

Current Proposals
FARLOW PARK
**for working session/
possible funding vote**



additional information & community feedback submitted at / after public hearing

- ◆ CPC requests, as summarized by CPC staff for proposal sponsor
- ◆ sponsor responses to CPC & League of Women Voters
- ◆ community letters (supporting & opposing), League of Women Voters
- ◆ “fundraising capacity” maps (from CPC staff)

From: "Alice E. Ingerson/Applied History" <appliedhistory@rcn.com>
To: "Keith Jones" <keith.mjones@verizon.net>
Cc: cschein@newtonma.gov, "Bob Derubeis" <bderubeis@newtonma.gov>, "Joel Feinberg" <jjf@bostonbusinesslaw.com>, "jimrobertson csr" <jimrobertson_csr@hotmail.com>
Sent: Monday, March 3, 2014 2:49:26 PM
Subject: CPC requests for Farlow Park working session on March 20th - written info due by March 10th

Dear Keith,

As I noted in a previous email, the CPC has scheduled a working session on the Farlow Park proposal on Thursday, March 20th; written materials are due by March 10th (ideally earlier), for inclusion in the printed pre-meeting packet.

If you cannot meet the March 10th deadline, the CPC will certainly still discuss the issues below with you at the March 20th working session, but they cannot commit to reading written materials ... that are distributed [for the first time] at the meeting itself.

I apologize for taking some time to formulate this email, but before I wrote it, I wanted to listen to the tape from the CPC's February 26th meeting again, to make sure I understood what they wanted me to convey to the Friends of Farlow Park, and what they would like the Friends of Farlow Park to submit (if possible in writing) prior to your working session.

The CPC has expressed the following two major concerns about this proposal as submitted and presented to date. Both have to do with raising non-CPA funds:

1. The CPC is unlikely to forward any funding recommendation for this project to the Board of Aldermen until the Friends of Farlow Park have organized themselves as an official 501(c)3 nonprofit, or have a written agreement with an existing 501(c)3 to hold private, community funds raised for this project by the Friends of Farlow Park.
2. The CPC would like to see a more realistic operating budget and maintenance plan for the Farlow Park pond and bridge. They consider the estimated annual operating cost of \$690 in the proposal too low, and the proposal's plan to rely heavily on volunteers for maintenance unrealistic, over the very long expected useful life of the restored pond and bridge.

As a condition for forwarding any funding recommendation for this project to the Board of Aldermen, the CPC would like to see a written plan for creating an endowment or operating reserve of non-CPA funds to cover the project's long-term maintenance costs. The CPC is also likely to make actually raising those funds, as well as the non-CPA capital funds listed in the proposal, a prerequisite for the release of any CPA funds actually appropriated.

The CPC did not state any specific amount for such an operating reserve or endowment. I believe they would simply like the Friends of Farlow Park to present a revised fundraising plan for discussion on March 20th.

Though the CPC did not emphasize this, I'll just note that the Farlow Park proposal (along with many others received this year) included only a 1-year operating budget, rather than the 10-year operating budget requested by the proposal instructions. The intention behind asking for a 10-year budget is to demonstrate that the proposal sponsor has considered how, and by how much, maintenance costs are likely to increase over time, and has identified a non-CPA funding strategy to keep up with those increases.

3. The CPC did not endorse any specific questions asked by the League of Women Voters, but as you saw when I forwarded the League's written comments to you, those comments overlapped significantly with the two CPC concerns above. So your response to the CPC's concerns will probably also address the League's.

FYI, between February 21-26 I received an additional 8 letters of opposition to the Farlow Park proposal. Both the authors and the content of these letters overlapped significantly with the speakers and points made at the January 22nd public hearing.

Our standard practice is to make such letters public as soon as they have been sent to the CPC; so they will be online as soon after March 10th as possible, as part of the March 20th pre-meeting packet. Obviously this means you cannot comment on these letters in writing by March 10th. If you wish to provide any additional response orally on March 20th to points made either by the League, or by these newer letters, I am sure the CPC will provide time at the working session for you to do that.

However, please bear in mind that the CPC has clearly identified points 1 and 2 above as their own primary concerns.

Sincerely,
Alice

Alice E. Ingerson, Ph.D.
Community Preservation Program Manager
City of Newton, Massachusetts
617.796.1144 (office)
aingerson@newtonma.gov
www.newtonma.gov/cpa

From: "Keith Jones" <keith.mjones@verizon.net>
To: "Alice E. Ingerson" <appliedhistory@rcn.com>
Cc: "Carol Schein" <cschein@newtonma.gov>
Sent: Tuesday, March 4, 2014 3:00:45 PM
Subject: Re: confirming receipt of March 3rd email re CPC concerns/requests for Farlow Park

Hi Alice,

Yes I have received your email on Monday. I should have indicated to you that I have. You should know that we have been working on a response to League of Women voters questions and it is nearly in shape. As to the other questions you have laid out, to be honest it will be difficult to get all the responses and agreement between all parties (P and R and Fof FP) by Monday the 10th (one week's time from your email) but we will do the best we can.

Thanks,
Keith

Keith Jones
109 Vernon Street
Newton, MA 02458
617.928.3343
keith.mjones@verizon.net

From: "Alice E. Ingerson/Applied History" <appliedhistory@rcn.com>
To: "Keith Jones" <keith.mjones@verizon.net>
Cc: cschein@newtonma.gov, "Bob Derubeis" <bderubeis@newtonma.gov>
Sent: Tuesday, March 4, 2014 3:13:39 PM
Subject: Re: confirming receipt of March 3rd email re CPC concerns/requests for Farlow Park

Dear Keith,

Thank you. I just wanted to make sure I wouldn't hear next week that you were never informed of the March 10th or March 20th dates.

We realize the time is short, especially for a proposal sponsor who can invest only limited time during business hours (at least March 20th is a marginal improvement on the CPC's originally scheduled March 13th date).

The CPC will work with you to make as much progress as possible on March 20th, based on whatever you have been able to submit in writing by March 10th, or can add orally at the meeting itself. Then we will move on from there.

-Alice

The Friends of Farlow Park answers to questions posed by the CPC

1. Are you planning to become a 501 (c) 3 or are do you have a written agreement with some other 501 (c) 3 organization where donations for your project may be placed?
2. What is the long term maintenance plan?

At this time the Friends of Farlow Park are in discussion with Newton Conservators in regards to this organization allowing donations for the Farlow Park project to be placed in their account thereby acting as our depository. Based upon a presentation by Keith Jones at their meeting on February 12th and discussions with steering committee members, it appears they will be voting on this issue on Wednesday, March 12, 2014.

