposed bulkhead meadow. The park also includes an accessible harborwalk with informational signage and spectacular views of the city and the water.

**Warren and Waldstein Parks, Brookline, Massachusetts.** Supported the design team in leading extensive public outreach for these two neighborhood parks to craft renovation solutions that would respond to the recreation and open space needs of the community. Assisted with initial design conceptions, construction document production, and presentation graphics for public meetings.

**Lincoln Park, Somerville, Massachusetts.** Provided design and construction services for the development and refinement of the Lincoln Park design throughout the public participation and construction documentation phases. Also assisted with the on-site layout of materials and patterns for the school yard and playground areas. Work at the park included open space improvements, active and passive play recreational features, athletic fields, educational opportunities, and a unique stormwater collection and management system.

**North Street Veterans Playground, Somerville, Massachusetts.** Assisted with improvements to this neighborhood park, including updated playground equipment, accessible rubber safety surfacing, a half-basketball/soccer court, tennis bounce board, splash pad, a café seating area, much-needed green space and plantings, and sustainable design features.

**Improvements at Crocker Playground, Fitchburg, Massachusetts.** Landscape architect for this important park that supports the neighborhood and larger surrounding community. Work included the addition of a new interactive water play facility to the existing park that includes the playground, a basketball court, and two open play fields. Improvements included the construction of the splash pad, installation of new utilities improvements, as well as a shade shelter, park benches, pathway systems, and related site amenities.

**Powers Farm Conservation Area, Randolph, Massachusetts.** Landscape designer for the planning and design of this former working farm acquired by the town for use as a passive recreation resource that connects directly to downtown. Project work involved incorporating a pavilion, parking facility, play area, and perimeter pathway to allow for universal access and community use.

## BACKGROUND

2020-Present  
Project Landscape Architect  
Weston & Sampson

2019-2020  
Landscape Architect II  
Weston & Sampson

2016-2019  
Landscape Designer  
Weston & Sampson

2015  
Researcher  
Rewilding Europe

2014  
Research Assistant  
US Forest Service

2008-2013  
Scenic Artist/Production Assistant  
Hudson Scenic/Warner Bros.

2001-2007  
Landscape Designer/Gardener  
Western Kentucky University

2004-2005  
Habitat Restoration Associate  
Mammoth Cave National Park

## EDUCATION

2016  
Master of Landscape Architecture  
State University of New York  
College of Environmental Science  
and Forestry

2013  
Graphic & Web Design Certificate  
Hunter College

2007  
Bachelor of Arts  
Anthropology  
Western Kentucky University

## CERTIFICATIONS

Registered Landscape Architect:  
Connecticut No. LAR.0001519

ISA Certified Arborist  
Erosion & Sediment Control  
Training  
Trainee SWT#0020-T

OSHA 10-hour Construction  
Safety Training

Rachelle is a landscape architect and arborist whose background includes landscape and site design services for a variety of municipal, park, religious institutions, and higher education projects. Her experience includes: parks and recreation master planning, planting design, plaza and public space design, site grading, botanical inventories, trail layout, as well as digital rendering and modeling. Rachelle is proficient in the Adobe Creative Suite, a variety of fine arts, SketchUp, and AutoCAD software.



## SPECIFIC PROJECT EXPERIENCE

**Mill Brook Corridor and Wellington Park, Arlington, Massachusetts.** Landscape architect/designer responsible for the revitalization of Mill Brook corridor and Wellington Park, including site improvements, vegetation management planning, invasive species removal/control, and bank restoration.

**Bridge Street Pocket Park, Waitsfield, Vermont.** Prepared design documents for the construction of a pocket park adjacent to the “Big Eddy” covered bridge in Waitsfield. The park was designed to provide visitors and residents with access to a popular swimming spot on the Mad River, while commemorating the historic footprint of a building destroyed by flooding during Hurricane Irene.

**Halfmoon Dog Park Feasibility Study, Halfmoon, New York.** Conducted a feasibility study for the development of a dog park with two areas (one for large dogs and one for small dogs). Conceptual design included parking, utility considerations, and site amenities to provide a safe environment for dogs and people.

**Portland Park and Fields Complex, Portland, Connecticut.** Provided planning and site design services for the development of a multi-field athletic complex and park facility for the town. The complex includes two soccer fields, two baseball fields, an outdoor splash pad, a playground, a recreation building, concessions building, and a multi-use trail network with outdoor fitness stations. Also provided site grading services for this project.

**Simsbury Parks & Open Space Master Plan, Simsbury, Connecticut.** Landscape architect responsible for the development of the Simsbury Parks & Open Space Master Plan. Conducted extensive field investigations of town owned parks and open spaces to develop recommendations for improvements to facilities and the restoration of degraded natural systems. Developed mapping and recommendations to guide future acquisition of open space to facilitate wildlife passage and to preserve intact landscape corridors.

**Development of a Riverbank Vegetation Management Plan, Massachusetts Department of Conservation and Recreation (DCR).** Landscape architect responsible for the for development of a Riverbank Vegetation Management Plan for the Charles River Basin within the municipalities of Boston, Cambridge, Newton, and Watertown. The plan included extensive inventory and mapping of 17 miles of existing vegetation, riverbank typologies, and declining trees. Recommendations included phased installations of native vegetation restoration pilot projects

## PROFESSIONAL AFFILIATIONS

American Society of Landscape  
Architects

International Society of Arboriculture

Society for Ecological Restoration

representing a wide array of shoreline stabilization and biodiversity objectives, as well as guidelines for the removal and management of invasive and noxious vegetation along the shore.

**Resilient Massachusetts Action Team (RMAT): Technical Support, Executive Office of Energy and Environmental Affairs (EOEEA), Massachusetts.** Landscape architect/arborist for the RMAT Technical Support project for the Massachusetts EOEEA, which will advance priority actions from the State Hazard Mitigation and Climate Adaptation Plan for climate resilient projects throughout the Commonwealth. Work includes developing consistent standards for using climate projection data, guidelines and best practices for implementing the climate resilient standards, and a resilient benefit evaluation web-based tool for use in capital planning.

**Vegetative Management Plan for the Head of the Charles Regatta® Reunion Village Hospitality Area, Cambridge, Massachusetts.** Landscape designer for the preparation of a vegetation management plan (VMP) on behalf of the HOOCR and in cooperation with the Massachusetts Department of Conservation and Recreation (DCR). Developed this plan on an accelerated schedule to address the need for vegetation/species management by targeting selective invasive and noxious plants along the riverbank at the location of the Reunion Village.

**Rondout Riverport Shoreline Restoration and Public Access, Kingston, New York.** Site designer for the restoration and stabilization of the shoreline of the Rondout Historic Waterfront area. Conducted extensive desktop and site analysis to understand existing river edge and adjacent property conditions. Design elements include site-specific living shoreline installations to provide riverine and land-based habitat and flood protection, as well as engineered shore stabilization techniques to protect important infrastructure and historic properties.

**County of Rensselaer Hudson River Access Plan (with Planning4Places), Rensselaer, New York.** Site designer for the preparation of a river access study for the County of Rensselaer. Analyzed potential sites along the river, engaging stakeholders through public meetings, developing and prioritizing recommendations, and creating preliminary concept plans. Sites were evaluated to determine whether improvements would accomplish the goal of providing paddleboat access and which sites would most likely benefit from local stewardship.

**Watervliet Reservoir Water Chestnut Project, Guilderland, New York.** Conducted extensive field analysis to map the extent invasive water chestnut in the Watervliet Reservoir and developed recommendations for the effective removal and maintenance of the species over the long-term. Water chestnut outcompetes a variety of other aquatic vegetation and creates nearly impenetrable mats across wide areas of water. These mats can be as much as a foot thick and reduce passage of light into the water, which, in turn, reduces dissolved oxygen levels and influences nutrient cycling. The study assessed the current infestation of water chestnut and analyzed the influx of sediment at the inlet of the reservoir at the Normanskill Creek. Costs and recommended removal of water chestnut and wetland restoration in the northern portion of the reservoir were included in the study.

**BACKGROUND**

2013-Present  
Vice President | Practice Leader  
Weston & Sampson

2003-2013  
Associate  
Weston & Sampson

2001-2003  
Project Manager/Team Leader  
Weston & Sampson

2000-2001  
Senior Hydrogeologist  
Geosphere Environmental  
Management, Inc.

1999-2000  
Senior Hydrogeologist  
Talkington Edson Environmental  
Management, LLC

1998-1999  
Eastern Regional Coordinator  
Layne New England

1996-1998  
Regional Manager  
HydroGroup, Inc./  
Ground Water Associates, Inc.

1991-1996  
District Manager  
Ground Water Associates, Inc.

**EDUCATION**

1984  
Bachelor of Arts  
Geology, Economics,  
Environmental Studies  
Williams College

**PROFESSIONAL  
CERTIFICATIONS**

40-Hour Training Course for  
Hazardous Materials Site Training,  
OSHA 29CFR1910.120

**PROFESSIONAL  
SOCIETIES**

American Water Works Association  
Association of Ground Water  
Scientists and Engineers  
National Ground Water Association  
New England Water Works  
Association 2000 Annual  
Conference

Blake is Weston & Sampson's Environmental Resources Manager and has over 30 years of experience evaluating groundwater systems, designing permanent systems for extraction and supply, and supervising rehabilitation efforts at municipal groundwater supplies. He has managed over 900 projects involving well rehabilitation, well design, safe yield analysis, hydraulic modeling, and water quality sampling. He has evaluated groundwater supply sources for contamination migration, water quality impacts, emerging contaminants, efficiency, and yield improvements throughout New England, New York, and Pennsylvania for a variety of municipal clients.

**SPECIFIC PROJECT EXPERIENCE**

**WASM 3 to Shaft 7 Connecting Mains, MWRA, Greater Boston, Massachusetts.** Provided environmental, permitting, and regulatory support to MWRA's WASM 3 to Shaft 7 connecting mains for planning and design of construction of new 48-inch water pipeline and rehabilitation of Section 59 and 60 of the existing 20-inch water pipeline that traverses through the communities of Arlington, Belmont, Boston, Newton, and Watertown.

**Various Water Services, Mixed-Use Housing Development, Plymouth, Massachusetts.** Developed stormwater management, water conservation, and water reuse strategies for a 1,500-home mixed-use development in Plymouth. Work included permitting under local state and federal agencies, designing infiltration systems for recharge of treated effluent, capital costs, and design of a wastewater reuse system for landscape irrigation, and stormwater management designs for over 600,000 square feet of impervious surfaces.

**Geothermal Systems for Municipal Buildings, Various Locations, Massachusetts.** Evaluated operational and capital costs, system designs, and permitting requirements for geothermal systems for municipal building projects in Newburyport, Westford, Nashoba, and Stoughton, Massachusetts. These feasibility level assessments ranged from individual municipal facilities (e.g., small fire stations) to large municipal compounds (e.g., wastewater treatment facilities).

**Taunton River Watershed Management Plan, Massachusetts.** Project coordinator for a portion of the Taunton River watershed management plan. Evaluated infrastructure impacts on water and wastewater distribution within 40+ towns. This GIS-based analysis included groundwater supply extraction, and domestic and municipal wastewater discharge.

**Comprehensive Water Resources Management Plan, Norton, Massachusetts.** Responsible for evaluating water resource issues related to the development of a comprehensive water resources management plan. Work involved scheduled meetings with Citizens Advisory Council to discuss data results, public education methods, and institutional modifications for Norton's future.



