

CITY OF NEWTON

IN CITY COUNCIL

January 22, 2019


ORDERED:

That, in accordance with the recommendations of the Community Preservation Committee through its Chair, Peter Sargent; and the Finance Committee through its Chair Councilor Leonard J. Gentile, the sum of thirty thousand dollars (\$30,000) be appropriated from the fund balances of the Community Preservation Fund as shown below, to the control of the Planning and Development Department, for a grant to the Newton Conservators for costs associated with holding the conservation restrictions required by the Community Preservation Act on two properties (30 Wabasso Street and 20 Rogers Street) acquired by the City in 2007 and 2010 using CPA funds.

	Open Space	
FROM:	FY 19 CPA Historic Budget Reserve	
	(21R10498-5790A)	\$30,000

TO:	Newton Conservators Grant	
	20 Rogers Street	
	(21D11409-5797)	\$22,500
	30 Wabasso Street	
	(21A114085797)	\$7,500

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 2 absent (Councilors Kalis and Norton)


(SGD) DAVID A. OLSON
 City Clerk


(SGD) RUTHANNE FULLER
 Mayor

Date: 1/28/19



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for Conservation Restrictions Grant to Newton Conservators

date: 22 December 2018
from: Community Preservation Committee
to: The Honorable City Council

PROJECT GOALS & ELIGIBILITY

This request is for costs associated with monitoring and enforcing permanent conservation restrictions on the [20 Rogers Street](#) and [30 Wabasso Street](#) properties acquired by the City of Newton with CPA funds in 2007-2010, as documented under [Proposals & Projects - Completed](#) at www.newtonma.gov/cpa.

These restrictions are required as follows by the Community Preservation Act:

MGL Ch. 44B, Section 12. (a): A real property interest that is acquired with monies from the Community Preservation Fund shall be bound by a permanent restriction, recorded as a separate instrument, that meets the requirements of sections 31 to 33, inclusive, of chapter 184 limiting the use of the interest to the purpose for which it was acquired. The permanent restriction shall run with the land and shall be enforceable by the city or town or the commonwealth. The permanent restriction may also run to the benefit of a nonprofit organization, charitable corporation or foundation selected by the city or town with the right to enforce the restriction. The legislative body may appropriate monies from the Community Preservation Fund to pay a non-profit organization created pursuant to chapter 180 to hold, monitor and enforce the deed restriction on the property.

RECOMMENDED FUNDING

On 11 December 2018 by a vote of 5-0 (members Beryl Gilfix, Richard Kronish and Robert Maloney absent; member Dan Brody abstaining as a member of the Newton Conservators board) the Community Preservation Committee recommended appropriating \$30,000 from the Community Preservation Fund's fy19 budget reserve for open space and outdoor recreation to the Planning & Development Department for a grant to the Newton Conservators, as follows:

Uses of Funds for Conservation Restrictions	
20 Rogers Street – monitoring (≈ 1.02 acres, Crystal Lake, outdoor recreation)	\$15,000
30 Wabasso Street – monitoring (≈ 0.12 acres, Flowed Meadow Conservation Area, open space)	\$5,000
enforcement fund (both restrictions)	\$10,000
TOTAL USES/CPA funding recommended	\$30,000

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144

Preserving the Past  Planning for the Future

SPECIAL ISSUES CONSIDERED BY THE CPC

At its public hearing on 11 December 2018, the CPC heard only supportive comments about this request.

The Newton Conservators already hold such CPA-required restrictions on other properties acquired by the City of Newton using CPA funds, including: [Angino Farm](#), a portion of the [Dolan Pond Conservation Area](#), land on [Elgin Street](#) abutting the Cohen Conservation area, a parcel subdivided from [230 Lake Avenue](#) at Crystal Lake, and the [Waban Hill Reservoir](#). The Conservators' funding request for the two pending restrictions reflects the organization's experience and future expectations for costs associated with monitoring the boundaries and uses of such restricted properties.

In November 2018 the two City commissions with custody of these properties voted in principle to grant these required restrictions, while reserving the right to approve the restrictions' final wording: the Parks & Recreation Commission for [20 Rogers Street](#), and the Conservation Commission for [30 Wabasso Street](#).

Finally, the state's standard language for conservation restrictions requires the landowner, in this case the City of Newton, to reimburse the restriction holder, in this case the Conservators, for the legal costs of enforcement if a court finds that a restriction has been violated. To supplement that requirement, the CPC has also recommended the specific grant agreement provisions below.

ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. These funds should be appropriated to the Planning & Development Dept. for a grant to the Newton Conservators.
2. Funds should be released in full to the Newton Conservators upon execution of a grant agreement, which among other provisions should require the Conservators to track these funds separately for their intended, CPA-eligible uses and to report to the City periodically on these restricted funds.
3. While acknowledging the Conservators' legal right and responsibility to enforce these restrictions, the grant agreement should also aim to minimize direct costs to the Conservators by requiring them to notify the City before either contracting for services by a third party, in case the City itself can provide these services, or taking legal action against a private abutter, to give the City itself as the landowner the opportunity to enforce the restriction. The agreement should also commit the City and the Conservators to participate in a dispute resolution process before any legal action is taken against the City itself.
4. The CPC assumes all recommended funds will be appropriated within 3 months, and the two restrictions will be recorded at the Registry of Deeds within 6 months, after the date of this recommendation. If either of these deadlines cannot be met, the City should request an extension of that deadline.
5. Any CPA funds appropriated but not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee will evaluate this appropriation based on how well it meets goals 2, 3 and 4 above, and on how effectively the City collaborates with the Newton Conservators to prevent, and if necessary to correct promptly, any violations of these conservation restrictions.