As to the whether the Friends of Farlow Park should become a 501 (c) 3 in the future, the short answer is that we do not feel there is a need at this time. Our project is different than most that have come before the CPC. We are perhaps the only project ever proposed to the CPC that will save the City money. Currently approximately \$5000 a year is spent on irrigating the playground side of the park. If and when our project moves forward Weston and Sampson, an engineering firm, have determined that the utility costs to run a pump which will fed the pond and irrigation system will be approximately \$700. In discussions we have had with Parks and Recreation, it has been determined that there might be additional annual costs of approximately \$1500 (this number is currently being refined) to cover the additional expense associated with lawn mowing, and debris cleanout of pond when mowing occurs at the Park (a subcontractor will be dealing with this). Discussions are underway at the City level to make sure Parks and Recreation do indeed get these costs covered in the savings mentioned above. Parks and Recreation have also agreed to cover big expenses such as a pump breaking down. So if indeed yearly expenses do accrue and they are less than \$2000, the City in the end will be saving about \$2300 a year or more.

It should also be noted that the foundation of the current bridge is in rough shape. Little has been done to this bridge for over 50 years and it indeed is in need of repair. A new bridge will offset these significant costs.

In terms of ice skating on the pond there are little to no expenses associated with this activity. The area is small enough for parents and/or kids to shovel snow if it accumulates on the ice.

It should also be noted that the Friends of Farlow Park have agreed to 1 to 2 cleanouts of the pond basin a year, when the water is drained.

In summary, at this time, the Friends of Farlow Park assume that our project will actually save the City considerable money. As a group who has worked on the

project for 10 year and has invested hundreds of non-compensated hours moving this project to this point and who will also be spending considerable time fund raising and who will be providing labor on a yearly basis, we find it unnecessary for us to become a 501 (c) 3 unless we find it impossible to find a non-profit where we may place donations towards funding this project. It is been assumed in the past and it is still assumed with the information available to us, that the yearly maintenance associated with this project can be more than offset from the savings to the City of Newton.

The Friends of Farlow Park Steering Committee

KEITH JONES, Chairman. 109 Vernon Street, Newton
Resident of Newton Corner for 20 years
Adjunct Instructor, University of Massachusetts
Member of the Newton Corner Advisory Board
Co-Chair of the Beautification Committee for Farlow Park at Underwood School (1996-2004)
Former Treasurer of the Newton Corner Neighborhood Association
Current Member of Underwood School Council

JAY WALTER, 83 Pembroke Street, Newton
Owner- Entasis Architects; PC 1994-2014
Member- American Institute of Architects.
Member- Boston Society of Architects.
Vice President Newton Historic Society/ Jackson Homestead,
Chairmen- Historic Newton Annual House Tour
Co-Chair- Historic Newton Preservation Awards
Member- Upper Falls Historic District Commission
Friends of Farlow Park- Historic park restoration project committee
Member- High Performance Buildings Coalition
Director – Newton Eco-project
Advisory Board- Green Decade Newton.

JEROME GRAFE

10 year Newton Corner resident
Father of 2 though Underwood and Bigelow, now at North
Volunteer - construction of Jack's Playground, Underwood School garden
Horticultural work experience - Mt Auburn Garden Cemetery
Member – Newton Bicycle Advisory Committee
Citizen Representative – Newton Traffic Council - 6 years
Masters Degree in Urban Planning, BU
Professional regional planner with MassDEP – 31 years.

ANDY GLUCK

24-year resident of Newton Corner
Original member of Friends of Farlow Park
SPED Teacher's Aide at Underwood School since 2006
Member of Underwood School Council
Co-Director of Underwood School Garden
Former PTO President at Underwood School and head of Playground Committee
Two children through Underwood, Bigelow and Newton North High Schools

CAROL CONNOLLY, 34 Waverly Avenue
Life long resident of Newton
Administrative Assistant for Welch Food Inc. for 27 years
Member of Newton Corner Neighborhood Association
Walk for Hunger liaison at Welch's for 15 years.
Currently a volunteer for Newton at Home

RAY ETHIER, 211 Church Street
Resident of Newton for 20 years
Owner, ATA Property Services
Volunteer at Farlow Park Beautification Program
Member of the Friends of Farlow Park

ROBERT GERST
Chair and Professor, Liberal Arts Department, Massachusetts College of Art and Design.
Chair, Newton Community Education Commission
Newton Alderman-at-Large, 1994-2006 (Vice-chair of BOA Finance Committee, Vice-chair of BOA Public Facilities Committee, Vice-chair of BOA Real Property Reuse Committee)
Moderator of the Newton Corner Neighborhood Association from 1985 to 1995.

RICHARD BELKIN, 149 Park St, Newton
Developer of Residential Properties
Resident of Newton Corner for 40 years
Chairman of the Newton Corner Advisory Committee
Former Chair of the Newton Corner Neighborhood Association.

KARNIG BOYAJIAN, 34 Eldredge Street, Newton.
Married over 50 years to the late Carol (Ramsdell) having raised four children all of whom attended Newton schools at Underwood, Bigelow and Newton North, two of whom were elected as their senior class presidents.
An original member of Friends of Farlow Park.
A resident and immediate abutter to Farlow Park for over 60 years, starting in 1954 after returning from active military duty in Korea. In early residency years saw children enjoy skating on ice in Farlow Park which reignited my early interest in the Farlow Park project.
Retired in 1958 after over 33 years military service, holding last assignment as Chief of Staff, at HQS 94th ARCOM, the U.S. Army Reserve Command at Hanscom AFB, with command responsibility for over 10,000 army reserve forces in all New England states, hundreds of civilian augmented personnel, and an annual budget of about \$50 million dollars.
Presently a practicing attorney for 55 years with an office in Newton Corner.

JANET STERMAN, 120 Church St, Newton
Realtor with New England Preferred Properties in Newton
Graduate of Boston University
Resident of Newton Corner and immediate abutter to Farlow Park since 1989
Chair of the Newton's Ward 1 Democratic Committee since 2009
Vice-Chair of the Newton Corner Advisory Committee since 2009
Treasurer of NewTV, Newton's PEG Access Media Center
Member of the Newton-911 Memorial Foundation
Manages the newtoncorner.org website

At the January 22, 2014 meeting of the Community Preservation Committee meeting The League of Women Voters asked the Friends of Farlow Park several questions. Here is our response:

1. If the well and irrigation system are to be realized, would that mean ripping up the park grounds for pipes? Will the irrigation be for the grassy areas of the park, or for Bigelow School? Who will maintain the irrigation? Is the irrigation system necessary?

The irrigation system is for the Underwood School side of Farlow Park. Presently there is an old irrigation system that is on one zone and causes flooding in certain areas. The controls for this system are at the front of Underwood School and are currently maintained by Parks and Recreation. The irrigation system is definitely necessary as has been ascertained in previous years. This is a heavily used playground and if it is not watered the grass dies and not only becomes an eye sore but the top soil is blow away when there are winds. To be maintained as a green playground, water is essential.

2. It is clear the bridge is too low to skate under – how realistic is the vision for a skating area on the pond? Is it possible to extend the ramps to the footbridge in order to get the necessary height that the original bridge had, and to skate under?