## PAPERS & PRESENTATIONS

- February 2017  
Martin, B.A., "Emerging Contaminants: PFAs," MWUA
- September 2016  
Martin, B.A., "Emerging Contaminants: A Tale of Two Cities," NEWWA
- June 2016  
Martin, B.A., "Emerging Contaminants: Update on an Evolving Landscape," MCWRS
- September 2016  
Martin, B.A., "Emerging Contaminants: How Low is Low Enough?," GSWRA
- May 2016  
Martin, B.A., "Water System Responds to Perfluorochemicals: A Case Study," EBC Site Remediation and Redevelopment Program
- March 2015  
Martin, B.A., "How to Save an Aquifer-The Pease AFB Story," NEWWA
- October 2015  
Martin, B.A., "2015 Water Resources and Sustainability Symposium," NEWWA
- October 2015  
Martin, B.A., "The Water Management Act and I/I," MWUA
- September 2015  
Martin, B.A., "The Outer Cape Future Water Resource Strategies" 134th NEWWA Conference
- September 2002  
Martin, B.A. presented "The Use of Low-Cost Micro-Measurement Techniques for Aquifer Monitoring and Safe yield Analysis: A Case Study, Portsmouth, New Hampshire"
- October 1990  
Martin, B.A. and R.A. Francis, "Long-term VOC treatment effectiveness using pump and recovery methods in a multi-layered aquifer setting," Plainville, CT. Water Pollution Control Federation, 63rd Annual Conference, Washington, DC
- Environmental Evaluations for Water Supply, Salem, New Hampshire.** Evaluated watershed protection bylaws, landfill impacts, and water quality monitoring programs for town's water supply. Developed a watershed protection initiative consisting of education programs and a water protection committee.
- Source Water Asset Program, DEP, Massachusetts.** Identified land use patterns, resource protection areas, watershed yields, and potential contamination sources for 27 municipal systems. The grant program included review of protection by laws and the recommendation of necessary changes and implementation plans. The project required coordination of GIS mapping for input in the Massachusetts GIS program.
- Comprehensive Water Resource Management Plans, Various Locations, Massachusetts.** Managed hydrogeologic investigations for wastewater discharge and nutrient load modeling for comprehensive water resource management plans in Concord, East Bridgewater, Norton, North Reading, and Sudbury, Massachusetts.
- Water Supply Services, Various Locations.** Evaluated watershed yield and zones of contribution for water supplies in Berwick, East Boothbay, Houlton, and Sunday River, Maine; Derby Center, Jericho, and Ludlow, Vermont; Lee and Troy, New Hampshire; and Frankfurt, Middleville, Newburgh, and Poughkeepsie, New York.
- Watershed Evaluations, Various Locations, Massachusetts.** Developed and implemented watershed evaluations for point and non-point pollution sources under the State Lakes and Ponds Grant Program. Completed studies in Tyngsborough, Leominster, and Seekonk.
- Hobbs Brook Reservoir Evaluations, Cambridge, Massachusetts.** Project manager for evaluations for Hobbs Brook Reservoir, a drinking water source for the city. Evaluated limnologic conditions, characterized nutrient inputs from stormwater systems, and developed recommendations for cost-effective stormwater BMPs and an in-lake management program. The characterization included an evaluation of nuisance aquatic vegetation, water quality profiling and an evaluation of historic water quality sampling efforts, both within the reservoirs embayments as well as from stormwater systems.
- Watershed Recharge Plan, Sharon, Massachusetts.** Developed an integrated GIS-based watershed recharge plan for the town. The plan identified water balance issues from current water withdrawals and return flows from wastewater and stormwater. Using GIS systems, areas were prioritized for recharge and infiltration providing a foundation for future projects and town-based regulation.

## BACKGROUND

2012-Present  
Permitting Manager  
Weston & Sampson

2002-2012  
Environmental Scientist  
Weston & Sampson

2002  
Laboratory Technician  
Biomarine Laboratories

1998-2002  
Environmental Science Student  
Bates College

1998 and 1999  
Department of Public Works  
Gloucester, Massachusetts

## EDUCATION

2002  
Bachelor of Science  
Environmental Science  
Bates College

## PROFESSIONAL CERTIFICATION

OSHA HAZWOPPER 40 Hour  
Regulations 29 CFR  
1910.120 and 1926.65

Army Corps Certified  
Wetlands Delineation  
June 2003

Tony is an environmental scientist with nearly 20 years of professional experience in the environmental and natural resource management field. He coordinates all aspects of environmental permitting for Weston & Sampson. Working within the fields of hydrogeology, engineering, water resource development, wetlands sciences, renewable energy and construction oversight, Tony has specialized experience with developing permitting strategies that follow stringent permitting requirements for a variety of environmental engineering projects including municipal infrastructure and construction projects, renewable energy siting and development, lake management and dredging, and wetland creation/restoration.



## SPECIFIC PROJECT EXPERIENCE

**Charles River Riverbank Vegetation Management Plan, Massachusetts Department of Conservation and Recreation.** Permitting manager for development of the Charles Riverbank Vegetation Management Plan (RVMP), which utilizes an ecological-functions approach and incorporates parts of four communities (Boston, Cambridge, Newton, and Watertown) that play a role in permitting the plan.

**Moakley Park Master Plan, Boston Parks and Recreation Department (BPRD), Boston, Massachusetts.** Providing support for project management, climate resilience, and interdisciplinary engineering services for the advancement of the Moakley Park Vision Plan. Moakley Park is the largest waterfront park in Boston and is increasingly vulnerable to flooding due to climate change. The project scope includes baseline technical assessments, community engagement, and schematic flood barrier design. Responsibilities for this project include evaluation of permitting requirements for implementation of the Master Plan.

**Parks and Recreation Projects, Boston, Massachusetts.** Permitting manager for all aspects of the permitting tasks for various parks and recreational projects involving environmental due diligence support, engineering evaluation, and wetlands permitting. Working with landscape architects to provide delineation of resource areas, identification of altered wetlands areas, development of permitting strategies and schedules, permitting of final designs (including playgrounds, turf fields, and water access), and expert testimony at public hearings. Projects included two waterfront parks: LoPresti Park and Mayor Menino Park.

**High School Athletic Complex, Danvers, Massachusetts.** Provided permitting services for the development of a sports complex at Danvers High School. Work included the development of new synthetic turf field, relocation of practice fields, and the baseball field, all located near a perennial stream and within the 200-foot riverfront area. Worked with the project team to develop a permitting strategy based on several alternatives and permitted the preferred alternative. Provided expert testimony and construction oversight.

**Newman School Fields, Needham, Massachusetts.** Provided permitting services for the redevelopment of athletic fields behind Newman School, located adjacent

to a conservation area and wetland resource areas. Worked with the project team to develop a permitting strategy for the fields as well as a passive recreational trail through the conservation land. Successfully permitted the project through the local wetland process. Provided expert testimony and construction oversight.

**Atlantic Sports Center, Amesbury, Massachusetts.** Provided permitting services for the private development of a sports complex, including hockey rinks, office building, and ancillary structures. Worked with the project team to develop a permitting strategy based on several alternatives. Worked to reduce or eliminate the permitting needs by developing a working alternative for development and taking the project through design.

**Environmental Permitting Assistance, Various Locations, New England.** Provided environmental permitting assistance associated with wetlands impacts and restoration in several communities. Permits included MEPA certification, ACOE General Permit, MassDEP 401 Water Quality Certification, Chapter 91 Licensing, NHESP Notification, and wetlands permitting. Permitting projects have included remediation within Mill Creek and Ashuelot River in Keene; Medfield State Hospital Remediation for the DCAMM; Miller's River restoration and monitoring for MassDOT; Willow Pond Dredging for Look Park in Northampton; Weymouth Sewer Main Replacement and wetland restoration; Salisbury Industrial Park for Salisbury; Kingman Pond Dam for Mansfield; and the Arlington Reservoir Dam, Mill Brook Corridor & Wellington Park, and Robbins Farm Field Renovations and Upgrade project in Arlington.

**On-Call Environmental Services, Massachusetts Port Authority Sites, Various Locations, Massachusetts.** Provided environmental permitting support for multiple task orders for on-call environmental services, including the dredging of PCB-impacted sediment at Hanscom Field in Bedford, Massachusetts. Supervised wetland monitoring and stormwater compliance of construction impacts associated with the runway improvements at Logan Airport, Boston Massachusetts. Work included filling/dredging of coastal resource areas and associated construction impacts, including stormwater management.

**Sailor's Home Pond Dredging, Quincy, Massachusetts.** Assisting with the wetlands component of this project which involves the completion of in-pond sediment removal and modification of the local stormwater infrastructure through retrofit stormwater BMPs.

**Water Quality and Sediment Sampling, Various Locations, Massachusetts.** Designed and ran water quality and sediment sampling and analysis on lakes and ponds throughout Massachusetts. Work was coordinated through grants received by various town agencies, including conservation committees and parks and recreation departments, and consisted of installing piezometers and running tests for bacteria, metals, waste effluent, etc. Projects included the Runnins River in Seekonk, Rockwell Pond in Leominster, Lake Mascuppig in Tyngsboro, and Lake Pearl in Wrentham, Massachusetts.

## BACKGROUND

2002-Present  
Senior Environmental Scientist  
Weston & Sampson

1995-1999  
Hydrologist  
ENSR  
Acton, Massachusetts

1995  
Consultant  
The Nature Conservancy  
Durham, North Carolina

1994  
Environmental Specialist  
Water Quality Management Division  
U.S. Environmental  
Protection Agency  
Philadelphia, Pennsylvania

1990-1992  
Environmental Education/Forestry  
Extensionist  
United States Peace Corps Benin,  
West Africa

## EDUCATION

2009  
Post-baccalaureate Certificate  
Geographic Information Systems  
Pennsylvania State University  
(Masters level courses in problem  
solving with GIS, GIS Database  
Development and Environmental/  
Water Related GIS Applications)

1995  
Master of Environmental  
Management  
Duke University

1987  
Bachelor of Arts  
Economics/French

## PROFESSIONAL REGISTRATION

Professional Wetland Scientist  
(PWS #2520)

## PROFESSIONAL SOCIETIES

Society of Wetlands Scientists

Association of Massachusetts  
Wetland Scientists

Melvin is a senior environmental scientist in the firm's Environmental Resources group. He has over 20 years of water quality, environmental analysis, and environmental permitting experience.

## SPECIFIC PROJECT EXPERIENCE

### Sailor's Home Pond Environmental Assessment and Management Plan, Quincy, Massachusetts.

Conducted an evaluation of Sailor's Home Pond, located at the intersection of Rice Road and Wendell Avenue in Quincy, to address concerns regarding pond water quality due to land use practices, increased fill and sediment, impacts from phosphorus and nitrogen, algal blooms, and reduced vegetation. Collected and reviewed available documents to understand general pond and watershed characteristics and to identify what data gaps needed to be filled. Proposed management options included dredging, increased street sweeping and catch basin cleaning, stormwater pollutant removal (retrofit stormwater BMP), chemical and aeration treatment, modified stormwater infrastructure, and long-term annual monitoring.

**Maskwonicut Street Bridge, MassDOT, Sharon, Massachusetts.** Identified protected environmental resources within project limits for the replacement of an existing single-span bridge, currently out of service, which carries Maskwonicut Street over the AMTRAK/MBTA railroad tracks in the Town of Sharon. Guided the project through the environmental and historic permitting process for state regulations.

**Intersection Improvements Design, Colrain, Massachusetts.** Provided services in conjunction with the complete design of intersection improvements at Main Road, Jacksonville Road (Route 112), and Greenfield Road to facilitate traffic movements through the area. Conducted field efforts to identify protected environmental resources and help design the project to minimize environmental impacts.

**Charles River Riverbank Vegetation Management Plan, Massachusetts Department of Conservation and Recreation (DCR).** Provided permitting services for the development of the Charles Riverbank Vegetation Management Plan (RVMP), which utilizes an ecological-functions approach and incorporates parts of four communities (Boston, Cambridge, Newton, and Watertown) that play a role in permitting the plan.

### Vegetative Management Plan for the Head of the Charles Regatta® Reunion Village Hospitality Area, Cambridge, Massachusetts.

Senior environmental scientist for the preparation of a vegetation management plan (VMP) on behalf of the HOCR and in cooperation with the Massachusetts Department of Conservation and Recreation (DCR). Provided permitting guidance for VMP development on an accelerated schedule to address the need for vegetation/species management by targeting selective invasive and noxious plants along the riverbank at the location of the Reunion Village.



North American Lake Management  
Society

New England Water Works  
Association

## PAPERS & PRESENTATIONS

Gong, Gavin; Hickey, Ken; and Higgins, Mel, "Hydrodynamic Flow and Water Quality Simulation of a Narrow River System Influenced by Wide Tidal Marshes," Presented August 1998.

Sung, Windsor and Higgins, Mel, "Trace Metal Levels in the Municipal Wastewater of Greater Boston," Water Environment Research, July 1998.

Sung, Windsor and Higgins, Mel, "Boston Harbor as a Continuous-Flow Stirred Tank Reactor, Use of Mussel Biomonitoring and Effluent Discharge," Boston Society of Civil Engineers, February 1998.

**Permitting for the Nantucket Harbor Shimmo and PLUS Parcels Sewer Extension Project, Nantucket, Massachusetts.** Providing permitting and wetlands consulting services related to the comprehensive sewer extension project on the island. Responsible for ensuring that all project work meets the stringent environmental permitting requirements. Compiled and submitted permits to the Nantucket Conservation Commission (Notice of Intent), Nantucket Historic Commission (Certificate of Appropriateness) and Massachusetts Endangered Species Act (MESA) office (Project Review).

**Phase II Remediation of Former Manufactured Gas Plant, Keene, New Hampshire.** Assisting with the wetlands and permitting component of this impacted sediment dredging project. Assisted with preparation of ACOE, NHDES, and local permit applications, including Programmatic General permit, Dredge and Fill permit, and Alteration of Terrain permit.

**Furnace Pond Dredging, Pembroke, Massachusetts.** Assisting with the wetlands and permitting component of this project which involves improving the ecological and recreational value within Furnace Pond by deepening the pond through the dredging process.