ATTACHMENTS

(delivered to the clerks of the Zoning & Planning, Programs & Services, and Finance Committees)

- Proposal submitted to the CPC, also available from [Proposals & Projects – Pending](#) at www.newtonma.gov/cpa, or from this direct link:
www.newtonma.gov/civica/filebank/blobload.asp?BlobID=92546



6 November 2018
(signed version rec'd 9 November 2018)

Newton Community Preservation Committee
Planning & Development Department
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Officers

Beth Wilkinson, President
Chris Hepburn, Vice President
AnnaMaria Abernathy, Secretary
Katherine Howard, Treasurer

Board of Directors

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Peter Barrer
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Ken Mallory
George Mansfield
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William Leitch
Don Lubin
Brooks Mathewson
Eric Olson
Anne Pearson
Richard Primack
Eric Reenstierna
Jon Regosin
Patricia Robinson
Jane Sender
William Shaevel
Willis Wang
Bruce Wenning
Brian Yates

Dear CPC Committee Members,

The Board of Directors of the Newton Conservators attests that our nonprofit 501(c)(3) organization agrees to accept and to hold permanent deed restrictions on the following properties owned by the City of Newton:

20 Rogers Street (Crystal Lake)

and

30 Wabasso Street (in Flowed Meadow Conservation Area).

Our acceptance is conditional upon receiving a total of \$30,000 for monitoring the land and for enforcing the restriction in perpetuity. Those funds will be allocated as follows: \$15,000 for Rogers Street, \$5,000 for Wabasso Street, and \$10,000 for a joint enforcement account (one enforcement account for these and other CPA-funded land acquisitions).

We request that the money be pooled into one payment amount that our organization can invest to help ensure that there will be sufficient funds in perpetuity to cover our expenses associated with Wabasso and Rogers Streets. We will use those funds only for monitoring or enforcement on those two properties (and other other CPA-funded land acquisitions), will account for the funds separately, and will submit documentation to the City Solicitor for all expenses incurred in that work. The Newton Conservators will submit our monitoring reports to the environmental planners/Conservation Commission in the Planning Department and to the Parks and Recreation Department if appropriate.

Sincerely,

Beth Wilkinson, President

Katherine Howard, Treasurer

on behalf of the Board of
The Newton Conservators

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

**4 November
2018**

Last updated October 2018.

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

For full instructions, see www.newtonma.gov/cpa or contact us:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@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.

Project TITLE	Funding to Hold Conservation Restrictions on Newton CPA-Funded Land Acquisitions		
Project LOCATION	Full street address (with zip code), or other precise location. Site titles below are links to CPC project webpages.		
Project CONTACTS	<ul style="list-style-type: none"> ◆ 20 Rogers Street (Crystal Lake) – acquired 2007-10 as recreation land ◆ 30 Wabasso Street (Flowed Meadow Conservation Area) – acquired 2007 for open space 		
Project Manager	Name & title or organization	Email	Phone
Other Contacts			
Project FUNDING	A. CPA funds requested: \$30,000	B. Other funds to be used: \$0	C. Total project cost (A+B): \$30,000
Project SUMMARY	Explain how the project will use the requested CPA funds.		
<p>The Newton Conservators are requesting this grant for the costs associated with holding, monitoring and enforcing permanent conservation restrictions on the two properties listed above, which the City of Newton previously acquired with CPA funds for open space and outdoor recreation.</p> <p>The City has already granted the Conservators similar restrictions on other open space or outdoor recreation properties acquired with CPA funds in Newton, as required by the CPA statute [MGL Ch. 44B. Section 12. (a)]:</p> <p>“A real property interest that is acquired with monies from the Community Preservation Fund shall be bound by a permanent restriction, recorded as a separate instrument, that meets the requirements of sections 31 to 33, inclusive, of chapter 184 limiting the use of the interest to the purpose for which it was acquired. The permanent restriction shall run with the land and shall be enforceable by the city or town or the commonwealth. The permanent restriction may also run to the benefit of a nonprofit organization, charitable corporation or foundation selected by the city or town with the right to enforce the restriction. The legislative body may appropriate monies from the Community Preservation Fund to pay a non-profit organization created pursuant to chapter 180 to hold, monitor and enforce the deed restriction on the property.”</p> <p>Funds should be appropriated to the Planning Dept. for this grant. Among other provisions to be mutually agreed, the grant agreement should specify that these funds will be held directly by the Conservators. The Conservators will use the funds only for monitoring or enforcement on those two properties, will account for the funds separately, and will submit documentation to the City Solicitor for all expenses incurred in that work. The Newton Conservators also will submit their monitoring reports to the environmental staff/Conservation Commission in the Planning Department and to the Parks and Recreation Department, as appropriate.</p>			