Yes it is realistic to skate on either side of the bridge. Ice skating would be most comfortable for children. Note that several years ago both adults and children skated on the East side of the bridge when there were heavy rains one winter followed by a cold spell. Also note, the arch of the bridge can not be heightened without extending the length of the bridge into the playground area and, at the other end, into the park toward Church Street. Great care was taken with the design of the bridge to make sure it is ADA compliant without compromising the current design of the park.

3. In improving the current plantings by returning to ones closer to the original plans – will the proponents be using plants known now to be invasive, native, low maintenance, exotic? Plants that fit into an historic preservation plan? What are the planting plans?

There are no plans in this proposal for new plantings (new or existing)

4. As the Friends of Farlow Park are co-sponsors, it would be helpful to know more about them or the organization. 3 people are listed as Community Contacts. Is there a Board, how many members, what is their mission, why are they not listed as financial contributors?

Attached to this sheet is a list of members of the Friends of Farlow Park. Many have provided financial contributions in the past. Many have worked diligently over the years to maintain Farlow Park, including painting of the playground structures, oiling the wooden structures of the park, cleaning of the park on an annual basis. And certainly not the least of our contributions are the hundreds of hours we have put into moving this project forward.

5. \$61,600 CPA funded project management- Carol Schein (\$5600), and "Independent Project Manager" - who will that be, how many man-hours, at what rate?

This figure was provided by Weston and Sampson. It is an estimate of probable cost for an independent project manager with engineering expertise to be hired by Parks and Recreation to oversee the project. It is estimated at 2 days/week for a 4-month design period and a 4-month construction period at a rate of \$125/hr.

6. Annual Operations and Maintenance budget lists only \$690 for electricity. Skate pond maintenance? Cleaning 1-2 times a year done by Friends of Park volunteers? We suggest that annual operations and maintenance of the park, pond, bridge, plantings etc. will be more than this. Having a breakdown of who will do what in the future (mowing, pond, irrigation, cleanups etc.) will be helpful.

Breakdown of Annual Operations and Maintenance:

At the moment the costs for City Water being used for the irrigation of Farlow Park comes to about \$5000 a year (this figure from Parks and Recreation). Since the water source for the old irrigation system comes from Underwood School, this expense has been covered by the School Department. The proposed new irrigation system will be fed by well water. The engineering and landscape firm Weston and Sampson have estimated the costs for utilities to run a pump that feeds the irrigation system and also provides water for the pond will cost approximately \$690 a year. Michael Cronin, the chief of operations at the School Department has stated that his department will assume the costs of utilities (again estimated at \$690) Additional expenses for maintaining grass edging and debris cleanup in and around the pond is estimated to come in under \$2000 annually. Discussions are underway to offset these costs with the

\$4000 savings that a new irrigation system will provide. Parks and Recreation have already agreed to pay for any mechanical problems that may develop in the future (ex. malfunctioning pump). The Friends of Farlow Park have agreed to cleanout of the pond basin one or two times a year.



527 Washington Street, Newton, MA 02458
TELEPHONE 617-796-1450
FAX 617-552-7228
www.historicnewton.org

February 13, 2014

Alice Ingerson
Community Preservation Program Manager
Newton City Hall
1000 Commonwealth Ave
Newton, MA 02459

Dear Alice:

I am writing on behalf of Historic Newton in support of a proposal before the CPC for the restoration and rehabilitation of Farlow Park and adjacent Claflin Park in Newton Corner, submitted by the Friends of Farlow Park. At its last meeting on January 16, 2014 the Executive Committee of Historic Newton voted on behalf of our organization to support to this worthy project.

As past recipients of Community Preservation funds we are acutely aware of the importance of such funding not just in its own right, but also as a validation of the project, which is central to attracting donations from the community.

The Farlow Park project will enhance, beautify and restore one of the gems of the City's park system. Being less than a mile from the CPC funded Durant-Kenrick House and Grounds, the project adds to the historic character and beauty of one the oldest parts of Newton.

As stewards of the historic fabric of our city we hope that the CPC will look favorably on this worthy project.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl M. Cohen".

Carl M. Cohen
President
Historic Newton

cc. Keith Jones, Friends of Farlow Park

IN SUPPORT OF THE "FRIENDS OF FARLOW PARK" EFFORTS
TO RESTORE, BEAUTIFY AND MAKE USABLE THE
RESOURCES OF HISTORIC FARLOW PARK

I submit this writing in support of the restoration project of the pond in Farlow Park advanced and supported by the Friends of Farlow Park ("Friends") since 2004. I also feel a rebuttal is necessary to any objections to the project I am informed may be advanced once again by some individuals, not because they are without merit but primarily because they have all been repeatedly offered and considered in the past nine years this project has been in existence.

First, I offer some personal background and, second, my rebuttal to the some expected objections that may again be presented.

I am an immediate abutter of Farlow Park and have been now for over 60 years, first as a young visitor to my house since 1947 when it was owned by my grandparents, later as a tenant just after returning from military service in Korea in 1954, and then as its owner since 1960. My wife, Carol, and I settled in our home in 1960. We raised four great children, now all adults and married and with their own children. I had an early interest in the history of Farlow Park while my own children were growing up and always felt the "empty pond area" was such a waste of the park's resource. I always wanted my children to be able to enjoy a renewed pond, not only for its aesthetic appearance but, in particular, for the winter ice skating opportunity I saw it used in my earlier years in the neighborhood. I thought skating would be a beneficial and safe asset that could be enjoyed not only by my own children but their friends and neighborhood children as well. At some point in time the ice skating ceased to take place. In later years there was a time when I felt if a modest voluntary donation of money would at least get the vacant pond area flooded once again for ice skating use, I was prepared to commit personal funds for such an effort. Early inquiries with city departments concerning my gesture were fruitless since I learned there were too many procedural obstacles to overcome apart from just my offer of some dollars.

Even when it became too late for use by own children, I cared enough for the park's future use by other of our city's children, that when I learned a voluntary group of interested citizens named the Friends of Farlow Park was being formed for the purposes I had long envisioned, I quickly associated myself with them. Under the tireless leadership of my neighbor Keith Jones over the past nine years or so, the unwavering mission of the group has persevered throughout that time until now.

The above background may help to understand my comments below not merely as a proponent for the project but as an opponent to many old objections to the project that may be resurrected anew, which has caused my sufficient disappointment as to evoke the need for their further response. In this latter context, consideration must be given to the fact that the restoration project has already received numerous approvals from of our city's committees and departments at different phases of the administrative process and, of even of greater importance, that some of those approvals have resulted in large sums of money being approved and granted by some of those committees and have already been expended for early phases of the project.