**Sailor's Home Pond Dredging, Quincy, Massachusetts.** Assisting with the wetlands and permitting component of this project which involves the completion of in-pond sediment removal and modification of the local stormwater infrastructure through retrofit stormwater BMP's.

**Stormwater Recharge Siting Study, Pembroke, Massachusetts (SWMI Grant # BRP-2012-06).** Worked with the town to create a watershed-based planning tool for enhancing the effectiveness of the Water Management Act permitting process, and to clarify ways to measure and implement mitigation concepts under the SWMI framework. Used advanced GIS technology to select recharge sites through the development and analysis of overlay maps, including soil permeability, saturated thickness, depth to groundwater. LiDAR topography, wetland resources, Water Resource Protection districts, land ownership, impervious cover, and stormwater infrastructure.

## BACKGROUND

2018-Present  
Team Leader  
Weston & Sampson

2014-2018  
Project Manager  
Weston & Sampson

2008-2014  
Structural Engineer  
Hart Design Group, LLC

2007-2008  
Project Manager  
The Torrey Company

2005-2007  
Project Manager  
Churchill & Banks, LLC

1999-2005  
Structural Engineer  
Lin Associates, Inc.

1994-1999  
Field Engineer  
Bechtel Corporation

## EDUCATION

1994  
Bachelor of Science  
Civil Engineering  
Worcester Polytechnic Institute

## PROFESSIONAL REGISTRATION

Massachusetts (No. 41693)  
Rhode Island (No. 7663)  
Connecticut (No. 29660)  
Kentucky (No. 29965)  
Florida (No. 79595)  
South Carolina (No. 35047)  
Vermont (No. 018.0134531)  
North Carolina (No. 048585)

LEED® Accredited Professional

## PROFESSIONAL SOCIETIES

American Society of Civil Engineers

Nathan, a team leader in Weston & Sampson's structural engineering department, has more than 25 years of engineering and construction experience. His areas of expertise include reinforced concrete, masonry, structural steel, and timber design, and he is well versed in the International Building Code. His project experience includes design for new construction and renovation of commercial, multi-unit residential institutional and pharmaceutical/industrial buildings; water/wastewater treatment facilities; and bridges. Nathan also has construction management experience and is a LEED® Accredited Professional.



## SPECIFIC PROJECT EXPERIENCE

**Municipal Services Facility, Andover, Massachusetts.** Responsible for structural design and construction administration for a new 60,000-square-foot public works facility with vehicle storage, vehicle maintenance, and administration areas. Structure was a one- and two-story pre-engineered metal building.

**Department of Public Works and Natural Resources Facility, Orleans, Massachusetts.** Responsible for structural design and construction administration for a new 42,000-square-foot public works facility with vehicle storage, vehicle maintenance, and administration areas. Structure was a one-story pre-engineered metal building.

**New Public Works Facility, Hopkinton, Massachusetts.** Responsible for structural design and construction administration for a new 40,000-square-foot public works facility with vehicle storage, vehicle maintenance, and administration areas. Structure was a one- and two-story pre-engineered metal building.

**Consolidated Public Works Department Facility, Waterbury, Connecticut.** Responsible for structural design and construction administration for a new 120,000-square-foot facility designed to house all public works operations (administration, shops, highway, parks, refuse) plus a central DPW vehicle maintenance shop, and separate shops for maintenance of fire department vehicles, and police department vehicles. Structure was a combination of new pre-engineered and conventional steel additions on an existing steel structure. Substantial structural modifications were performed on the existing building.

**Bridge Reconstruction Services for the Mountain Road over Mill Brook C-05-06 Bridge, MassDOT, Charlemont, Massachusetts.** Engineer responsible for providing services as part of the complete reconstruction and relocation of the roadway and the Mountain Road Bridge over Mill Brook. The 16-meter single-span bridge included pre-stressed, pre-cast concrete butted box beams and integral abutments. In accordance with MassDOT requirements, work included survey, final roadway design, design of sidewalks to ADA standards, utility/drainage improvements, geotechnical engineering, detour route selection, and contract documents preparation.

**Ireland Street over West Branch Bronson Brook, MassDOT, Chesterfield, Massachusetts.** Provided structural engineering services for the replacement of an existing 56-foot single span, steel thru-girder bridge. Responsibilities included performing a bridge type study; developing conceptual bridge plans, evaluating bridge superstructure replacement options of prestressed concrete NEXT beams, steel girders with precast concrete deck panels, and steel girders with shop fabricated concrete decks; and analyzing existing abutments.

**Water Street over Blackstone River Bridge, Millbury, Massachusetts.** Responsible for structural design and construction administration for the bridge substructure and superstructure design for Mass Highway Department. The superstructure was constructed with prestressed concrete box beams.

**Central Artery/Tunnel Project, Boston, Massachusetts.** Worked on project to depress a major artery through the city and adding a third harbor tunnel. Responsible for field construction inspection and other construction management duties on portions of the project.

**Ayer Commuter Rail Parking Facility for Montachusett Regional Transit Authority (MART), Ayer, Massachusetts.** Structural Engineer of Record for the design of a one-level, 79-space elevated parking deck servicing the local commuter rail station. The elevated parking deck was constructed in precast concrete supported on cast-in-place concrete foundations.

**Repairs to Existing Marine Industrial Park Central Parking Garage for Boston Planning and Development Agency (BPDA), Boston, Massachusetts.** Responsible for managing the repairs to an existing five-level precast parking garage. Scope of work includes structural repairs, waterproofing repairs, joint replacement, drainage replacement, fire protection replacement, and fire alarm renovation. The parking garage remains in service during the repairs.

**Brunswick Gardens Middle School (currently Lilla G. Frederick Pilot Middle School), Boston, Massachusetts.** Structural engineering for a new 144,000-square-foot composite steel framed structure.

**Copeland Building, Mass Maritime Academy, Buzzard's Bay, Massachusetts.** Responsible for analyzing the existing structure, developing structural details, and construction administration for the structural renovation of a historic building that included jacking and underpinning the foundation, and seismic and wind bracing.

## BACKGROUND

2018-Present  
Senior Project Manager  
Weston & Sampson

2015-2018  
Project Manager  
Weston & Sampson

2013-2015  
Project Engineer  
Weston & Sampson

2005-2013  
& 1999-2004  
Staff Engineer  
Miller Engineering & Testing, Inc.

2004-2005  
Geotechnical Engineer  
PSI, Inc.

1998-1999  
Field Engineer  
SMW Seiko, Inc.

## EDUCATION

2005  
Master of Science  
Geotechnical Engineering  
University of Massachusetts, Lowell

1998  
Bachelor of Science  
Civil & Environmental Engineering  
University of Massachusetts,  
Amherst

## PROFESSIONAL REGISTRATION

Professional Engineer:  
Massachusetts No. 50328  
New Hampshire No. 13858

Tom is a senior project manager in the firm's environmental and geotechnical program. He has over 20 years of experience with geotechnical engineering design and has been responsible for managing multiple ongoing construction projects. His specific areas of expertise include foundation design, retaining wall and slope stability analyses, and dam safety engineering.



## SPECIFIC PROJECT EXPERIENCE

**Massasoit State Park Dam Rehabilitations, Taunton, Massachusetts.** Project manager and dam safety engineer for rehabilitation of five earthen embankment dams in Massasoit State Park ranging from 180 to 365 feet long and 10.5 to 18.5 feet tall. The dams are Intermediate Size, High Hazard Structures. The project includes coordination with Massachusetts DCR Office of Dam Safety, environmental permitting, repair of concrete outlet structures, raising the crest of one of the dams, and embankment improvements including slope armoring, and mineral filter construction. Coordinated and completed engineering analyses; prepared drawings and specifications; coordinated environmental permit preparation and presentations; and provided bidding assistance.

**East Park and Navy Yard Park, Natick, Massachusetts.** Geotechnical engineer for the project which involved renovations to these two parks, including underground utilities, ADA compliant pathways, play equipment, park and drive improvements, restrooms, lighting, sports fields, court replacement, stormwater management systems, and signage.

**South Mill Pond Courts and Leary Field Lighting Improvement Project, Portsmouth, New Hampshire.** Geotechnical engineer for the project which involved the complete refurbishment of six tennis courts and two basketball courts and the addition of court lighting.

**Beach Revetment, Manchester-by-the-Sea, Massachusetts.** Geotechnical engineer for the revetment efforts at Singing Beach in the coastal town. The goal of improving the existing revetment structure is to preserve and protect the shoreline at Singing Beach against erosion and sea level rise. Responsible for coordination with the Conservation Agent and the contractor.

**East Park and Navy Yard Park, Natick, Massachusetts.** Geotechnical engineer for the project which involved renovations to these two parks, including underground utilities, ADA compliant pathways, play equipment, park and drive improvements, restrooms, lighting, sports fields, court replacement, stormwater management systems, and signage.

**White Memorial Pool, Rutland, Vermont.** Senior geotechnical engineer assisted with constructability issues and a dewatering plan for the contractor to successfully implement in a deep excavation adjacent to Moon Brook with a high-water table and soft soils.

**Arbor Way Retaining Wall Assessment, Fitchburg, Massachusetts.** Project manager for the Arbor Way retaining wall assessment, which included a condition



assessment of the failing wall and recommendations for design repairs.

**Newman School Athletic Fields & Eastman Conservation Area Improvements, Needham, Massachusetts.** Geotechnical engineer for this project to design boardwalks/trail improvements and sports field upgrades to the Eastman Conservation Area, which serves as an outdoor learning laboratory for the elementary school.

**Emery Field Multi-Use Fields and Pathways Project, Kittery, Maine.** Geotechnical engineer for the project which included the construction of a multi-use athletic field with subsurface drainage system and irrigation system and an ADA-compliant walking path that links all facilities, to be shared by service vehicles and emergency vehicles.

**Clesson Brook Road State Bridge #B-28-010 Replacement, Buckland, Massachusetts.** Geotechnical engineer for replacement of the existing bridge over Clesson Brook. The project included removal of the existing single span bridge (33-foot-long span) with a new concrete arch bridge with a 51-foot-long span. Coordinated geotechnical fieldwork and laboratory testing, completed engineering analyses, and prepared a technical report including geotechnical earthwork and design recommendations. It was recommended that the abutments and wing-walls were supported by conventional shallow spread footings bearing on the native glacial till.

**Shady Hill School Repair, Cambridge, Massachusetts.** Geotechnical project manager for the 6th and 8th grade building repair and modification project at the Shady Hill School. Prepared project scope and budget, coordinated geotechnical fieldwork, completed engineering analysis, and prepared a technical report. Conducted a geotechnical evaluation of the perimeter foundations of the 6th grade building that had exhibited structural distress, and the 8th grade building where water had infiltrated the basement level and the non-structural basement slab had partially collapsed. Recommended underpinning the 6th grade building foundation with helical piers to correct the structural deficiencies. Recommended replacement of the 8th grade basement slab with a slab structurally connected to existing pressure-injected-footing deep foundations. Also recommended a perimeter cut-off wall and drainage system to prevent water infiltration into the basement area.

**Alewife Brook Shopping Center, Cambridge, Massachusetts.** Geotechnical engineer for the approximately 50,000-square-foot building. Coordinated geotechnical fieldwork and laboratory testing and completed engineering analyses and a technical report including recommendations the proposed site development. Addressed geotechnical considerations including up to 15 feet of urban fill and organic materials and relatively shallow groundwater below the building area. Recommended compacted stone columns for improvement of the existing fill and organic soils to support a conventional shallow foundation and slab-on-grade and reduce excavation and disposal of potentially contaminated soils. Provided the design and construction teams with geotechnical engineering support and managed observation of geotechnical-related aspects of earthwork, ground improvement, and foundation construction.

**BACKGROUND**

2019-Present  
Senior Project Manager  
Weston & Sampson

2015-2019  
Project Manager  
Weston & Sampson

2013-2015  
Project Engineer  
Weston & Sampson

2011-2013  
Project Engineer  
RH2 Engineering

2002-2011  
Engineering Technician  
Thornton Engineering

2001-2002  
Engineering Technician  
Precision Structural Engineering

**EDUCATION**

2002  
Bachelor of Science  
Civil Engineering  
Oregon Institute of Technology  
Magna Cum Laude

**PROFESSIONAL REGISTRATION**

Professional Civil Engineer:  
Massachusetts No. 50675  
Maine No. 13334  
New Hampshire No. 14212  
Oregon No. 69365  
California No. 80272

**PROFESSIONAL AFFILIATIONS**

Boston Society of Civil Engineers  
Section of the American Society of  
Engineers (BSCES)  
  
American Water Works Association  
(AWWA)  
  
New England Water Works  
Association (NEWWA)  
  
Professional Engineers of Oregon

James, a project manager at Weston & Sampson, has more than 15 years of experience in design, analysis, and construction for a diverse range of projects, including water distribution systems, sewer pipelines, storm drainage conveyance and treatment systems, site planning and design, and structural and roadway design. His skills include computer-aided site/infrastructure design and modeling, hydrology and hydraulic analysis, floodplain modeling, structural modeling, and surveying.