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

Project TITLE	Funding to Hold Conservation Restrictions on Newton CPA-Funded Land Acquisitions		
USE of CPA FUNDS	OPEN SPACE	or	RECREATION LAND
Acquire	✓		✓
PROJECT BUDGET			
Uses of Funds			
20 Rogers Street – monitoring (est. 1.02 acres)			\$15,000
30 Wabasso Street – monitoring (est. 0.12 acres)			\$5,000
enforcement funding			\$10,000
D. TOTAL USES (should equal C. on page 1 and E. below)			\$30,000
Sources of Funds		Status (requested, expected, confirmed)	
CPA funding		Requested	\$30,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)			\$30,000
Project TIMELINE	Phase or Task		Season & Year
	full proposal submitted & CPC funding vote		fall 2018
	City Council consideration of CPC recommendation		fall-winter 2018
↓ Check off submitted attachments here.			
REQUIRED	✓	PHOTOS & MAPS	of sites involved
	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
	from Newton Conservators:		
	✓	cover letter confirming Board of Directors agreement to hold permanent deed restrictions, briefly explaining internal procedures for use of these funds	
	✓	summary of most recent annual operating budget (revenue & expenses) or financial statement (assets & liabilities)	
	from City of Newton:		
	agreement by City commissions with custody of these each properties to grant the required permanent deed restriction to the Conservators		

Note: These two commission votes are scheduled for November 2018. As soon as the record of each vote is received, it will be added to this proposal on the Newton CPC website, www.newtonma.gov/cpa, under [Proposals & Projects – Pending](#).

**Newton Conservators Inc.
Unrestricted Income Statement**

Calendar Year 2018 YTD through September 30, 2018

	2018				2018 BUDGET	Prior Year Actuals				
	YTD Sep Actual	YTD Sep Budget	YTD Sep Variance			2017 Actual	2016 Actual	2015 Actual	2014 Actual	CY2013 Actual
REVENUES										
Dues - Members	3,574	7,500	(3,926)	1/8 Q1-3; 5/8Q4	20,000	20,644	17,899	16,305	14,245	10,309
Gifts - Members	2,430	1,500	930	1/8 Q1-3; 5/8Q5	4,000	3,175	3,818	3,470	3,941	3,595
Credit card fees	(115)	(113)	(2)	1/8 Q1-3; 5/8Q6	(300)	(263)	(292)	(151)	(121)	(169)
Misc. (escrow interest, AmazonSmile, etc.)	130	225	(95)		300	303	191	274	102	41
Almanac sales	300	225	75		300	183	85	120	80	200
Trail Guide Sales	490	1,125	(636)		1,500	806	833	1,594	1,033	1,029
Total revenues	6,808	10,463	(3,654)		25,800	24,847	22,534	21,611	19,280	15,005
EXPENSES										
Annual Meeting - net cost	(94)	-	94	bal all Q2	-	(289)	(136)	(574)	1,129	(1,819)
Board Administrative Expenses	874	600	(274)		800	838	802	576	430	569
Board Development	194	375	181		500	265	-	-	-	-
Dues	395	375	(20)		500	745	450	400	400	400
Fees	35	56	21		75	54	79	50	75	75
Grants	2,250	3,000	750		4,000	3,000	2,750	4,800	2,650	3,775
Insurance	3,685	3,685	-	all Q1	3,685	3,785	3,575	3,517	3,161	3,503
Almanac, Guide, Brochures	-	-	-		-	-	3,608	-	-	3,272
Membership Development	324	1,500	1,176		2,000	1,770	2,008	2,402	3,106	1,285
Newsletter	6,236	7,500	1,264		10,000	10,810	9,852	8,337	8,647	4,187
Ordway Maintenance	1,190	1,350	160		1,800	1,795	1,575	1,030	2,920	1,410
Programs - General	-	150	150		200	3,093	661	737	-	-
Programs - Invasives sessions, natives planting	105	375	270		500	182	953	-	-	-
Website	-	-	-	all Q4	320	321	298	298	298	291
Total expenses	15,195	18,966	3,771		24,380	26,370	26,475	21,574	22,817	16,949
Net income from operations before special projects	(8,387)	(8,504)	117		1,420	(1,522)	(3,941)	37	(3,537)	(1,943)
SPECIAL PROJECTS										
Income from Board-Designated Endowment	4,620	4,620	-		6,160	5,965	5,839	5,929	-	-
General	-	1,500	1,500		2,000	1,000	-	-	-	(708)
CR Monitoring	-	750	750		1,000	57	2,743	-	-	2,100
Bracebridge CR Work	250	-	(250)		-	4,475	2,103	-	-	-
Land Acquisition Program (research)	-	750	750		1,000	-	-	-	-	-
Property Maintenance beyond donor funding	-	1,500	1,500		2,000	1,506	-	-	-	-
Net income from Board-Designated funded special projects	4,370	120	4,250		160	(1,073)	993	5,929	-	1,392
Net income from operations	(4,017)	(8,384)	4,367		1,580	(2,596)	(2,948)	5,966	(3,537)	(3,335)
INVESTMENT INCOME AND GAINS										
Interest - Money Market/Checking	283	30	253		40	122	32	8	10	11
Interest - 4-in 1 Fund	7,036	3,000	4,036		4,000	5,419	4,557	4,257	2,899	2,213
Interest - Treasury Bills	-	75	(75)		100	157	98	77	38	229
Unrealized Gain (Loss) - 4-in-1 Fund	4,768	2,250	2,518		3,000	30,415	9,710	(4,219)	4,471	19,501
Sub-total investment income before transfers	12,086	5,355	6,731		7,140	36,112	14,396	123	7,418	21,954
Interest - Transfer to Ordway Endow.	(888)	(750)	(138)		(1,000)	(2,840)	(1,162)	17	(624)	(1,926)
Less: board designated endowment spending policy transfer to operations	(4,620)	(4,620)	-		(6,160)	(5,965)	(5,839)	(5,929)	-	-
Total investment income after transfers	6,578	(15)	6,593		(20)	27,307	7,395	(5,789)	-	-
Total changes in unrestricted net assets	2,562	(8,399)	10,960		1,560	24,712	4,447	177	3,256	16,692
Beginning Unrestricted Net Assets	222,647	222,647	-		222,647	197,935	193,488	193,311	190,055	173,363
Plus: change in unrestricted net assets	2,562	(8,399)	10,960		1,560	24,712	4,447	177	3,256	16,692
Ending Unrestricted & BD Net Assets	225,209	214,249	10,960		224,207	222,647	197,935	193,488	193,311	190,055