It has now been over an unbelievable nine years the Friends of Farlow Park have selflessly devoted countless hours and days during that time to achieve a most commendable goal, the restoration of one of Newton's historic parks. The Friends, each with varying skills and professional backgrounds, have contributed not only their individual expertise but have contacted and consulted with numerous experts concerning all areas of the proposed plan, from the topographic feasibility of the pond construction itself, access to available natural water source, accessibility issues for handicapped to use the bridge over the pond, to various related issues such as, related annual maintenance costs, determinations of each city department's responsibility for its upkeep, its potential attraction to pesky Canadian geese littering the area, and particularly, safety concerns for small children. The latter was always of special concern because of the proposed pond's immediate proximity to an elementary school. Each of these concerns, and many others, were fully and exhaustively considered and were satisfactorily answered on repeated occasions, not just by the Friends of Farlow Park but by the interested local school's PTA, nearby church groups, and local businesses.

Over the past nine years of my involvement with the Friends it seems that with each succeeding year new voices were heard, not raising new objections or legal issues for consideration but repeating the many old objections. One may rightfully ask if these new objectors were present in our neighborhood before, why they failed to raise their objections years or many months earlier. Further, even if any objectors are new to the area, it is also proper to question why they should have the right to undo what has previously taken place in an orderly and lawful manner with the obtaining of city approvals during the previous nine years. Finally, if any objectors have previously raised the same objections in the past, why they persist in re-raising them again at each new opportunity after being aware that all of them have been considered in the past.

Even after various objections to the restoration project were raised before, each was carefully considered by appropriate committees and relevant city departments, phase approvals granted for the project, and large sums of monies, exceeding \$50,000, were approved and have already been expended for this project. If old objections are allowed to be given serious renewed consideration it would clearly undermine, if not invalidate, all previous lawful actions of involved committees and city departments. That cannot be a justifiable result.

Any new objection that might still be raised, practical or legal, would of course be a legitimate matter for consideration. But to allow the same old objections to be raised once again after all the years of the project's existence, even if offered by well meaning objectors who may not be familiar with the nine-year history of the project, I suggest is not only unfair but possibly legally improper. It also not only disrespects all the work and energy of the Friends for so many years, but also seeks to refute the work and approvals of the many city committees and departments involved in the project. For these reasons and comments below, I submit any relevant city group or authority that is asked to consider old objections, has the right, if not the duty, to disregard them outright especially those more familiar ones I specifically address in rebuttal below.

Repetitive objections, although likely advanced by well meaning individuals, either fail to realize they have all been proffered and addressed in years past, or simply choose to ignore that fact and persist in their reintroduction at every opportunity, and sadly in my view, only to see if they can stubbornly stymie the restoration project to satisfy their own personal agendas. These same individuals seem to ignore the fact that the project is being sponsored by an equally concerned group of diverse and responsible citizens, with families and children, some who may have had the same concerns of the objectors. But they long ago resolved and answered all the old objections, not only for themselves, but for the various committees and departments that also had to consider them. The Friends of Farlow Park feel it inappropriate and unnecessary to have old objections repeated once more. They have sincerely believed throughout the past nine years of dedicated commitment to the project they have acted responsibly for a worthy cause and their efforts were for the greater common benefit of our community.

REBUTTAL COMMENTS TO RENEWAL OF OLD OBJECTIONS

In addition to the foregoing comments courtesy suggests that an attempt at least be made to provide a more detailed response to some expected renewals of old objections, which I address below in seriatim fashion.

Harmful Bacteria: That issue is an non-issue. Why deprive the entire community of citizens and children because of a few dogs, whose masters fail to follow the "pick-up-the- poop" rule. Why should dogs have a priority of the park's use over that of its citizens and children. Better yet, why not just ban dogs from the park altogether, at least for the non poop-picker-up group. The carelessness of some pet owners should not deter the parks use by the larger community.

Danger to Toddlers: As one objector has noted, the Consumer Product Safety Commission has stated that a child could drown in one inch of water, but that was water in the child's home, and was referencing a bathtub or a bucket of water relating mostly to infants, and then most likely because the parent was inattentive. To intelligently argue the "one inch" criteria as an objection outside the home would also suggest we would have to keep children away even from all rain puddles that form in our streets on a frequent basis. This objection would appear to suggest that we drain every public pond in our city, including the one adjacent to our City Hall. There is obvious potential danger to toddlers whenever they leave the confines of their homes, including in their own backyards, parking lots, private pools, street traffic, etc. At some point, however, each parent or custodian must assume his/her child's safety when in an outdoor environment.

Supervision of Pond and Park: A public park outdoors is not a child care center requiring anyone else's supervision, or that of the city fathers, but only that of the child's parents or custodians. As to the cost factor, that issue been addressed many times before and quite successfully so that large sums of monies have already been granted and expended for the park restoration project, making it appear that the authors of this complaint have no awareness of that fact, or of the fact that special monies are specifically designated and granted for just this type of a project as to not cause any increase tax burden to the community.

Proposed Additional Fencing: This objection only assumes a fence was to be required as part of the restoration project and essentially hints again at the toddle safety issue. To my knowledge the plan never required a fencing to begin with so no added unsightliness will occur, assuming even that a fence would necessarily be unsightly. As to the potential safety issue, once again can anyone validly argue against the fact that parents or custodians always have as their primary responsibility to watch and care for their small children when in public places. Such potential dangers are always present in every traffic area, shopping parking lot, buildings with escalators, beaches, etc., each demanding a grown up to care for their child's safety.

Traffic and Parking: The only existing parking problem I have noticed in the past 60 odd years or so in my neighborhood, is when non-area residents park their cars around Farlow Park and then take public transportation into Boston or elsewhere allowing them to remain there all day. That will not change with or without the park's restoration project. The traffic and parking issue certainly require attention for many reasons but not at the expense of denying efforts for the park's restoration. And should the time come that cars are parked there to enjoy the park, with or without the pond, they should be welcomed.

Many of the cited complaints above appear to clearly focus as its central theme child safety concerns. Any reasonable objection, especially those regarding safety issues, are properly made. However, after all the board meetings that have taken place with a multitude of approvals at each step of the process, I feel it is abundantly fair to ask if all of these same objections, including child safety, that have already been raised and repeatedly addressed over so many months and years in the past, why they should now be given any greater efficacy today than before.

For all the foregoing reasons, renewal of old objections should not be considered. To allow their consideration at this late stage would have the effect of nullifying all previous lawful decisions and actions of all city committees and departments that approved each phase of the restoration project to date.

Lastly, in a legal forum, once facts are presented, issues argued and considered, decisions made, and approvals granted in support of a particular project, by authorized governmental bodies, with funds already having been duly appropriated and expended, objectors to that activity are not entitled to get a second, third, ore more, bites of the proverbial apple unless they can cite some violation of a law, rule or regulation, that occurred during that process, or that some fundamental individual rights may have been violated. I submit that none exist in the case of the restoration project sponsored by the Friends of Farlow Park.