**SPECIFIC PROJECT EXPERIENCE**

**Newton Highlands Playground, Newton, Massachusetts.** Site/civil engineer for park/playground improvements generated in response to the needs of the city as expressed by various community representatives at a series of public hearings and through the issuance of a comprehensive Park User Survey.

**Langone Park and Puopolo Playground, Boston, Massachusetts.** Site/civil engineer responsible for reviewing on-site grading and drainage to ensure project compliance with Massachusetts DEP stormwater policy and BWSC criteria and ensure proper site drainage. Design efforts include sizing, design, and specifications of on-site drainage facilities and coordination with landscape design to ensure a seamless design.

**Harambee Park, Boston Parks and Recreation Department, Dorchester, Massachusetts.** Site/civil engineer for Phase 1 Improvements to Harambee Park, one of the city's largest open space assets. Efforts included record research of existing utilities, field investigation of on-site drainage, sewer and water infrastructure, and coordination with proposed design to mitigate utility conflicts. Design effort also included sizing of on-site storm drainage systems to meet BWSC criteria.

**Fallon Field Playground, Boston Parks and Recreation Department, Roslindale, Massachusetts.** Site/civil engineer for improvements to Fallon Field Playground in Roslindale. The project involved the installation of new playground equipment, surfacing, and pedestrian walks. Efforts included review of landscape grading and drainage design and recommendations and design direction to the design team to ensure compliance with BWSC stormwater policy.

**Hobart Park Improvements, Boston Parks and Recreation Department, Brighton, Massachusetts.** Site/civil engineer for improvements to Hobart Park in Brighton. The project involved the re-design of recreational space and the addition of a water play feature. Efforts included review of landscape grading and drainage design and recommendations and design direction to the design team to ensure regulatory compliance and technical feasibility for proposed stormwater improvements and water service connections.

**Improvements to Buzzards Bay Park, Bourne, Massachusetts.** Site/civil engineer responsible for improvements to this signature waterfront park located on the Cape Cod Canal. Park improvements include a splash pad, pathways/connections, landscaping/plantings, seating areas, and a picnic/gathering pavilion, among

other amenities and enhancements.

**Comprehensive Design for Centennial Beach Refurbishment, Hudson, Massachusetts.** Site/civil engineer for renovation of a popular town-managed swimming beach. Project includes a new bathhouse, renovated old bathhouse for storage, open air pavilion space, beach and landscape restoration, a new accessible path system, extensive stormwater management upgrades, and parking area improvements.

**Distribution Center Site Work, Taunton, Massachusetts.** Developed site design plans, drainage plans and calculations, and wetland replication design and grading for the expansion of a private developer's distribution center.

**Site Plan Peer Review, Tewksbury, Massachusetts.** Performed peer review services for site development plans in conformance with the town's subdivision rules and regulations.

**Water Treatment Plant Site Work, Chatham, Massachusetts.** Designed yard piping, site grading, and infiltration system for a 1-mgd water treatment plant.

**Water Treatment Plant Site Work, Norton, Massachusetts.** Designed yard piping, site grading, and residuals lagoons for a new treatment plant.

**DPW Facility Roadway Plans, Wayland, Massachusetts.** Developed roadway design plans for an access route to the new Wayland DPW facility. Design included roadway grading, culvert replacement, critter passages, drainage design/calculations, and habitat/wetland mitigation measures.

**Mill Brook Corridor and Wellington Park, Arlington, Massachusetts.** Provided site/civil engineering support for the revitalization of the Mill Brook corridor and Wellington Park. Project work includes site improvements, vegetation management planning, and bank restoration.

**Atlantic Sports Center, Amesbury, Massachusetts.** Worked with a private developer to develop site plans for a 400,000-square-foot ice hockey facility on a 40-acre parcel of land. Work included development of existing conditions mapping, conceptual design, planning board and conservation commission permitting, and development of construction plans. Design included 800 parking spaces, utilities, stormwater management features, an access road network and large retaining walls to make a challenging hilltop site suitable for development of a large facility.

# Community Gardens

## Rules & Regulations

Nahanton Park

### *2024 Policies and Procedures*



*City of Newton, Massachusetts*  
*Parks, Recreation & Culture Department*



## Registration Information

- 🌱 **Returning Gardeners** – go to [www.newtonma.myrec.com](http://www.newtonma.myrec.com) . To renew, each gardener needs to do the following by March 1<sup>st</sup> of the current year:

Welcome to the 2024 season. Beginning this year, we will no longer be using paper release forms or rules and regulations. We have converted to making a reservation for your plot in our online platform at [www.newtonmarec.com](http://www.newtonmarec.com). **If you have an account in the MyRec system**, login and follow the steps below.

**If you are not familiar with the MyRec system and don't have an account**, it is likely one was created for you in 2023. Your full email will be your username, but you will need to reset your password. Please call us at 617-796-1500 so we can help you with that process. We will give you a temporary password to gain access to the platform to change it. **PLEASE DO NOT create another account**. Once you have changed your password you can make a reservation following the steps below.

- 🌱 To renew, each gardener needs to do the following by March 1<sup>st</sup> of the current year:
  - Go to the facility list.
  - Scroll to Nahanton Park Nature Center
  - Find your plot area & number.
  - Hit request and follow prompts.
  - The manager will approve the request and send an invoice for payment.
  - Once payment is received, your permit will be emailed to you. (Permits are good from April 15 thru November 15)
  
  - **If you do not have access to a computer, please contact the manager.**
  
  - **If not received by the deadline, the plot will be considered available for reassignment to another gardener. April 1st is the deadline or your plot will be reassigned.**
  
- 🌱 **Waiting List** – The Garden Manager (GM) will call gardeners on the wait list after March 1st, notifying them of available plots. To obtain a plot, the following steps are to be followed:
  - Schedule an appointment with the GM to view the plot.
  - Once the plot location is agreed upon, follow the registration steps for returning gardeners.
  
- 🌱 Using the city platform, [www.newtonmarec.com](http://www.newtonmarec.com), create an account and follow steps below
  - Go to the facility list.
  - Scroll to Nahanton Park Nature Center
  - Find your plot area & number.
  - Hit request and follow prompts.
  - The manager will approve the request and send an invoice for payment.
  - Once payment is received, your permit will be emailed to you. (Permits are good from April 15 thru November 15)

## **Community Garden Plot Rental Rates**

Payment of plot use fee entitles the gardener to:

A plot of land with mowed borders

- Garden Plot: Approximately 10'x 20' plot at \$60 per season

Access to water spring through fall

*Please note: The dates to turn on/off the water is governed by the Public Works Department*

*Trash Removal: please note that all trash should go in the appropriate bin. All garden waste must be put in recycled paper bags and placed next to trash bins.*

## **Rules for All Gardeners**

### **Plot Maintenance Standards**

As an inclusive public program, we try to strike a balance between acceptance of individual differences and the community need for well-maintained productive garden spaces.

- ♻️ All gardeners are required to keep individual plots in a planted, productive state or cover-cropped or mulched and free of debris. Weeds and other vegetation must be controlled to limit their spread to adjacent plots. All water collectors are to be kept covered.
- ♻️ **Garden plots must be in a working state by Memorial Day. By this date gardeners need to have initiated some activities within their garden plots such as garden cleanup, soil preparation, weeding and/or planting. If no plantings By June 1st – money refunded- and offered to wait list.**
- ♻️ Plot fencing is to be no higher than 5'. Steel fence posts are preferred. Not acceptable: orange plastic fencing, storm windows, glass or pressure treated wood. **No netting across the top of the plot or along the sides of the plot (netting traps and injures birds)**
- ♻️ Garden plots must be winterized by mid-November. Hoses should be coiled and placed inside the garden plot, and any items such as plastic chairs, plastic containers, tools, trash and other miscellaneous items must be removed from Nahanton Park.

### **Additional Garden Rules**

- ♻️ It is expected that all gardeners will participate in the Spring and Fall cleanups.
- ♻️ Garden plots are to be used for growing vegetables and flowers for personal use, and not for

commercial sales.

- 🌱 Vehicles are allowed on the garden access roadway for the sole purpose of transporting produce or materials and supplies used while gardening. Parking vehicles in the gardens is allowed only for these purposes.
- 🌱 Responsible water use is required of all gardeners. Conserve water.
  - Sprinklers or hoses left unattended will be turned off.
  - Watering should be done in the early morning or early evening hours.
- 🌱 No pets are allowed in the garden area. **Dogs must be kept leashed at all times in Nahanton Park and any dog waste must be removed by the owner.**
- 🌱 Smoking and/or grilling of any kind is not allowed in the gardens.
- 🌱 Garden plots are restricted to the assigned area marked by the corner posts. Vegetation and gardening supplies may not extend beyond these boundaries.
- 🌱 **Common areas**, aisle ways between plots and the roadway must be kept clear in order to facilitate maintenance activities and emergency access. Do not pile or throw mulch, weeds, rocks or materials into these areas. When not in use, keep hoses out of these areas.
- 🌱 ***Keep plot clean, help maintain common areas, paths and fence lines. Use the barrels near the bulletin board or at the end of the access road: all trash should be placed in the blue barrel and any recyclable materials (paper, bottles, cans) should be placed in the green barrel. Plant material and other organic matter should be placed in the common areas of each garden level designated for future composting.***
- 🌱 Children must be supervised in the garden area.
- 🌱 No registered pesticides or herbicides are to be stored or used within the Community Gardens or within 25' of the outside perimeter of the Upper or Lower Gardens as specified by the Integrated Pest Management (IPM) Plan.
- 🌱 No one is allowed to sublet their plot to anyone.
- 🌱 Garden plots are for Newton residents only.

### ***Guidelines for the Community Gardeners***

- 🌱 Gardening in a public setting requires a fair amount of time and commitment. Please make appropriate arrangements to ensure a well-maintained garden space for everyone in this shared setting.
- 🌱 No erect permanent structures are allowed in the garden plots/area.

- 🌱 No planting trees, cutting/removing brush, large woody perennials, or potentially invasive species in the garden plots.
- 🌱 Harvest early, respect your neighbors, and absolutely NO picking from other gardens. If you are experiencing vandalism or theft, please report it promptly to the Newton Police (617-796-2100) and the Parks, Recreation & Culture Department (617-796-1500 days, 617-212-5190 weekends).
- 🌱 General Safety:
  - The perimeter roadways of the garden area are to be always kept clear for emergency and maintenance access.
  - It is recommended to have a cell phone available while at the garden.

Note: Garden plots are for Newton Residents Only. If you have a plot and since moved out of the city, it will be offered to someone on the waitlist.



## ***Acknowledgement of the Policies & Procedures Handbook***

Please sign the enclosed sheet and return it to the Parks, Recreation & Culture Department office to acknowledge your receipt of the Community Gardens Policies & Procedures Handbook.

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Print Name

---

Sign Name

---

Date

## Community garden

Ann Carmola <carmolaa@gmail.com>

Thu 3/7/2024 7:03 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Ann Carmola

## Spears Park community garden

Connie DeVol <cgdevol@yahoo.com>

Thu 3/7/2024 9:54 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

To: Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Connie DeVol  
62 Harding St  
02465

## Support for community garden at Spears Park

Deb B <breen.debora1@gmail.com>

Wed 3/6/2024 9:41 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Regards,

Deborah Breen

56 Gardner St, Newton, MA 02458

## Community Garden

Elisabeth Lanjuin <elanjuin@gmail.com>

Thu 3/7/2024 12:12 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I've been a Newton Corner resident for almost 70 years and I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Kind regards,

Elisabeth Lanjuin

97 Newtonville Ave, Newton, MA 02458

## Tasun Garden at Spears Park

ericreen@tiac.net <ericreen@tiac.net>

Thu 3/7/2024 5:05 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Ms. Hutchings -

I'm writing to express my hope that the Community Preservation Committee will approve the funding request for the Tasun Community Garden at Spears Park. I think this is a great project for the Community Preservation Committee to fund.

This funding request is not large. But, it allows the fairly large group of people who have formed a chance to create a community centered on gardening.

The project does what the Community Preservation Act is supposed to do. It benefits the community. At the corner of Washington Street and Walnut Park, it will be visible to all the people who drive by this location daily. Some of those people in cars might get inspired and want to join this group themselves.

This project can bring farming to a location much more convenient to the city's north side.

Twenty years ago, with much larger help from the CPC, we started the Newton Community Farm, which has been a success. On a smaller scale, this is similar. This is not a CSA, but it is a community garden. Both projects bring the community together.