Balance Sheet - Newton Conservators - As of 9/30/18

ASSETS	2018			9/30/2018 Balance	12/31/2017 Balance
	Unrestricted	Temporarily Restricted	Permanently Restricted		
Citizens/Village Bank Checking	4,108	9,609		13,717	21,789
Accounts Receivable at 123Signup	-			-	2,513
Post Office; Golf/Reservoir Escrows	311	52,620		52,931	52,942
TOTAL Cash and AR Assets	4,419	62,229	-	66,648	77,244
Fidelity 4 in 1 Index Fund (Mkt Val)	197,000		21,560	218,560	221,757
Fidelity Money Market	8,472	19,817		28,289	13,020
Treasury Notes	4,417	10,332		14,749	14,893
TOTAL Investments	209,890	30,148	21,560	261,598	249,670
60 Prospect Park Lot B; Awtrey Lot A Ordway Park	10,900		2	10,900	10,900
TOTAL Property	10,900	-	2	10,902	10,902
TOTAL ASSETS	225,209	92,377	21,562	339,148	337,816
LIABILITIES & NET ASSETS					
A/P, Golf Escrow	-	52,620		52,620	52,757
Board Designated Endowment	148,221			148,221	148,221
Spending Policy BD Endow.	9,761			9,761	5,391
TOTAL LIABILITIES & BRD DES.	157,982	52,620	-	210,602	206,370
NET ASSETS					
Unrestricted Net Assets	67,227			67,227	69,035
Weeks Field		4,750		4,750	4,750
60 Prospect Park Maint. Fund; Land		-	1	1	1
Awtrey Lot A Maint. Fund; Land		9,744	1	9,745	9,745
Friends of Houghton Gardens		5,540		5,540	5,540
Friends of Webster Woods		4,488		4,488	4,488
Nahanton Woodcock Meadow		1,097		1,097	1,097
Ordway Park Endow/UF Greenway		1,146	21,560	22,706	22,706
Ordway Park Improvement Fund		2,170		2,170	2,170
Ordway Endow. Interest		10,073		10,073	9,185
Save The Cove (formerly Regan Fund)		750		750	2,730
TOTAL NET ASSETS	67,227	39,757	21,562	128,546	131,447
TOTAL LIABILITIES & NET ASSETS	225,209	92,377	21,562	339,148	337,816
sum of Unrestricted Net Assets =	225,209				