Karnig Boyajian
34 Eldredge Street
Newton, MA 02458

Newton League of Women Voters COMMENTS

Project Name: Farlow Park Restoration and Rehabilitation (Pond, Bridge and Irrigation)

Category: Rehabilitate/Restore Historic Resources

Our Comments for the CPC:

Farlow Park was the first park in the City, and its design and bridge were iconic and are now historic. Restoring the bridge and pond would benefit neighbors, surrounding schools, churches, seniors living in the housing nearby and the nearby hotel. The proponents have been refining this proposal for a decade and would return a large, lovely recreation area to the neighborhood.

It would be helpful to have plans included for maintenance of both the pond/bridge and of the skating ice. We note that there are no funds for ongoing maintenance mentioned in the proposal, and while we heard that Parks & Recreation would assume this ongoing cost, we would like it to be made explicit.

Questions:

If the well and irrigation system are to be realized, would that mean ripping up the park grounds for pipes? Will the irrigation be for the grassy areas of the park, or for Bigelow School? Who will maintain the irrigation? Is the irrigation system necessary?

It is clear the bridge is too low to skate under – how realistic is the vision for a skating area on the pond? Is it possible to extend the ramps to the footbridge in order to get the necessary height that the original bridge had, and to skate under?

In improving the current plantings by returning to ones closer to the original plans – will the proponents be using plants known now to be invasive, native, low maintenance, exotic? Plants that fit into an historic preservation plan? What are the planting plans?

The proposal uses “Adirondack-style” v. “Victorian style” for the restored footbridge. Which is correct? Best to use the correct term consistently.

As the Friends of Farlow Park are co-sponsors, it would be helpful to know more about them or the organization. 3 people are listed as Community Contacts. Is there a Board, how many members, what is their mission, why are they not listed as financial contributors?

\$61,600 CPA funded project management- Carol Schein (\$5600), and “Independent Project Manager” - who will that be, how many man-hours, at what rate?

Annual Operations and Maintenance budget lists only \$690 for electricity. Skate pond maintenance? Cleaning 1-2 times a year done by Friends of Park volunteers? We suggest that annual operations and maintenance of the park, pond, bridge, plantings etc. will be more than this. Having a breakdown of who will do what in the future (mowing, pond, irrigation, cleanups etc) will be helpful.

From: "sue rasala" <srasala@gmail.com>
To: aingerson@newtonma.gov, aleary@newtonma.gov
Sent: Friday, February 21, 2014 10:04:03 PM
Subject: Opposed to Farlow Park Historic Restoration (Pond & Bridge, and Irrigation)

To the CPC,

Thank you for this opportunity to explain our opposition to the restoration of the ponds to Farlow Park.

We are concerned about the safety of children. The proposal states that the ponds will be 18 inches deep. In keeping with the historic landscape plan no barriers, not even prickly bushes, will surround the open water.

Farlow Park is a small neighborhood open space. At one time people may have walked IN the park and enjoyed the fresh air. Today a few people picnic, exercise their pets, or visit in the park, but many more people cross THROUGH the park. Underwood elementary school children and their families, groups of Bigelow Middle School students, and (mostly) adult Boston commuters use the park as a pedestrian route TO a school or bus stop.

The proposal to restore the historic ponds is carefully written and has many signatures of support. I wonder how many supporters were aware that there will be NO barriers around the ponds. If the ponds are built they will be open and inviting around the clock to wild animals (geese, raccoons, skunks,...) and to humans (waders, wanderers, mischief makers,...) They will also be breeding grounds for mosquitos.

Most concerning to us is that on hot summer days the ponds could be an "attractive nuisance" to young children. A drowning would be rare, but one would be too many. Children have drowned in their own homes with caregivers present.

We oppose spending tax money to CREATE a public safety hazard. We prefer to see the nearly \$500,000 spent for either SAFE open spaces or housing.

Sincerely,

Sue M Rasala
s.rasala@gmail.com

Richard A Rasala
r.rasala@gmail.com

From: "sue rasala" <srasala@gmail.com>
To: aingerson@newtonma.gov, aleary@newtonma.gov
Sent: Sunday, February 23, 2014 1:53:10 PM
Subject: Please attach this email to my email of 2/21/14 opposing the Restoration of Farlow Park .

We live at 285 Tremont St, Newton 02458.

Sue M Rasala
srasala@gmail.com

Richard A Rasala
r.rasala@gmail.com

Thanks,
Sue

Judith & Paul Quain
83 Eldredge St. Newton MA 02458

Feb 23, 2014
To: Newton CPA
From: Paul & Judith Quain
Re: Restoration of Farlow Park Pond

We, as long-time residents of Newton Corner and daily users of Farlow Park, object to the proposed restoration of Farlow Park Pond for the following reasons:

- **Health hazard of run-off of harmful bacteria into water**— Currently, dogs are allowed in the park. As long as this continues, harmful bacteria from animal fecal matter can run into the pond when it rains. Also, a standing body of water with surrounding manicured grass attracts Canadian Geese who become a nuisance and pollute the grass and water with droppings. This will require constant cleanup and supervision.

- **A standing body of water will be a breeding ground for mosquitos**

- **Danger to toddlers**— Drowning can happen very quickly and in less than 1 inch of water. According to a study conducted in 2013 by the U.S. Consumer Product Safety Commission, drowning is the leading cause of unintentional death for children between 1 and 4.

- **Leaves and Debris in Pond**

At the last hearing of the Newton Historical Commission, "the friends of Farlow Park" talked rather casually about raking the leaves off the pond once or twice. In our experience, a plethora of leaves and debris will be blown into the proposed pond. This process will continue for a couple of months and one or two 'skimmings' of the pond will not be adequate and will be costly.

- **Supervision of pond and park would be difficult and costly**— One only has to look at the gazebo by the Parks and Recreation building to see how vandalism and a disregard for property is an ongoing problem. One can only imagine what the pond might contain after a night of teenage drinking, not to mention the additional litter. A big question is who and how much will it cost to maintain and supervise this pond area on a daily basis.

- **The pond would eliminate much of the grassy areas that children use to play.**

- **Proposed additional fencing**— This would be unsightly, ruin the spirit of the open space and corrupt the original design of the park. Keeping children out of the park is counter-productive to use of the space.

- **Traffic and parking**— Making the park an attraction (especially for skating) will only increase the already existing parking problems in the neighborhood.

We would like to see a land use study of Farlow Park and how the restoration of the pond will impact people who use the park. We would also like some review of the plan by those who live in the immediate neighborhood.

We have lived by the park for over thirty-seven years and no one has ever queried us regarding this proposal. In our opinion, it is a romantic and unrealistic notion to step back in time and create a park that is unsustainable and a potential hazard for children in our current culture. The population in Newton has more than quadrupled since the park was created in 1883, and to restore the attraction of a pond would only create chaos in this modern age of the car and traffic congestion. Today, cars routinely ignore stop signs at Church and Eldredge Streets and more traffic would only increase the risk to pedestrian safety.

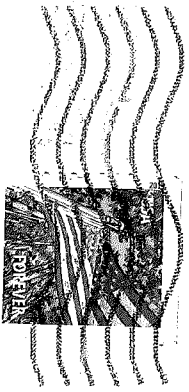
We feel that this proposal to restore Farlow Park is too expensive, unhealthy and disruptive to the quality of life in this neighborhood of Newton Corner.