Eric Reenstierna  
(former CPC member and neighbor from around the corner)  
90 Waban Park

## Community Garden at Spears Park

Erika Holmberg <erholmbe@gmail.com>

Thu 3/7/2024 7:16 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants. Community Gardens knit neighbors and neighborhoods together.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Erika Holmberg  
118 Newtonville Ave  
Newton MA 02458

**In support of the community garden on Washington street at the corner of Walnut Park**

JJ Kazakoff-Eigen &lt;jj@kazakoff.com&gt;

Thu 3/7/2024 9:59 AM

To: Mollie Hutchings &lt;mhutchings@newtonma.gov&gt;

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

Hi-

That's a lovely spot that the city has been maintaining for years that has sat empty. If it's there, it would be nice for it to be doing something and engaging the community. :-).

My guess/hope is that regular folks will be willing to do a lot of the upkeep work, and that most of the funding would be one time(ish) funding to help get it off the ground.

Many thanks for serving Newton.

JJ

--

JJ Kazakoff-Eigen

[jj@kazakoff.com](mailto:jj@kazakoff.com)

Cell: 860-558-1942

<http://www.linkedin.com/in/jjkazakoffeigen>



## Community Garden

Judith Landis <jcl201okok@hotmail.com>

Thu 3/7/2024 4:18 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Judy Landis

## Please support community garden at Spears Park

Marcia Cooper <marcia@greennewton.org>

Fri 3/8/2024 11:38 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

Cc: Judy Jacobs <judy@greennewton.org>

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

Dear Members of the Community Preservation Committee,

I write on behalf of the environmental group, Green Newton, in support of the community garden project at Spears Park, located on the corner of Washington Street and Walnut Park in Newton.

Members of our group look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

Green Newton urges your committee to approve funding to help make the garden a reality for the neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well.

Thank you for your support!

Marcia Cooper

--

Marcia Cooper

President, Green Newton

[marcia@greennewton.org](mailto:marcia@greennewton.org)

617-416-1969

[www.greennewton.org](http://www.greennewton.org)

[Visit Green Newton on Facebook!](#)



## Community Garden

mariasteele1105@yahoo.com <mariasteele1105@yahoo.com>

Thu 3/7/2024 6:59 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I am writing in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants. I'm even hoping that I will be able to grow some tomatoes myself rather than paying 3.99 at the grocery store!

The garden committee has applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your continuing support.

Thank you,

Maria Steele  
58 Playstead Rd  
Newton Corner 02458

**upcoming mtg. re funding Spears Park**

Maria O &lt;autumn7917@gmail.com&gt;

Mon 3/4/2024 2:01 PM

To:Barney Heath &lt;bheath@newtonma.gov&gt;;Mollie Hutchings &lt;mhutchings@newtonma.gov&gt;

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

Dear Mr Heath and Hutchings: we understand there is an upcoming CPC meeting regarding funding of the Spears Park project. Can you please provide the members of the CPC a copy of this email so that they know we don't want this funded. One Councilor Greenberg wants this project to go forward, however the residents who live here & abut this Park are STRONGLY against it and have been from the beginning --- over 200 abutters have signed a Petition which was ignored by Councilor Greenberg. We will retain legal counsel if we have to, but would rather deal with this at the community level. This project SHOULD NOT BE FUNDED. It is unwanted. This is the link to the online Petition protesting this project: <https://www.change.org/p/keep-spears-park-at-walnut-park-and-washington-street-in-newton-an-open-space?signed=true>. We would appreciate a response from you that this email has been distributed to the members of the CPC ahead of the meeting about funding Spears Park.

Thank you.

Kind regards,

Mary O'Halloran

## Support of the community garden

Rebecca Feinberg <rsfeinberg@hotmail.com>

Thu 3/7/2024 12:19 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I wish to express my support for the community garden at Spears Park. This will be on the corner of Washington Street and Walnut Park in Newton. I look forward to participating in the community and green space that such a garden creates. I will also enjoy and share the vegetables I grow in my plots.

I hope you will support our garden project with your funding to show support for the greater Newton Corner and Nonantum communities.

Thank you in advance for your consideration.

Respectfully,

Rebecca Feinberg

]

## Community Garden @ Walnut Park and Washington

Ryan McGlothlin <ryanmcglothlin@hotmail.com>

Thu 3/7/2024 7:50 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Regards,

Ryan

526 Centre St.  
m 508.768.8054

## Community Garden at Spears Park

Stella Chin <chinsb01@gmail.com>

Wed 3/6/2024 9:47 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Stella Chin  
Robert Leung  
Scott Leung  
1254 Beacon St  
Waban, MA 02468

Sent from my iPad

## Support of the Community Garden Project.

Tara Furlong <taramfurlong@gmail.com>

Tue 2/13/2024 1:50 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Sincerely,

Tara Furlong

311 Albemarle RD

Newton, MA 02460



## Community Garden Spears Park

William Walker <walkersystems@yahoo.com>

Thu 3/7/2024 6:53 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. We could really use your support!

Billy Walker  
56 Washington Street  
Newton MA 02458  
617-244-0123

## Support for our Community GArden in Newton Corner

Agi SWDeusa <agi.sardi@gmail.com>

Fri 3/8/2024 12:06 PM

To:Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write to support the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton.

I look forward to the garden becoming a thriving, beautiful, and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for Newton Corner and Nonantum neighborhoods, with access for others in Newton as well.

Thank you for your support!

**Agi SArdi**

**21 Thornton St, Newton, Ma 02458**

## Newton Corner Community Garden

Ali E. Erol <erol@bc.edu>

Fri 3/8/2024 11:54 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden planned for Spears' Park: it will be a welcoming and vibrant meeting place for community members. It will also provide a location for education about sustainable food production. The creative and accessible design will be a beautiful addition to this space. I strongly encourage the CPC to approve the funding of \$150,000 for this project to create this garden on Newton's northside.

Thank you,

Ali E. Erol

204 Dedham St.

Newton, MA, 02461

--

"Yet in attachment blossoms fall, and in aversion weeds spread." -Dogen, *Genjokoan*

"Guilt and defensiveness are bricks in a wall against which we will all perish, for they serve none of our futures." - Audre Lorde, *Uses of Anger*

Ali E. Erol, Ph.D.

Associate Professor of the Practice

Department of Communication

Boston College, Chestnut Hill, MA

## SPEARS PARK

ANDY GLUCK <gluckers@aim.com>

Sun 3/10/2024 1:01 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

We write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. We look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants. Green space is always a win, win in Newton.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Kim and Andy Gluck  
19 Merton Street  
Newton, MA. 02458

## Tasun Community Garden at Spear Park

Bill & Sue <dickinson@bill-sue.com>

Mon 3/11/2024 6:32 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

We are writing to you about the community garden project (The Tasun Community Garden at Spears Park) which is under consideration at your meeting on Tuesday, March 12th. The garden area is on the corner of Washington Street and Walnut Park in Newton Corner near a great deal of open space: the expansive Walnut Park itself, play areas for three schools and the grounds around the administrative building. The garden is planned to become a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants. While it will be of great benefit to the Newton Corner and Nonantum neighborhoods, it will also offer gardening opportunities for others in Newton. Thank you for your support.

Sue and Bill Dickinson (93 Waban Park, Newton Corner)

## Spears community garden

Dan Shaw <dzshaw@gmail.com>

Mon 3/11/2024 3:39 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Marcus and Deborah Breen have told me that community garden project that they have been working on for some time as applied to the CPC for support

I'm writing to urge you to provide support for the spears community garden on the corner of Washington Street and Walnut Park in Newton.

The community garden will serve an important purpose in the community in addition to providing an opportunity for people to grow flowers and vegetables. Many people do not have adequate yard space to make their own gardens

The community garden will provide an opportunity for people to socialize and bond. It will provide an opportunity to reduce social isolation which is become a more acute problem ever since covid

Newton corner and Nonantum have very few places for people to gather in particular few places north of the Turnpike

The Spears community garden group has applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you in advance for supporting this important project

Dan

Dan Shaw

116 Church street

Newton MA 02458

617 – 852 – 8713 cell

Apologies for typos and confusing wording -a result of dictating with Dragon NaturallySpeaking

If I missed some confusing wording due careless editing, or dictating a hurry, please get back to me

**community garden project at Spears Park**

Feinberg, Edward <efeinber@bu.edu>

Sat 3/9/2024 12:15 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I am writing to offer my enthusiastic support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful, green and inclusive space for community members to meet and grow vegetables and flowers.

The garden participants have applied to your group for funding to help make the garden a reality and create a new community area in the neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support of this valuable community resource.

**Edward B Feinberg, MD, MPH**  
**17 Prospect Avenue**  
**Newtonville**

## Funding for a community garden

Judith Adams <adams.jud7@gmail.com>

Mon 3/11/2024 6:08 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear members of the Community Preservation Committee,

I am writing in support of the community garden project at Spears Park on the corner of Washington St and Walnut Pk in Newton.

We are all looking forward to the garden to becoming a thriving place for community members to be able to meet and grow plants, flowers and vegetables.

We have applied to your group for funding to help make this garden a reality for our neighborhoods of Newton corner, Nonantum, with access to other parts of Newton,

Thank you very much for your help!

Sincerely,

Judith Adams  
227 Jackson Rd,  
Newton,  
MA 02458.

Sent from my iPhone



## Community Garden

kitty Hooper <hooper.kitty@gmail.com>

Mon 3/11/2024 9:18 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I live in Newton Corner. I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, plants and community. This garden will help bridge the areas split by the Pike. I see a community garden that is so visible as a Beacon of pride and aliveness in our neighborhood

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Catherine Kitty Hooper

4 Eldredge St, Unit 1

Newton, MA 02458

## Spears' Park Garden

Laurie Waters <cheflw6@gmail.com>

Mon 3/11/2024 11:22 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I'm writing in support of the community garden planned for Spears' Park. It seems a perfect space for community members and a valuable greenspace. It would also provide a location for education about sustainable food production, vital to our future. The creative and accessible design will be a beautiful addition to this area. I strongly encourage the CPC to approve the funding of \$150,000 for this project to create this garden on Newton's northside.

Thank you,

Laurie Waters

Former Newton resident

## Community Gardens project at Spears Park

Marcus Breen <marcus.breen1@gmail.com>

Sun 3/10/2024 8:29 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Ms Hutchings,

I am emailing you as the President of the local committee of residents established to advance the Community Garden project at Spears Park.

Residents living in the community in and around Ward 1, also known as Newton Corner and Albemarle, have actively developed this initiative with the assistance of Ward 1 Councillors Maria Scibelli-Greenberg, Alison Leary, John Oliver; Mayor Ruthanne Fuller; the Director of Parks and Open Spaces, Luis Perez Demorizi and several other members of Newton City Council committees and working groups.

We are extremely appreciative of the supportive effort the council has made to assist us meet our goals. Indeed, from the earliest days of its inception, the project has enjoyed unanimous support from the council. We would like to see that support continue as the project work begins.

Supporting the garden will help us as residents, in collaboration with the council, to make a significant contribution to the enhancement of the Newton Corner area. It will provide care and beautification for an unused parcel of land, while offering citizens who live locally a new and exciting opportunity to socially engage with each other and the earth.

We appreciate the support the council has already shown and seek the additional support of the Community Preservation Committee in providing funding for the early stages of development and the long term success of the garden.

Thank you for your attention.

Sincerely - Marcus

--

Marcus Breen Ph.D.

<https://www.youtube.com/user/breenmj/feed>

3/12/24, 2:57 PM

Mail - Mollie Hutchings - Outlook

Newton, Massachusetts

1(617) 230 8268

## Support for the Community Garden Project at Spears Park

Nathan S. Gibson <nate@nategibson.net>

Sun 3/10/2024 1:41 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. The garden would be a great place for Newton Corner residents to meet and grow flowers and vegetables.

The City has a vision for Washington Street from Newtonville to West Newton which includes using public spaces for public gathering. While Newton Corner was not included in the Washington Street Vision Plan, the same concepts should apply to Newton Corner. While you are considering this project, the Massachusetts Department of Transportation is considering changes to the rotary at Newton Corner to allow more cars to travel through Newton Corner. Newton Corner, once a thriving local community, has become an on/off ramp for the Massachusetts Turnpike. Newton Corner has a nine (9) story office building and twelve (12) story hotel making it unique among Newton Villages.

The garden project at Spears Park would be a step towards making Newton Corner more of a neighborhood, with a place for residents to gather and grow flowers and vegetables.

I am writing to ask you to support funding for the garden.

Thank you for your support!

Nate

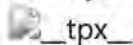


**Nathan S. (Nate) Gibson**

617-256-3061 | nate@nategibson.net | nathansgibson.org

41 Vernon Street, Newton, MA 02485

Create your WiseStamp email signature



## Project at Spears Park

Patricia Lee <pl9986@gmail.com>

Tue 3/12/2024 9:29 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

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

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

Patricia Lee

11A Baldwin Street

Newton, Ma 02458

## Proposal for a community garden at Spears Park

Richard Rasala <r.rasala@gmail.com>

Tue 3/12/2024 7:35 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

Cc: Richard Rasala <r.rasala@gmail.com>

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

I strongly support the proposal for a community garden at Spears Park along Washington St in Newton Corner.