Changes in Restricted Net Assets

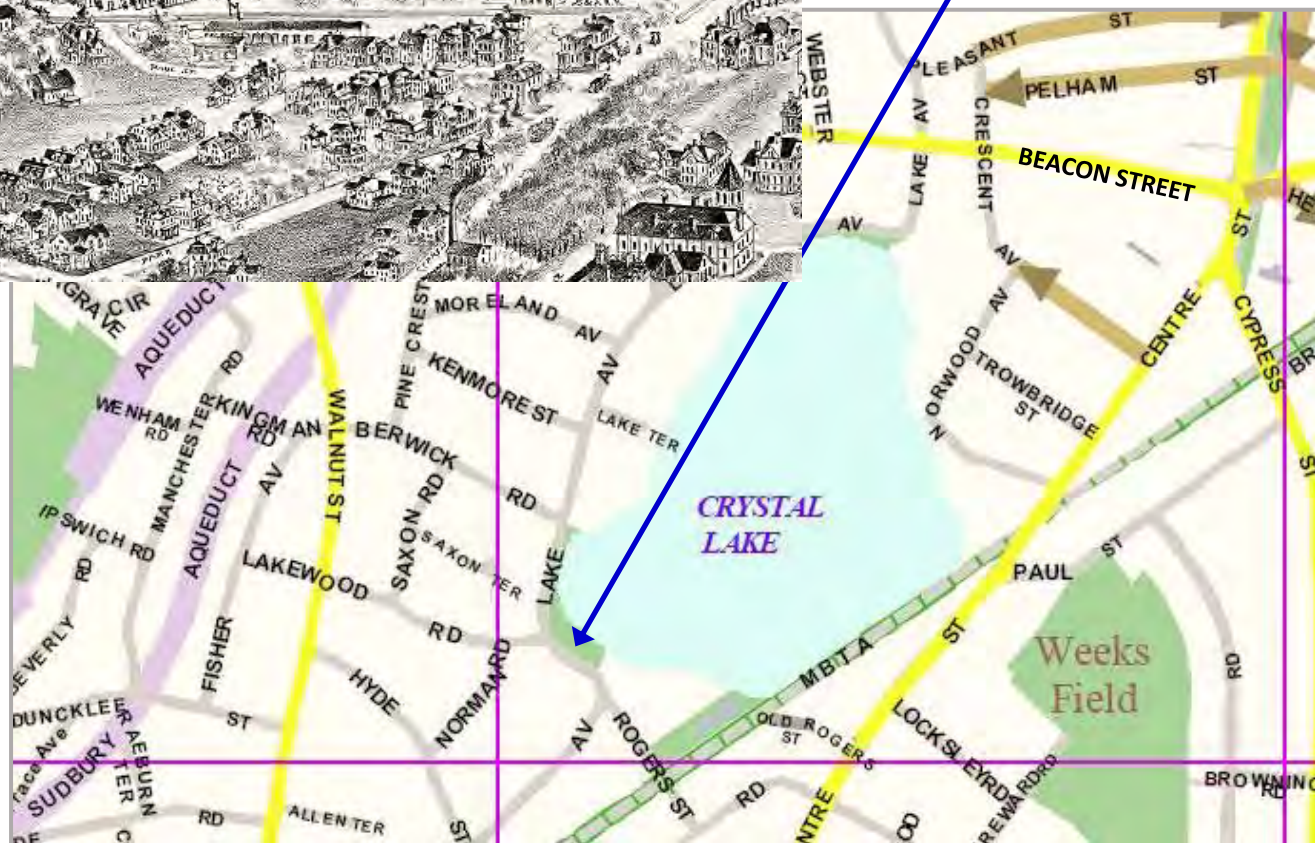
	9/30/2018			Total
	Temporary	Permanent	Total	
Balance at beginning of year				Total
Weeks Field	4,750		4,750	4,750
60 Prospect Park Maint. Fund; Land	-	1	1	315
Awtrey Lot A Maint. Fund; Land	9,744	1	9,745	9,745
Friends of Houghton Gardens	5,540		5,540	5,340
Friends of Webster Woods	4,488		4,488	4,488
Nahanton Woodcock Meadow	1,097		1,097	1,047
Ordway Park Endow/UF Greenway/Kennard	1,146	21,560	22,706	22,706
Ordway Park Improvement Fund	2,170		2,170	2,170
Ordway Park Endow. Interest	9,185		9,185	8,595
Regan Auburndale Cove Rehab Fund	2,730		2,730	2,730
Total	40,850	21,562	62,412	61,846
Changes during Q1-Q3 2018				
Friends of Webster Woods donations (for 2016, net of expenses)	-		-	40
Friends of Houghton Garden donations (200) Woodcock (50)	-		-	250
Regan pd to DCR grant (2730), new funds for Save The Cove(750)	(1,980)		(1,980)	-
60 Prospect Pk tree work (amt covered by donor funds)	-		-	(314)
Ordway tree work paid by Ordway Interest	-		-	(2,250)
Ordway Endow. Interest earned	888		888	2,840
Total	(1,093)	-	(1,093)	566
Balance as of 9/30/18				
Weeks Field	4,750		4,750	4,750
60 Prospect Park Maint. Fund; Land	-	1	1	1
Awtrey Lot A Maint. Fund; Land	9,744	1	9,745	9,745
Friends of Houghton Gardens	5,540		5,540	5,540
Friends of Webster Woods	4,488		4,488	4,488
Nahanton Woodcock Meadow	1,097		1,097	1,097
Ordway Park Endowment Fund/UF Greenway	1,146	21,560	22,706	22,706
Ordway Park Improvement Fund	2,170		2,170	2,170
Ordway Park Endow. Interest	10,073		10,073	9,185
Save The Cove	750		750	2,730
Total	39,757	21,562	61,319	62,412



1897 bird's eye view

20 Rogers Street

(2007, 2008 photos)
acquired with CPA
funds as an addition
to public recreation
land at Crystal Lake



20 Rogers Street (2008 photos)
acquired with CPA funds as an addition
to public recreation land at Crystal Lake



after
demolition




above & right –
after regrading
& seeding



CRYSTAL LAKE BATHHOUSE PUBLIC PARK MASTER PLAN

Submitted by:

CRYSTAL LAKE TASK FORCE of the CITY OF NEWTON

 PRESSLEY ASSOCIATES
1035 Cambridge Street
Cambridge MA 02141

 RAYMOND DESIGN ASSOCIATES (RDA)
222 North Street
Hingham MA 02043

June 2010

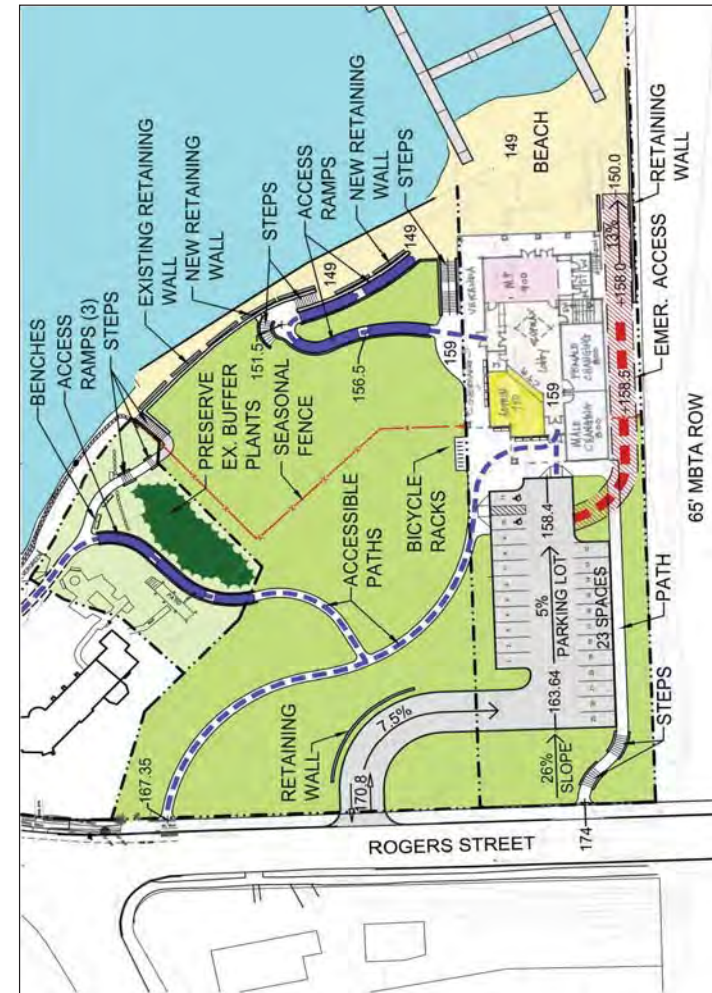


Figure 1: Recommended Building & Site (not parking lot)

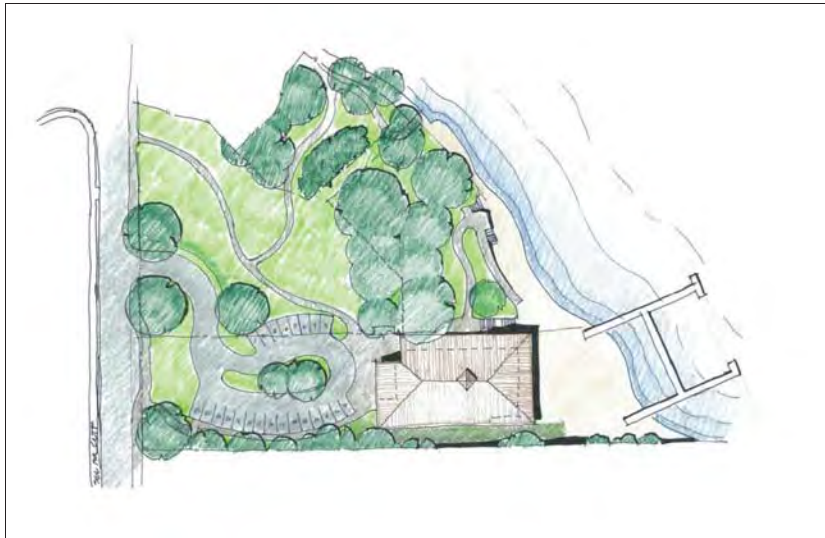


Figure 2: Recommended Oval Parking Lot

Existing Conditions Analysis

1.1 Overview

On May 7, 2008 the Study Team first presented an analysis of existing site and building conditions to the Task Force. This analysis enabled Task Force members to understand fully the project's issues, opportunities, and constraints. Knowledge of existing conditions added to the Task Force members' personal experiences with the site and facilitated developing plans on how to program interior and exterior spaces.

Task Force members supplemented the documentation on the current uses and conditions at Crystal Lake Park with a detailed history of the site and its uses as far back as the 1600's (included in the Appendices).



Figure 1: Aerial View of Crystal Lake

1.2 General Site Description

Crystal Lake Park is located along the southwestern shore of Crystal Lake, immediately north of the Massachusetts Bay Transit Authority (MBTA) Green Line. The property is comprised of two lots, 30 Rogers Street (containing the existing Bathhouse) and 20 Rogers Street (site of former residential dwelling that was removed in January 2008). The 30 Rogers Street parcel is 0.74 acres and the 20 Rogers Street parcel is 1.02 acres. When combined, the total park area is 1.76 acres (76,666 sq.ft.).

Site Program Option 2B:

- Construct a new building on the newly acquired 20 Rogers Street Parcel.
- Provide expanded beach and seasonally restricted lawn area on the existing 30 Rogers Street parcel.
- Construct new parking lot parallel to the street on the newly acquired 20 Rogers Street parcel.
- Provide parking ingress on the existing 30 Rogers Street parcel and a separate parking egress on the newly acquired 20 Rogers Street parcel.
- No connection to the newly acquired easement over 230 Lake Avenue property.



and related expansion of the 'left beach' and the steps adjacent to the building's north side. Both of these refined sketches included the relocation of the 'crane access' path to the MBTA side of the bathhouse, with floor plan revisions that could accommodate such access.