Sincerely,

Judith Quinn
Paul Quinn

QUAIN
83 ELDREDGE ST
NEWTON, MA 02458

BOSTON MA 021
24 FEB 2014 PM 4 L



ALICE E. INGERSON
COMMUNITY PRESERVATION MANAGER
C/O NEWTON PLANNING & DEVELOPMENT DEPT.
CITY HALL
1000 COMMONWEALTH AVE.
NEWTON, MA 02459

02459140099

02459140099

From: "Ann H. Sharp" <annah.sharp@gmail.com>
To: aingerson@newtonma.gov
Sent: Sunday, February 23, 2014 3:53:31 PM
Subject: Farlow Park Restoration proposal

To the CPC,

I agree with the following concerns raised by Sue Rasala:

Thank you for this opportunity to explain our opposition to the restoration of the ponds to Farlow Park.

We are concerned about the safety of children. The proposal states that the ponds will be 18 inches deep. In keeping with the historic landscape plan no barriers, not even prickly bushes, will surround the open water.

Farlow Park is a small neighborhood open space. At one time people may have walked IN the park and enjoyed the fresh air. Today a few people picnic, exercise their pets, or visit in the park, but many more people cross THROUGH the park. Underwood elementary school children and their families, groups of Bigelow Middle School students, and (mostly) adult Boston commuters use the park as a pedestrian route TO a school or bus stop.

The proposal to restore the historic ponds is carefully written and has many signatures of support. I wonder how many supporters were aware that there will be NO barriers around the ponds. If the ponds are built they will be open and inviting around the clock to wild animals (geese, raccoons, skunks,...) and to humans (waders, wanderers, mischief makers,...) They will also be breeding grounds for mosquitos.

Most concerning to us is that on hot summer days the ponds could be an "attractive nuisance" to young children. A drowning would be rare, but one would be too many. Children have drowned in their own homes with caregivers present.

We oppose spending tax money to CREATE a public safety hazard. We prefer to see the nearly \$500,000 spent for either SAFE open spaces or housing.

I hope you will take these concerns to heart.

Sincerely,

Ann Sharp

annah.sharp@gmail.com

36 Fairmont Ave.
Newton, MA 02458

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

From: "Arlene Bandes" <arlene@arlenebandes.com>
To: aingerson@newtonma.gov
Sent: Monday, February 24, 2014 10:55:18 AM
Subject: Proposal for restored ponds at Farlow Park

As a former Underwood teacher and a grandmother of a toddler, I have some serious safety concerns about the proposed restoration of the ponds to Farlow Park.

I love being near water and as a birder, hiker and outdoor enthusiast, my first thought was that the creation of ponds would be great. As I thought about the issue in more depth, I realized that there are serious implications. Besides my safety concerns, I am also worried about the potential of creating breeding pools for mosquitos and congregations of Canada geese.

Thank you for taking my concerns into consideration

Arlene Bandes
225 Cypress Street
Newton Centre, MA

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

Maja M. Giles
267 Tremont Street
Newton MA 02458

February 24, 2014

To: Alice E. Ingerson
Community Preservation Program Manager
Re: Proposal for Farlow Park Pond

I am a Newton resident with two young children (7 year old & a 1 year old) who lives two blocks from Underwood Elementary School and Farlow Park. My concerns regarding the restoration of the pond at Farlow Park are numerous. In no particular order of importance they are as follows:

* ***Human health risk issues associated with run off containing harmful bacteria from dog fecal matter.*** Currently Farlow Park functions as a dog walking and play area. As long as it continues to serve this population I am absolutely against a body of water existing in this area where many children and adults will undoubtedly come into contact with the contaminated water.

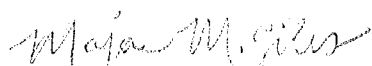
* ***Human and pet health risks associated with inhabiting waterfowl.*** A standing body of water will attract waterfowl which pose considerable concern for resident's health. Brookline Reservoir, Jamaica Pond, the Boston Public Gardens, Greenough Blvd/ Charles River & other local water areas are over populated with waterfowl— Canadian geese in particular. Although there are numerous signs posted that inform visitors to refrain from feeding birds, these public safety rules are most often ignored and seldom enforced. Feeding geese and other waterfowl discourages birds from migrating during colder seasons and encourages year round habitation which leads to over crowding and disease. Goose droppings also make enjoyment of the green areas virtually impossible.

* ***Noise & environmental pollution.*** The pond would most likely become a year round attraction drawing more people than usual to the park. Presuming it became an ice-skating pond during the coldest months, people beyond the local perimeter would conceivably come for recreational enjoyment which would lead to noise pollution and possibly environmental pollution. I don't believe Farlow Park could support the large numbers of visitors that would be attracted to the area. The two trash barrels that are currently at the far end of the Underwood Playground are overflowing almost every day with waste products from snack containers, beverage bottles, and food wrappers.

* ***Shortage of parking leading to traffic congestion and potential pedestrian hazards.*** The newly restored park would attract more visitors than there is available parking. Vehicular congestion would increase noise and environmental pollution and pose an increased risk to pedestrians in an already busy area.

The idea of restoring Farlow Park to its' original design with ornamental pond and bridge is romantic and picturesque but unrealistic given Newton's current population. It may have worked in 1881 but, in my opinion, Farlow Park with a pond cannot sustain our modern lifestyle of snack-toting children, the great number of dog owners, and increased traffic with limited parking.

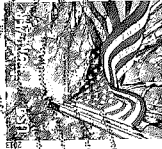
Sincerely,



MAJA GILES
267 TREMONT ST
NEWTON MA 02458

BOSTON MA 021

24 FEB 2014 PNE 1



ALICE E. INGERSON
COMMUNITY PRESERVATION
PROGRAM MANAGER
NEWTON PLANNING & DEVELOPMENT DEPT.
CITY HALL
1000 COMMONWEALTH AVE.
NEWTON, MA 02459

02459140099

02459140099

February 24, 2014

Ms. Alice Ingerson
Newton Community Preservation Program
Planning and Development Department
1000 Commonwealth Ave.
Newton, MA 02459

Dear Ms. Ingerson,

I am writing to raise several concerns about the Farlow Park pond and bridge restoration project that is currently pending before the Community Preservation Committee. Although I was unable to attend the public hearing held in January, I have read the current proposal as well as its history since 2005.

My concerns deal with safety and maintenance.

--Safety - Water is a magnet for children and, although the pond would only be 18 inches deep, children certainly can drown in water of that depth. Unlike the Auburndale Park by the Charles River, City Hall pond or the pond in the Newton Cemetery (all shown on the slide show presented during the public hearing) this small body of water would be very close to a school and in a very open area. Children walk home on their own every day from Underwood. Also Eliot Church rents space to both a nursery school and a dance school so families with small children are coming and going frequently. The pond would be very close to the Eliot Church parking lot. Although the slide show said that the findings of Weston and Sampson Engineers was that "we have determined that the restoration of Farlow Pond does not pose undue safety concerns", what does that really mean?