From Google Maps street view, here is an image of the current state of Spears Park.



As you can see, Spears Park today is mostly grass with a scattering of trees along the edges.

The park is small and is therefore not large enough for sports suitable for older children.

At the same time, the proximity of the park to busy Washington St makes it a location that parents would not be inclined to send younger children alone.

If parents come with younger children there are no benches on which to sit.

Given these constraints, there is not much attraction to Spears Park simply "as a park".

The idea of creating a community garden is brilliant. This will provide a "reason" to come to the park. Adults and children will be able to examine the growing plants as they change from March through October.

I hope that the Community Preservation Committee will support the community garden with the modest funds that the concept needs to make it a reality.

Yours, Richard Rasala, member of the Newton Corner Neighborhood Assn.



## Support for the community garden in Newton Corner

Suzanne Loughlin <suzanne.loughlin@comcast.net>

Sun 3/10/2024 3:07 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

Cc: Edward Yeats <edwardyeats@gmail.com>

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

Dear Community Preservation Committee,

Please support funding for the community garden at the corner of Washington Street and Walnut Park in Newton. I have been a resident of Newton Corner for over 40 years and find that there are very few places for residents to congregate as a community. As you may know, Newton Corner is also at risk of losing Underwood School, our elementary school, which will eliminate the heart of our neighborhood. Having a community garden, while surely not a replacement for our beloved neighborhood school, would be a helpful addition to connect with other residents while engaging in a healthy and planet-friendly exercise.

Thank you in advance for your thoughtful consideration of this request.

Sincerely,

Suzanne Loughlin and Edward Yeats

36 Maple Avenue

Newton, MA 02458

Dear Members of the Community Preservation Committee,

I write in support of the community garden project at Spears Park, on the corner of Washington Street and Walnut Park in Newton. I look forward to the garden becoming a thriving, beautiful and inclusive space for community members to meet and grow vegetables, flowers, and other plants.

We have applied to your group for funding to help make the garden a reality for our neighborhoods of Newton Corner and Nonantum, with access for others in Newton as well. Thank you for your support!

## Spears Community Garden Project

Susan M. Paley <SPaley@village-bank.com>

Fri 3/8/2024 11:54 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

Cc: Maria Scibelli Greenberg <msgreenberg@newtonma.gov>

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

Dear Ms. Hutchings,

I am writing today in support of the Spears Community Garden Project as it comes before the CPC for a grant in the amount of \$150,000. The Village Bank has pledged our support in the amount of \$7,500 as we believe that this project will benefit and lift up the neighborhood. Fresh produce and being out in the fresh air will improve the health and well-being of the community. And in the era of increased density and urbanization of our suburb, what a joy it will be to have this touch of green and agriculture in our midst.

Thank you for considering this project for funding.

**Susan Paley** (she/her/hers)

*Senior Vice President, Community Relations*



320 Needham Street | Newton, MA 02464

O: 617-340-1204

E: spaley@village-bank.com

W: village-bank.com

This e-mail message is intended for the sole use of the addressee and may contain confidential information. If you are not the intended recipient or otherwise authorized to view such information, you are hereby notified that viewing such information, as well as any disclosure, copying, distribution or use of any of the information contained in or attached therein is STRICTLY PROHIBITED. If you received this e-mail in error, please reply to the sender and delete the original message.

**PLEASE LISTEN TO RESIDENTS - PLEASE DO NOT APPROVE FUNDING FOR SPEARS COMMUNITY GARDENS WITHOUT KEY QUESTIONS ANSWERED Keep Spears Park an open space.**

jennifer Frenette <jenfren@me.com>

Tue 3/12/2024 5:28 PM

To: Robin McLaughlin <rmclaughlin@newtonma.gov>; Mayor Ruthanne Fuller <rfuller@newtonma.gov>; Jonathan Yeo <jyeo@newtonma.gov>; Ellen Ishkanian <eishkanian@newtonma.gov>; Samuel Nighman <snighman@newtonma.gov>; parks <parks@newtonma.gov>; president@newtonconservators.org <president@newtonconservators.org>; Lara Kritzer <lkritzer@newtonma.gov>; Nicole Banks <nbanks@newtonma.gov>; Mollie Hutchings <mhutchings@newtonma.gov>; Jini Fairley <jfairley@newtonma.gov>; nkhan@newtonma.gov <nkhan@newtonma.gov>; Maria Scibelli Greenberg <msgreenberg@newtonma.gov>; lbaker@newtonma.gov <lbaker@newtonma.gov>; Marc C. Laredo <mlaredo@newtonma.gov>; jauchincloss@newtonma.gov <jauchincloss@newtonma.gov>; Marc C. Laredo <mlaredo@newtonma.gov>; Richard Lipof <rlipof@newtonma.gov>; Andrea W. Kelley <akelley@newtonma.gov>

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

I was just informed that the vote for funding was tonight! We have no link or location to attend and none of the abutters or neighbors on Walnut Park the actual location of this park are in favor of it . PLEASE review the concerns

This is not an abandoned lot - it does not need rescue. Take a ride by

The parks department just cut down "dead" trees in this lot showing work is already done - in 20+ years this has not happened the timing is extremely suspect

Please confirm that the Newton compliance/legal department have signed off on the actual deed language and current proposal - all projects that were proposed prior to this were not allowed because the deed calls for the land to be left open space and accessible to all,

The garden proposal meetings and planning began last March and the neighbors and abutters were not brought in until July. Very late in the game. None of the people who want this garden live directly near it or on Walnut Park at all. They will not have to deal with the negatives the garden brings to those of us who do live here. The actual neighbors were not consulted until plans were already drawn up and we all feel very disappointed in how advanced the planning was before we were notified. We would like alternate locations investigated

**There is a petition with currently 239 signatures and growing**  
<https://www.change.org/SaveOpenSpaces>

There is a proposal for a Community Garden to be built on the current Spears Park spot. The abutters and neighbors are PRO open space NOT anti-Community Garden, we just oppose the location of this garden in this park for the following reasons:

- o **Traffic/Parking** - Cars, people - overall congestion is already horrible at this proposed Community Garden's exact spot. With 2 active schools, 2 additional schools and elderly housing being added right down the street and now this garden with 30 beds (potentially anywhere from 10-30 additional people gathering here for lengths of

time) the project will absolutely add to an already intense bottleneck and limited street parking. Just because there are bike/bus routes and it is encouraged does not guarantee people will use them - people will absolutely drive especially with garden materials

- o **Pests** - Rats are already an issue in these streets. The garden will provide food, water, compost and barrels/trash for flies, rats and other pests.
- o **Cost** - Focus money on essential must need projects. Upwards of 20K have been spent just on renderings. And 350k has been identified to go towards a garden. Water needs to be installed, sheds, fencing, pathways, etc. Leave it as is and it costs nothing. Move the location to one of the larger housing complexes along Washington street - where people actually could use it
- o **Upkeep/Maintenance** – Plan depends on volunteers for weeding, upkeep, etc. We look directly at the lot and are concerned with attention to detail, frequency of weeding, waning involvement. The bulk of the year is fall and winter - non growing season when a garden looks it worst. No trees will protect this view from our homes. We love our open space in all seasons, requiring little or no maintenance
- o **Accessibility** – The land was left to the city by a private resident to be kept open as is for all to use. There are at least 15-20 people who use this land everyday – to sit, rest on a blanket, play soccer, walk their dogs, build a snowman, etc.. In all seasons just not in garden growing season This Community Garden will not allow the area to be an open inclusive place anymore for these people or for us neighbors

### **UNANSWERED QUESTIONS - no specific answers given STILL AS OF 3/12/24**

- How many people actually have signed up and have interest in THIS garden location and what form of transport will they take to this location? We want a survey and facts/data
- We understand a city lawyer looked at the deed/proposed usage of this space and agreed that garden use was ok. In the past when we had different usage suggestions for this park come up, it was always stopped quickly. It was stipulated for this space to remain OPEN and inclusive to all (no fences, development of land ,etc.) We had a lawyer who lived on Walnut Park (Robert Fast who has passed away)who said this land was protected for many many years to come. Why and how has this particular plan been passed and approved now vs. the projects that did not move forward? Could the actual deed/wording and the lawyer's name approval be shared or posted ?
- If pests become an issue in our home and yards (which are extremely close to this garden) who will help/pay for removal?
- What is the exit strategy if usage declines and volunteers don't keep up with maintenance?
- What studies/best practices let us know this location is correct - what other Community Gardens are next to multiple schools, on a highly traveled main street, close to single family homes with no parking?

- There is noise and air pollution from the Mass Pike, Washington Street, multiple bus routes, fire stations, heavily travelled train tracks, air traffic., etc. does this lend itself to a gathering place for multiple people to have discussions and talk? How was this location vetted and deemed good for a garden?
- Has a traffic/parking study been done that includes the new Lincoln Elliot School, the new swing school (old Lincoln Elliot), new elderly housing Hayward House, this Community garden as well as the 2 existing schools– are all city planners working together?
- Would the supporters of the garden accept and want a garden in front of their homes with the most undesirable parts of the project (driveway, sheds, fences, community boards) facing their homes instead of open green space as it is now?
- Will the garden be open to people outside of Newton? How will those people be vetted and if they come from a greater distance will they not drive?
- The schools have been notified but have the parents of the students at the schools been informed - will they want more people, potential pests near there children's play areas and increased traffic?

The opinions of the neighbors/abutters where the garden would be located should matter the most – not the least. For a project that wants to foster community and bring people together it is actually doing the exact opposite with dividing neighbors. We just want to keep open space open as is

**Community gardens are not in neighborhoods for a reason** These pictures are from the other community garden in Newton. Beyond pests, traffic, congestion on a very small street. 60% of the time community gardens look like this. That is why they are NOT located in residential areas - so people can express themselves freely. What now is nice grass with no flooding or puddles will be replaced by gravel, weeds, and fences. Not to mention tools, trash. NONE of the friends of the garden will see this from their homes. NONE of them live in this street/neighborhood,. The cost and rules of upkeep are still not defined. What happens when fundraising and volunteerism doesn't happen and there are issues in the garden - who will pay for it - the city? They do a horrible job at the current garden. No raking leaves, flooding -trash broken fencing - what will they do here at this location - will it be any different? Please vote help relocate this garden or use funding for benches and small beds no FENCES and gravel. Would you want this as your view all year round? Who will control what is put there - the city doesn't upkeep this garden - how do they plan on doing anything different at Spear The school , neighbors, etc. look right into this lot we are very close. What community garden is this close to single resident homes in a small congested neighborhood that is also on a busy street ? NONE













**Community Preservation Act Funds  
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY23	Athletic Fields Construction Funding	Three Sites - Albemarle Park, McGrath Field and the Burr School Fields	Recreation	\$9,099,787	\$0	\$9,099,787	Part existing funds, part bonding. Work to begin in 2024.
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$188,442.37	\$231,558	Work in progress - Parks and Rec working with two consulting firms who will share the design work
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,793,160	\$421,462	Compleio report shared at February meeting
FY21, FY23	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$523,002	\$506,111	\$16,891	Design work nearly complete - contract extensions required to complete existing payments at this time.
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$229,203.00	\$130,797.00	Project on hold since 2018.
FY23	Gath Memorial Pool Enhancements - Phase II	256 Albemarle Road Newtonville	Recreation	\$486,500	\$70,600	\$415,900	In Progress - Bargmann Hendrie + Archetype will complete once Phase I finalized
FY23	Gath Memorial Pool Enhancements - Phase III Construction	256 Albemarle Road Newtonville	Recreation	\$7,034,362	\$1,352,277	\$5,682,085	Construction underway with demolition of existing pool All funding approved Oct. 2023
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$164,454	\$44,246	Retaining wall work complete, Project Design has been changed to eliminate chain link fencing. Will install bollards along parking lot property line and leave rest open.
FY23	Jackson Homestead Basement Rehabilitation, Phase I	537 Washington Street, -2458	Historic Resources	\$75,000	\$15,550	\$59,450	Consultants Habeeb & Associates hired to complete assessment
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$2,200	\$26,790	Project originally delayed to 2022 - now working with new vendor and fende posts are being milled for possible installation this fall.
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$1,440,344	\$0.00	Work Completed- in closeout
FY23	Newton Affordable Housing Trust	Various	Community Housing	\$1,948,056	\$0	\$1,948,056	Trust waiting for future applications.
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kessler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$762,723	\$221,815	\$540,908	In Progress
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$419,183	\$80,817	Roof work complete, HVAC equipment purchased
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	10/4/22 - Working with MassDOT to coordinate design/build contract with upcoming work on I90 and would like to use CPA funding to integrate this project into the larger construction work. Anticipate requesting a time extension for this work
FY24	Second Church in Newton	60 Highland Ave West Newton	Historic Resources	\$125,500	\$0	\$125,500	Approved at City Council March 5, 2024
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY22	West Newton Armory Affordable Housing Development	1135 Washington Street	Community Housing	\$3,000,000	\$616,999	\$2,383,001	City Council approved funding July 11, 2022. Grant Agreement under review by applicant.
<b>Project Totals</b>				<b>\$36,932,798.90</b>	<b>\$24,243,502.00</b>	<b>\$12,689,296.90</b>	