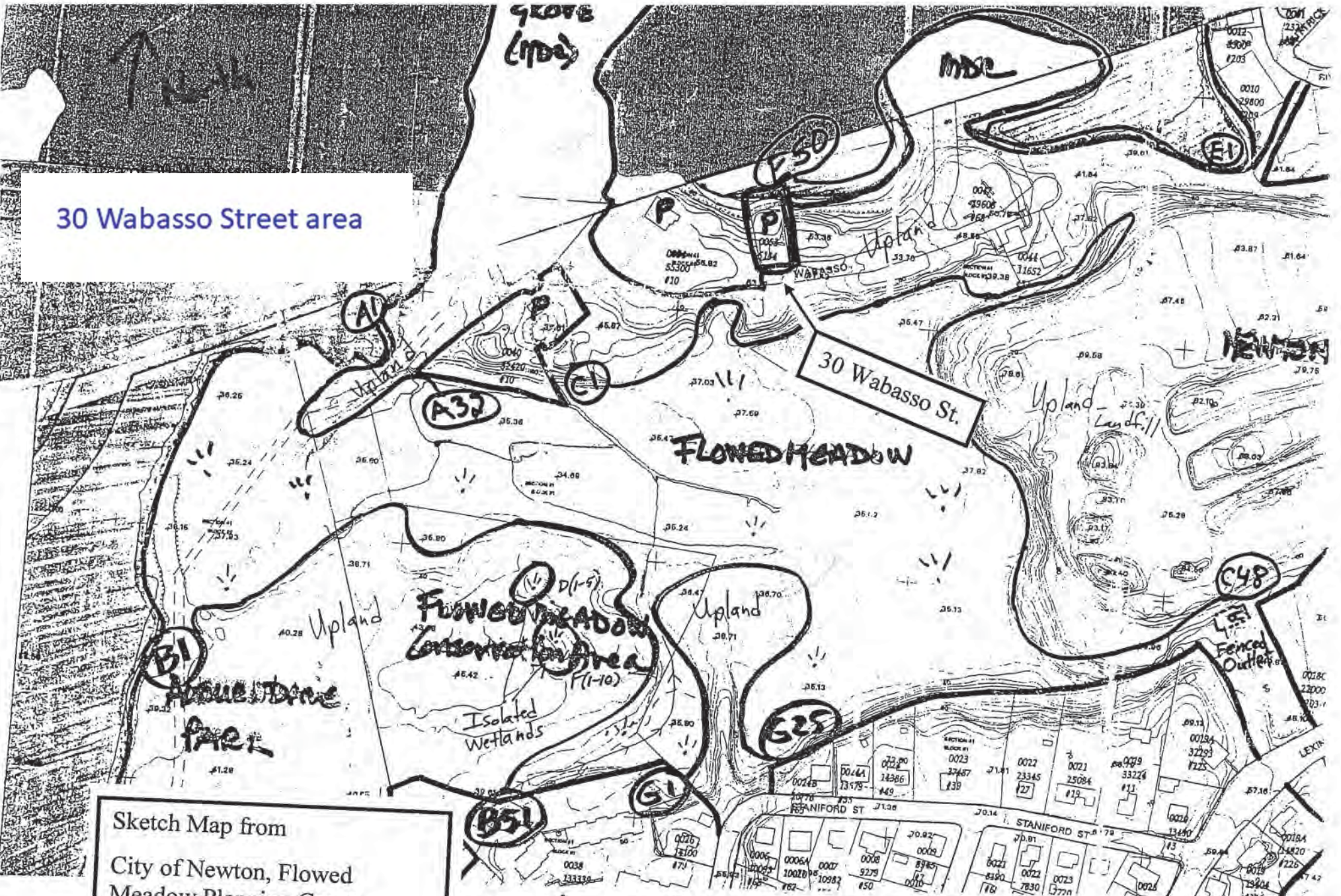
In the original 2A bathhouse and site plan, the Task Force was concerned with the lack of parking lot and parkland supervision from inside the building, and the less visible remote entrance into the bathhouse from the parking lot.

The revised bathhouse floor plan for Option 2A moved the administrative/check-in area to the northwest corner of the plan and 'bumped' it out into the park with a bay. This change provided the administrative area with windows on three sides and clear unobstructed views toward the west into the parking lot; to the north into the lawn area and to the east into the ramp/stair system leading to the beach and lake beyond. The front entrance was moved to face the parking lot directly and the changing/toilet rooms were moved to the southern side of the building to buffer the noise of the MBTA Green Line and no longer obstruct views to the parking lot from the entry lobby.

The relocated entrance lobby improved supervision and accessibility from the lobby, but precluded continued use of the existing handicap access ramp to the beach. The revised Option 2A presented demolition of the existing ramp system on the southern edge of the building and the relocation of an access ramp to the northern (park) side of the bathhouse.



30 Wabasso Street area



Sketch Map from
City of Newton, Flowed
Meadow Planning Group,
*Recommendations for the
Future of the Flowed Meadow
Area*, August 2000.