--Maintenance – Who will be responsible (and pay for) the maintenance of the pond and the surrounding area? Again, having a pond in the park would draw more people to the park, especially in the nice weather and, inevitably more trash. The nearby gazebo, although lovely when first built, has been vandalized and is now in disrepair. Without rigorous maintenance I worry that the pond and new bridge could also draw vandals and even become a health hazard.

Although I am not an abutter to Farlow Park, I am a long-time member of Eliot Church so have been in the park many times. I ask that the Committee ensure that issues of safety and maintenance are carefully and fully addressed as this project is considered for funding.

Sincerely,

Susan E. Nason
28 Roosevelt Road
Newton, MA 02459

From: "Steve Carter" <sjkcs48@yahoo.com>
To: aingerson@newtonma.gov
Sent: Wednesday, February 26, 2014 12:19:04 AM
Subject: Farlow Park Pond and Bridge - Written Comments

Dear Ms. Ingerson,

Thank you for conducting the January 22, 2014 open meeting and for allowing me and others to provide comments about the Farlow Park Pond and Bridge proposal. I was encouraged to hear CPC members voice many of the same concerns that I have with this project.

Although the proponents provided responses to some of the concerns raised, I was not completely satisfied with the responses. Therefore, I am documenting my remaining concerns.

POND USAGE - The proponents have talked about the possibility for skating on the frozen pond, but no one has addressed whether people will be allowed to wade in the pond in good weather. Although the pond will be only "18 inches deep", this may be enough to attract children and adults as a place to cool off on those hot summer days and nights. Will the City be required to install signs, describing what is and what isn't allowed? Any signage would detract from the beauty of today's park. I am also concerned that the level of late night activity will increase. Will we see more vandalism, like what we have seen with the gazebo?

MAINTENANCE - Although the Parks and Recreation Department has stated that the additional maintenance required could be covered, given that the Friends of Farlow Park has said volunteers would clear debris, the pond and bridge are two more items being added to a long list of resources that the Parks and Recreation Department is asked to maintain. At what point is their operating budget pushed to the limit where long existing resources are neglected as new items are added. It is great to hear that the current Friends of Farlow Park are willing to help with maintenance, but will this organization still exist in 5 or 10 years, and will the future members still offer to help with maintenance, or will the City be responsible for it all?

GEESE - Thankfully, Farlow Park has not attracted geese and we can enjoy using the park without suffering the consequences of the geese. I am concerned that a water source will attract the geese, even with many leashed dogs running around.

NEIGHBORHOOD/PUBLIC SUPPORT - I respect the fact that the proponents submitted a petition with many names in support of the project, but I am concerned that those that signed the petition may not have been provided all of the pertinent project details, based on the wording on the top of each petition page. The petition reads as follows: "I support the proposal to the Community Preservation Committee to bring back the historic pond and bridge to Farlow Park and the construction of a new irrigation system for the Underwood School Playground (the new irrigation system will be fed by well water and save the School Department approximately \$4000 a year in water costs)." What is missing from the petition is that the project is making a "CPA request (for) \$476,780, (with a) total cost (of) \$582,380". Those that signed the petition were told the potential savings, but I am not sure they were told the total cost of the project.

I will also comment that in reviewing the names of those that signed the petition I noticed many names that appear more than once and may have been counted twice.

POND DRAINING - Although I have been following this project for many years, it wasn't until the January 22 meeting did I hear that there are plans to drain the pond twice a year. It may have been stated earlier, but I missed it. I am concerned about the process for draining this much water. Where will the water go? Will it feed into our sewer lines and the City will be charged MWRA fees? I am not an engineer, but if it is drained in a different manner, will abutters need to be concerned that the draining will cause basements to flood?

ORIGINAL POND - I am a firm believer that we should learn from our past. Although I and others have done research, no one seems to know why the city made the decision to drain the pond in the 1950's. This seems like a fundamental question that should be answered, before the City proceeds to spend a significant sum to restore the pond.

I want to thank you again for allowing me to provide my comments about this project. Although I do agree that the proponents have put many hours into this project and on paper it may look like a good thing, I do not think money and resources should be spent on a pond in Farlow Park. Despite being called a "naysayer" at the January 22 meeting, for the sake of due diligence, concerns should be addressed now, before a decision is made regarding the allocation of additional funding.

Sincerely,

Steven Carter
48 Eldredge St.
Newton, MA 02458

617-332-7632

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

From: "The Rands" <pwrand@comcast.net>
To: aingerson@newtonma.gov, "Will Rand" <pwrand@comcast.net>
Sent: Wednesday, February 26, 2014 9:08:32 AM
Subject: Proposal for pond/bridge restoration at Farlow Park

To the CPC Committee,

As a nay-sayer from the previous public hearing on this proposal, I wish to reiterate my opposition to this project.

With a serious need for open space in Newton, I feel that covering up part of a usable grassy area with a pond of dubious value is not the best use of our dollars. The idea of creating a possibly hazardous area requiring unknown amounts of maintenance makes no sense. The ponds were originally done with the park itself nearly twice the size which it now occupies. Underwood School playground has since taken much of the former park space.

The bridge is too expensive; these funds could go toward increasing the amount of subsidized housing in our city.