## Current Status of Active Affordable Housing Projects

Fiscal Year	Project Title	Project Summary	CPA Funding	Notes on Progress
FY21	Coleman House Senior Housing Preservation	Rehabilitate and restore the thirty year old building which includes 146 senior affordable (below 50% AMI) units. Work included a complete restoration of the existing building and its mechanical systems as well as rehabbing all units and community areas to meet 2Life's adaptable design standards and all accessibility requirements.	\$4,214,622	Work in progress - CPA funding expended up to 10% hold back. Project completion planned for Winter 2023.
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	Construct two new additions to the existing 2Life Communities facility to create 57 new units of senior affordable housing with 9 units designed for chronically homeless individuals.	\$4,494,857	Work in progress - CPA funding expended up to 10% hold back. Project anticipated to be complete February 2023.
FY19, FY21	Haywood House Senior Housing Development	Construct new building with 55 new units of affordable senior housing, three of which will be fully accessible and four of which are designed for households that are homeless or at risk of homelessness.	\$3,077,900	Anticipated completion in mid-February 2023. Project is over budget however and is working with funders to cover the gap. It's anticipated that there will be some level of additional funding requested from either the CPC or the Trust.
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Provide downpayment assistance to low- and moderate-income households for purchasing a home in Newton, in return for restrictions keeping those homes affordable to households at these income levels in perpetuity.	\$3,209,050	No funding applicants at this time.
FY22	Nonantum Village Senior Housing Preservation	Support, preserve and restore the permanently affordable senior housing facility's 34 one-bedroom units by using CPA funding to repair and replace the roof and siding, install new insulation, and replace the existing HVAC system with a new and more energy efficient system.	\$500,000	Roof work complete and anticipate in-unit HVAC system installation complete by end of January 2023. Common Area HVAC work delayed by supply chain issues. Property also received a grant from Mass DEP for new solar with storage installation
FY22	West Newton Armory Affordable Housing Development	Convert the former Armory building into new development with 43 units of intergenerational affordable (below 60% AMI) housing which includes 5 fully accessible units. Also restoring original building for office and community space	\$3,000,000	CPA funding approved in July 2022. ZBA anticipated to vote on project on 1/11/23.
<b>Project Totals</b>			<b>\$18,496,429.00</b>	

# Finances At a Glance

As of January 9, 2024

*Expenses as %  
of total current  
year revenue*

**Fiscal Year 2024**

**Revenue**

Beginning balance	4,323,992
Local CPA surcharge	4,120,278
State match	
Budget for this FY	796,154
Additional from prior FY	714,416
<b>Total Available Resources</b>	9,954,841

*Actual FY23 State Match 38.5%, 20% Budgeted*

**Expenses**

Bond repayment obligations	694,853	12%
New funding authorizations	2,092,619	37%
Administrative costs	182,907	3%
<b>Total Expenses</b>	2,970,379	53%

*Webster Woods  
Includes funding recommended by CPC*

**Current Fund Balance** 6,984,462

**Fiscal Year 2025**

**Revenue**

Beginning balance	6,984,462
Local CPA surcharge	4,264,488
State match	
Budget for this FY	824,056
Additional from prior FY	
<b>Total Available Resources</b>	12,073,006

**Expenses**

Bond repayment obligations	1,495,779	29%
New funding authorizations	-	0%
Administrative costs	182,907	4%
<b>Total Expenses</b>	1,678,686	33%

*Webster Woods, Gath Pool, and Athletic Fields\*  
Includes funding recommended by CPC*

**Projected Fund Balance** 10,394,320

\*The Gath Pool and Athletic Field Bonds will be issued in FY24 - repayment obligations are estimated at this time

# Spending Compared to Program Area Targets

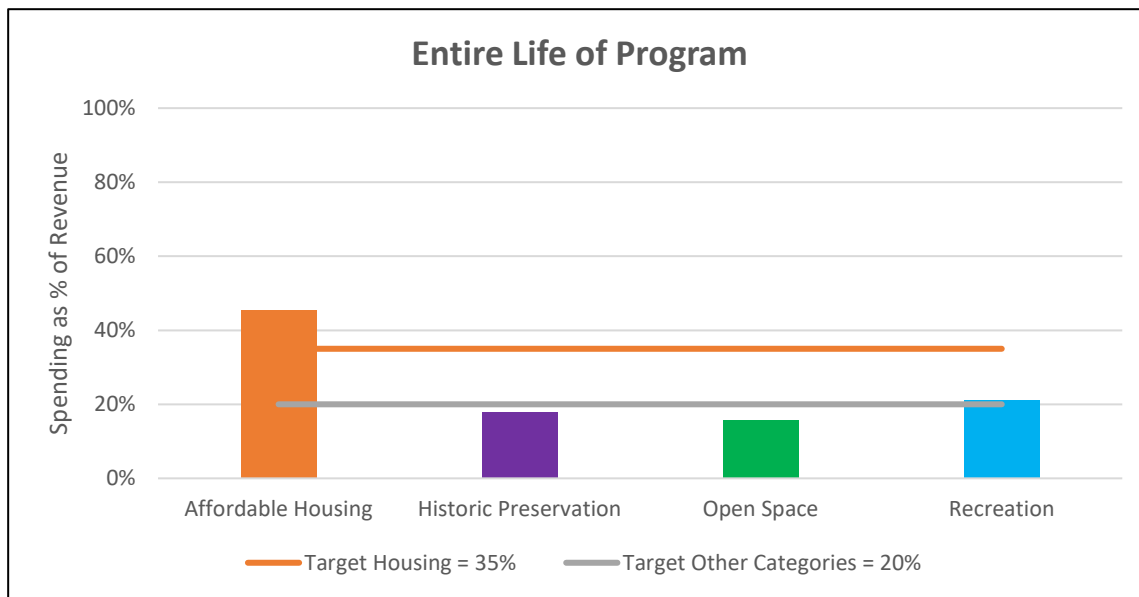
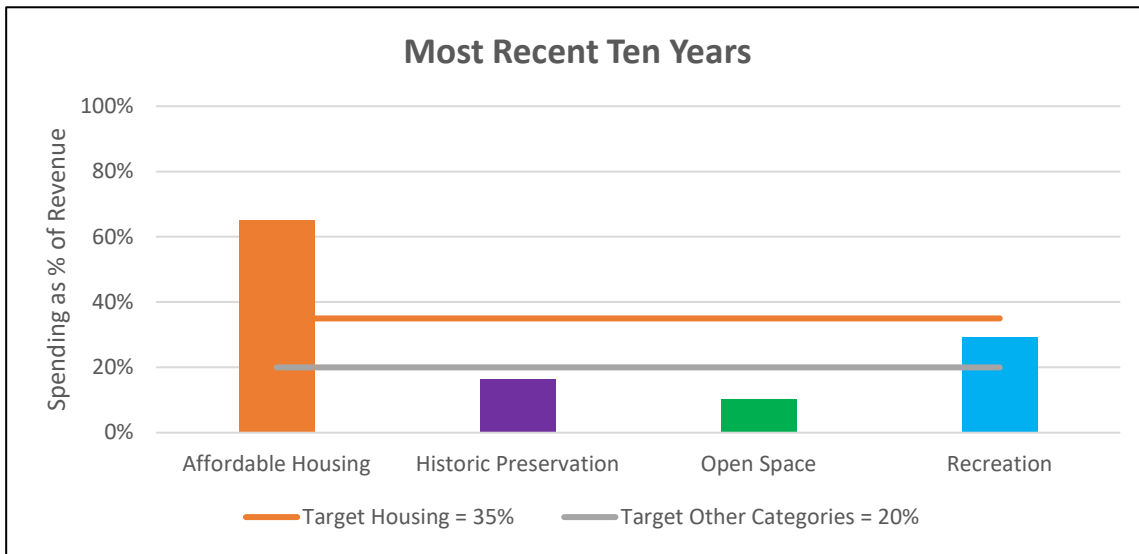
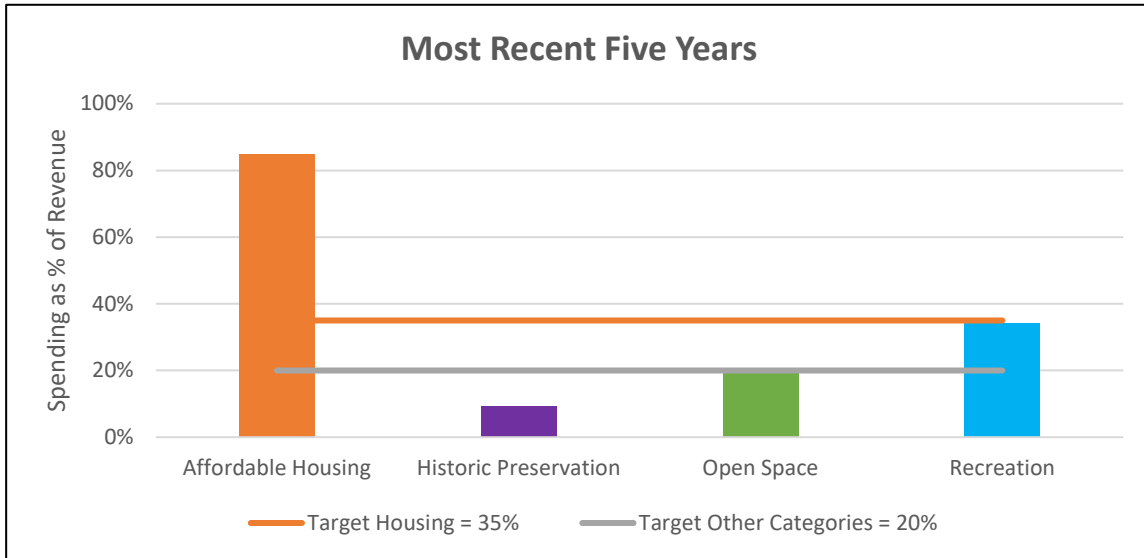
## Comparisons Based on % of Current Revenue