Field Sketch by EcoTec, Inc.
10/27/99 Not-to-Scale

Location & Parcel Maps in Support of Proposal to the CPC for Acquisition & Demolition at 30 Wabasso Street

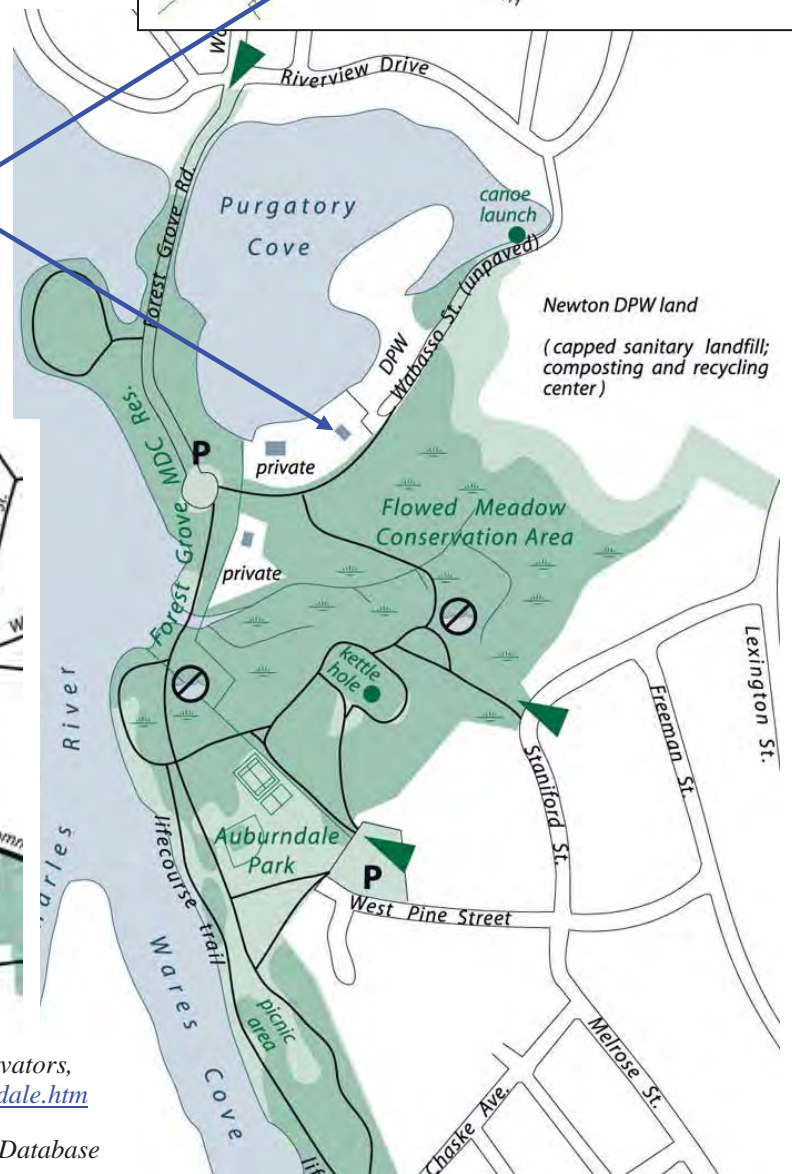
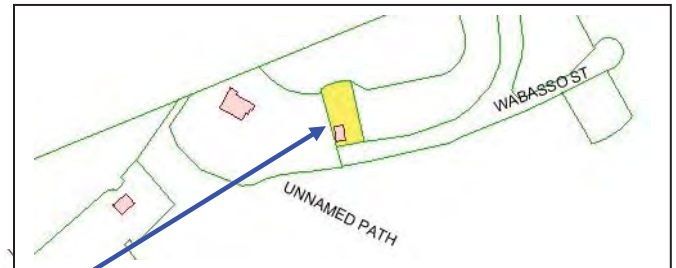
30 Wabasso St.
Auburndale, MA 02466

Assessors Parcel ID: 41031 0053
Lot Size: 5,184 sq ft (0.12 acres)
Funds Requested: \$405,100

Current ownership of properties along Wabasso St.

30 WABASSO ST	Thomas Donald Wightman Tr
68 WABASSO ST	CITY OF NEWTON
71 WABASSO ST	CITY OF NEWTON
WABASSO ST OFF	CITY OF NEWTON
WABASSO ST REAR	CITY OF NEWTON

- ◆ acquisition of 3 private lots along Wabasso St. identified as top priority in the City of Newton's 2003-2007 *Recreation and Open Space Plan* (p. 94, "Action Program")
- ◆ since 1998, City has acquired and demolished houses on 2 of these lots (#68 and #71 Wabasso St.)-this is 3rd and last lot mentioned in *Plan*
- ◆ fronts directly on Purgatory Cove in the Charles River
- ◆ connects with path from Auburndale Park (Commonwealth Ave.) to Waltham



Location & trail maps from Newton Conservators,
www.newtonconservators.org/map2auburndale.htm

Parcel map from City of Newton Assessors Database

30 Wabasso Street (2007, 2008 photos)
acquired with CPA funds as an addition to
Flowed Meadow Conservation Area



Wabasso Street at
Rumford Avenue landfill,
southeast of #30

view of Purgatory Cove
from 30 Wabasso Street



Wabasso Street
northwest of #30

30 Wabasso Street (2007, 2008 photos)

acquired with CPA funds as an addition to
Flowed Meadow Conservation Area



30 Wabasso Street,
house prior to
demolition