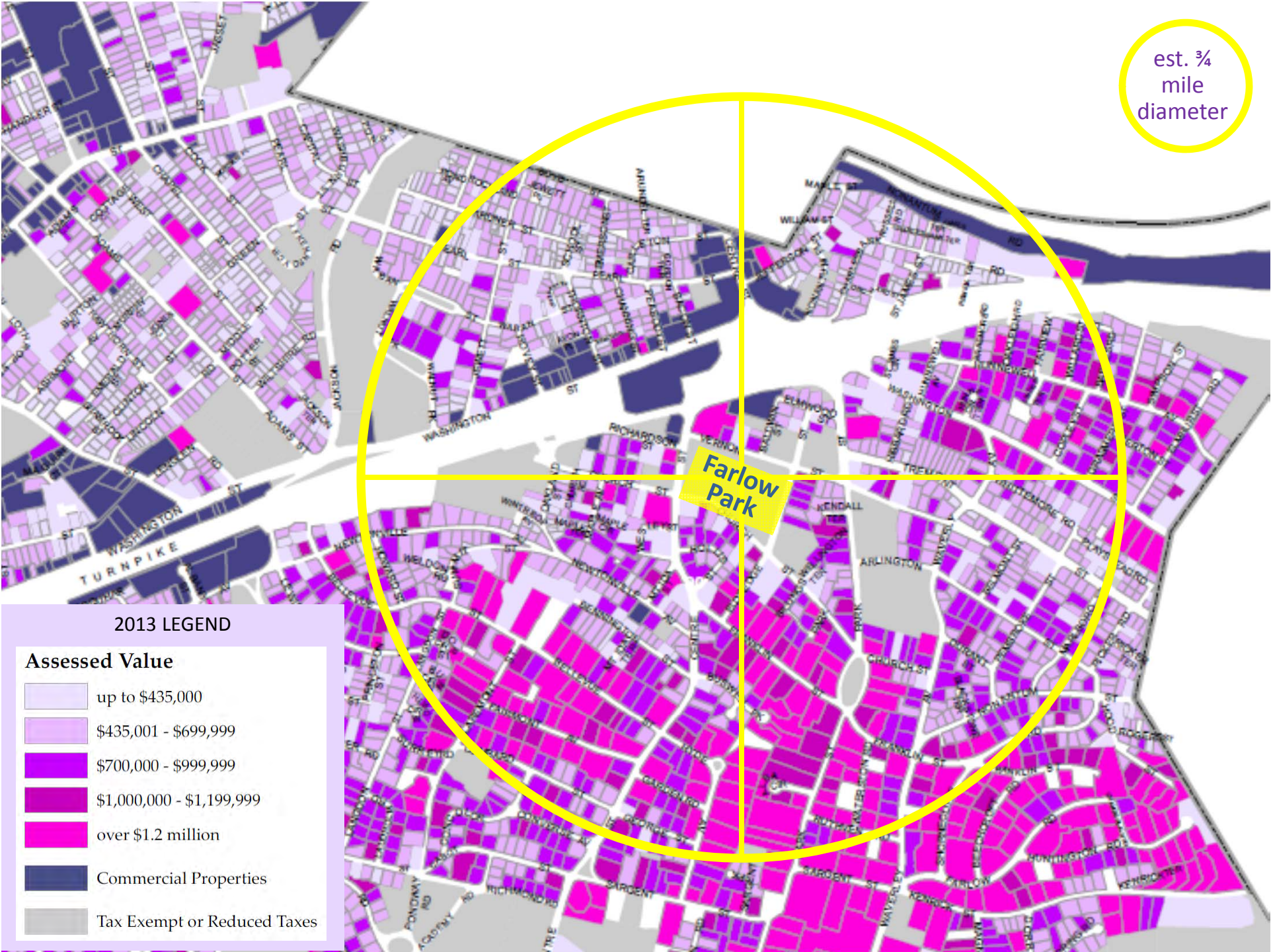
Respectfully yours,

Patricia G. Rand
17 Belmont St.
Newton Corner, 02458

617 965 5608

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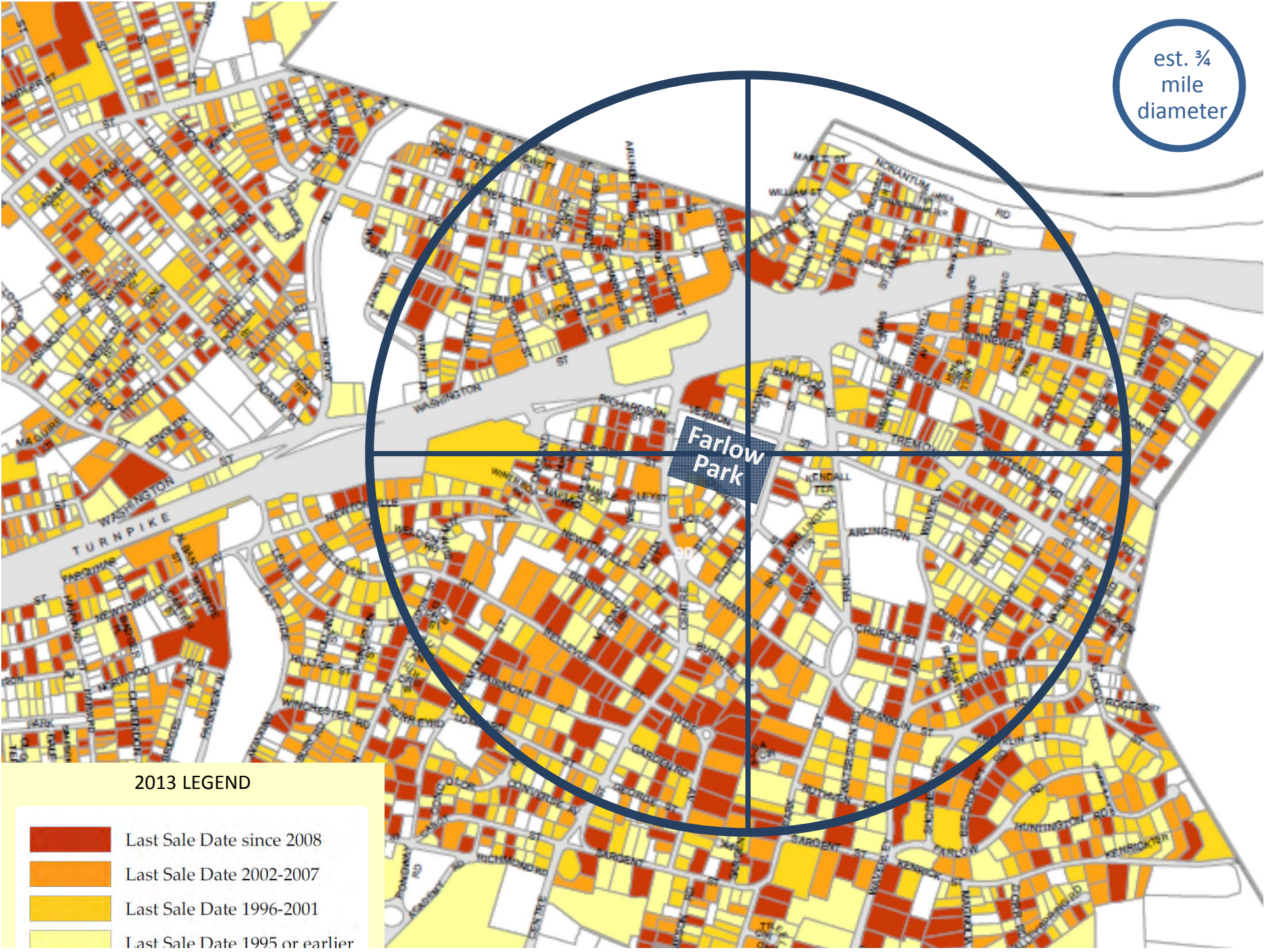
est. 3/4
mile
diameter



2013 LEGEND

Assessed Value	
	up to \$435,000
	\$435,001 - \$699,999
	\$700,000 - \$999,999
	\$1,000,000 - \$1,199,999
	over \$1.2 million
	Commercial Properties
	Tax Exempt or Reduced Taxes

est. $\frac{3}{4}$
mile
diameter



2013 LEGEND

-  Last Sale Date since 2008
-  Last Sale Date 2002-2007
-  Last Sale Date 1996-2001
-  Last Sale Date 1995 or earlier