As of January 9, 2024

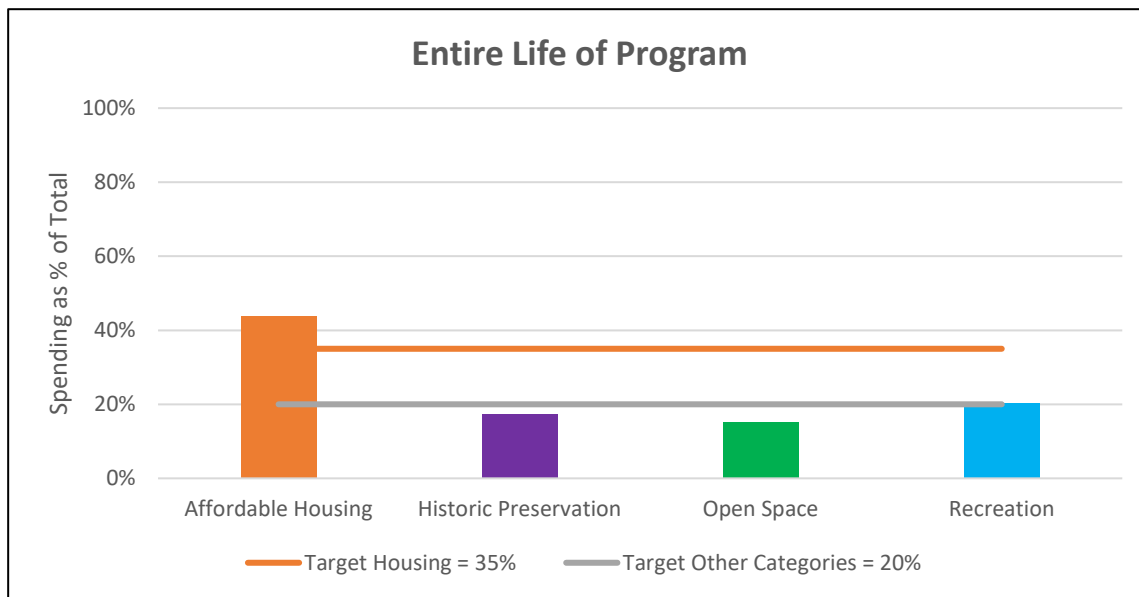
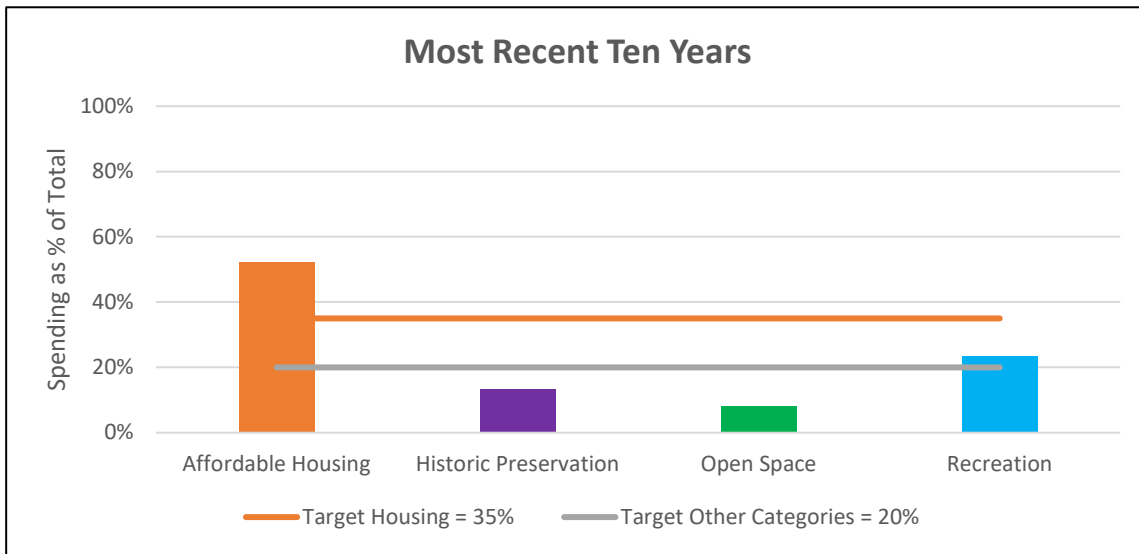
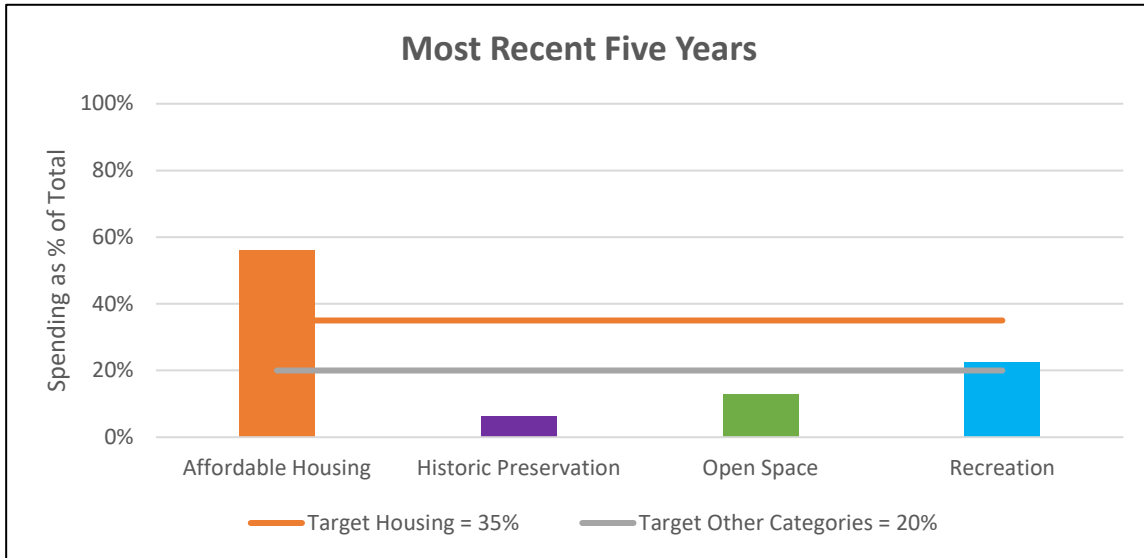
Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
<b>Most Recent Five Years</b>							
Spending	16,802,948	1,868,132	3,823,075	6,790,564	765,085	30,049,805	19,835,596
% of Total Current Revenue	85%	9%	19%	34%	4%		151%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	50%	-11%	-1%	14%	-1%		
<b>Most Recent Ten Years</b>							
Spending	25,191,172	6,403,171	3,930,575	11,309,311	1,386,427	48,220,657	38,777,574
% of Total Current Revenue	65%	17%	10%	29%	4%		124%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	30%	-3%	-10%	9%	-1%		
<b>Entire Life of Program</b>							
Spending	37,647,002	14,872,585	13,042,453	17,476,806	2,659,425	85,698,272	82,934,061
% of Total Current Revenue	45%	18%	16%	21%	3%		103%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	10%	-2%	-4%	1%	-2%		

# Spending as % of Program Revenue, Compared to Guidelines



# Spending as % of Annual Spending, Compared to Guidelines







## COMMUNITY PRESERVATION COMMITTEE

### Minutes

January 09, 2024 at 7:00 P.M.

**The Community Preservation Committee (CPC) held this meeting as a virtual meeting. No in-person meeting will take place at City Hall.**

#### **Attendance:**

Eliza Datta, Chair  
Susan Lunin, Vice-Chair  
Jen Molinsky, Member  
Judy Weber, Member  
Buzz Dunker, Member  
Mollie Hutchings, Staff

#### **Second Church in Newton Docketing Update**

Ms. Hutchings provided an update on Second Church in Newton's expected timeline in appearing before the Zoning & Planning and Finance Committees. Ms. Hutchings also explained the process of docketing items and the selection of subcommittees, with items usually going to either ZAP or Land Use, depending on the nature of the project. She also mentioned that in some cases, projects might go to both subcommittees simultaneously. Ms. Datta and Ms. Hutchings discussed the possibility of influencing which subcommittee an item goes to, depending on the project.

#### **Current Projects Status Update**

Ms. Hutchings provided updates and responded to Mr. Dunker's query about the balance on the athletic field improvement fund. The team, including Ms. Datta, Ms. Molinsky, Ms. Weber, and Ms. Lunin, discussed the upcoming bond payments, and brought up concerns about about future funding and the need to determine when the bonds would be sold. Ms. Hutchings agreed to seek further information from the Comptroller's Office.

#### **Finances at a Glance and State Matching Concerns**

Ms. Weber raised a concern about the discrepancy between the budget numbers and the percentage of state matching funds. Ms. Hutchings clarified the fundraising and matching process, stating that the City collected a certain amount, which the state matched. The state's financial situation was discussed, with Ms. Datta and Mr. Dunker noting potential issues with the expected surplus due to recent tax cuts. The distribution of funds among different communities was also discussed, with Ms. Datta asking Ms. Hutchings if she

knew what differentiated those groups. Ms. Hutchings suggested consulting Stuart Saginor from the Coalition for an answer.

Ms. Hutchings raised concerns about the impact of lower funding on the committee's priorities, to which Ms. Molinsky responded that a decision would require a broad discussion with the Council and the public, suggesting maintaining the same targets with increased thoughtfulness and potential trade-offs. This transitioned into a discussion of the application criteria and form.

Ms. Lunin expressed optimism about reaching the "safe harbor" status, emphasizing the importance of asking applicants about their other sources of support. Ms. Weber suggested telling applicants not to ask for more than half of the requested funding to manage expectations, while Ms. Datta emphasized the need for realistic and reliable budgets from applicants, and suggested the focus should be on understanding available funding and comparable projects.

Ms. Molinsky stressed the need for projects to align with the city's climate goal, and suggested applicants research sources of funding related to sustainability. Ms. Hutchings agreed with this, and noted that there were probably similar goals and funding related to accessibility.

### **Application Process and Advising Applicants**

The team discussed the funding application process, with Ms. Hutchings clarifying what type of references are sought by the committee. Ms. Datta and Ms. Weber added that the committee looks for references from community groups, supporters, and other funding sources, with Ms. Weber emphasizing the importance of demonstrating the project's impact. The team also discussed the implications of the affordable housing aspect being removed from their responsibilities, with Mr. Dunker and Ms. Lunin highlighting the importance of councilors' endorsements and the need to explore other funding sources. The team agreed to investigate different funding sources and be ready to meet with potential applicants.

### **Future Meetings and Minutes**

The team discussed and unanimously voted to approve the minutes from July, August, and September 2023. They also touched upon the need to approve the November 2023 minutes in the upcoming meeting. Ms. Datta confirmed that the next meeting, which will include a discussion on the West Newton Cinema Proposal, would be in February. At the end of the meeting, they voted to adjourn.



## COMMUNITY PRESERVATION COMMITTEE

### Minutes

### March 12, 2024

#### **Attendance and Opening**

The Community Preservation Committee convened a meeting on March 12, 2024, with Mr. Brody leading in the absence of the usual Chair or Vice-Chair.

Dan Brody, Acting Chair

Judy Weber, Member

Martin Smargiassi, Member

Buzz Dunker, Member

Jennifer Molinsky, Member

Mollie Hutchings, Staff

#### **Spears Park Community Garden Pre-Proposal Discussion**

The new business item discussed was a pre-proposal for the Tasun Community Gardens at Spears Park, which was presented by Luis Perez Demorizi, Director of Parks and Open Space for the city, and Assistant Director Ahron Lerman. The proposal process was explained by Mr. Brody, noting that a pre-proposal is first presented to the committee members, followed by a public hearing if the committee invites the applicants to submit a full proposal. There was discussion about whether the meeting was open to public comment, with Mr. Brody clarifying that public testimony would be taken only when the full proposal comes before the committee.

Mr. Perez Demorizi introduced the Spears Park Community Garden project, which is aimed at filling gaps in open space resources in the city. The project has received support from the Friends of Tasun Community Gardens group and some funding through state earmarks, grants, and the allocation of ARPA funds. The project is currently in development and has been in progress for a few years. Ms. Hutchings clarified that the Parks Department had applied specifically for construction funding, as they already completed their design.

#### Design Presentation

Mr. Lerman discussed the design for the community garden. He highlighted the area's history and its current informal use. The new plans would install inclusive garden beds, stone dust pathways, and yard hydrants. He also emphasized the importance of maintaining a safe, clean, and pest-free garden, which would be enclosed with fencing.

Mr. Leron also mentioned plans for the following amenities:

- a small storage container
- benches/a picnic table,
- a bike rack, and
- pollinator plants to buffer noise
- a community notice board and a welcome sign to make the space inviting and community-oriented.

Mr. Leron discussed the approved park layout concept and ongoing design tweaks, including changes in garden bed orientation and reducing the size of the fenced-off area. The team had worked with the City Forestry Department to identify problematic trees, leading to design changes. The revised design was currently in progress.

### Budget Presentation

The budget for the project, as presented by Mr. Perez Demorizi, was estimated at \$349,519, with allocations for staff time and planning. The request for the CPA is \$150,000. Mr. Perez Demorizi confirmed the city's maintenance department's involvement in the upkeep, and the reliance on volunteers and gardeners to maintain their plots.

### Discussion

Ms. Weber, Mr. Perez Demorizi, and Mr. Leron discussed the design of a community garden. They clarified that raised beds would be used to maintain tidiness and aesthetics, and that a fence would be constructed around the garden for protection. Ms. Molinsky expressed support for the project and asked about the management of pesticides and other environmental concerns. Mr. Perez Demorizi responded they would rely on a strong Friends group to manage those concerns, and also referenced a handbook that is used for the operation of the existing community garden in Nahanton Park.

Ms. Hutchings clarified that there is no public comment on the pre-proposal but noted to anyone attending that committee members have received letters and emails regarding the project.

The committee voted unanimously (5-0) to invite the Parks Department to submit a full proposal.

As a side note and in answer to Ms. Weber's question, Mr. Perez Demorizi shares that construction on the Gath Pool (another Parks Department project that received CPA funding) is going well, with no construction hiccups and no major supply chain issues to date.

### **Overview of Finances at a Glance**

Ms. Hutchings presented the revised Finances at a Glance Spreadsheet. Changes included City Council's approval of the Second Church in Newton and an updated state match number. She also mentioned that the Coalition expected the State match for the next fiscal year to be below 20% for the first time in a long time. Ms. Hutchings noted that this would not affect this year's budget, but would be reflected in the FY25 budget section of the front page.

### **Minutes and Miscellaneous Items**

Mr. Brody then discussed the presence of three sets of minutes in the packet, leading to a discussion about minor proofing edits. Ms. Molinsky pointed out that a sentence in the November minutes seemed vague and Ms. Hutchings agreed to revise it for clarity. The January minutes were held for discussion in the next meeting, while the November and February minutes were approved. The team also discussed an upcoming webinar from the Community Preservation Coalition, with the exact date TBD. There was a discussion about two presenters, Mr. Perez Demorizi and Mr. Lerman, and their roles in ongoing projects, with the team expressing satisfaction with their performance. Mr. Brody proposed a motion to adjourn, which was seconded by Ms. Molinsky and approved by the rest.