

CITY OF NEWTON
MASSACHUSETTS

INTER-OFFICE CORRESPONDENCE

To: Martha Horn, Environmental Planner,
Conservation Commission & Planning Dept.
FROM: Helen A. Heyn, Associate Member,
Conservation Commission

DATE: March 3, 1998
SUBJECT: ANGINO FARM.

ANGINO of Newton Centre, lifelong resident, Feb. 28th, Jerry R. Angino. Beloved brother to Rose A. Mitchell of Newton Centre, and Julia Y. Vencollone of Lincoln. Son of the late Christy and Lucia (Ciasullo) Angino. Also survived by many nieces and nephews. Funeral from the George F. Doherty & Sons Funeral Home, 1305 Highland Ave., (Exit 19 S off Route 128) N.E.E.O.A.M. Monday at 10:15. Funeral Mass in Mary Immaculate of Lourdes Church, Newton Upper Falls at 11 AM. Relatives and friends kindly invited. Visiting hours Sunday 3-7 PM. Interment Newton Cemetery. Expressions of sympathy may be made in Jerry's memory to the West Suburban YMCA, 276 Church St., Newton, 02158 c/o Angino Memorial Fund. Late retired teacher and supervisor of attendance Newton Public Schools and founding member of the Newton Boys Club, National First School Guidance Counselor. Parking area adjacent to funeral home.

G/abc
3/2/98

For the information of the Conservation Commission Environmental Planner and others in the Planning and Development Department, I call attention to the March 2 announcement in the Boston Globe of the February 28, 1998 death of Jerry R. Angino of 303 Nahanton Street, Newton Centre.

As far as I know, one of the late Mr. Angino's sisters, Rose Mitchell, still lives at 303 Nahanton (244-3622). She is 83 years old so the Angino Farm, so-called, may change ownership before too long.

If either Mrs. Mitchell or a future purchaser of the 2.26-acre Angino Farm decide to develop it, I call attention to the recommendation in the Newton Recreation and Open Space Plan of 1995, page 78:

"The City should encourage either continued" (or resumed) "agricultural use of the Angino Farm or limit future development to the northeast side" (next to the Ledgebrook condominiums) "of the property while preserving the former planting field as a landscaped area under permanent Conservation Restriction" (G.L. Ch. 184, ss. 31-33) "as part of the Nahanton Street Corridor."

This proposed Conservation Restriction, at least its western part, would also be a continuation of the Ledgebrook CR on the gravel, wooded esker which parallels Winchester Street across from the Gosman Campus.

The recommended CR on the planting field would also preserve the present drainage pattern which traverses the field southerly to a culvert under Nahanton Street to an open channel tributary to Country Club Brook east of said Brook's culvert under Wells Avenue and thence to the Charles River.

CC: Michael Kruse, Director, Planning & Development Dept.
Susan Glazer, Planning & Development Dept.
Robert Merryman, Planning & Development Dept.
Russell J. Halloran, Commissioner, Parks & Recreation Dept.
Michael Clarke, President, Newton Conservators, Inc.
Peter Kastner, Friends of Nahanton Park

Helen Heyn

CITY OF NEWTON
MASSACHUSETTS

INTER-OFFICE CORRESPONDENCE

TO: Alderman Michael Lipof

DATE: March 10, 1999

FROM: Helen A. Heyn, Associate Member,
Conservation Commission

SUBJECT: CONSERVATION COMMISSION
MARCH 15, '99 AGENDA ITEM
"DISCUSSION OF NAMING THE
NAHANTON STREET PARCEL AFTER
JERRY ANGINO".

Martha Horn asked me to attend the rescheduled March 15, 1999 Conservation Commission meeting to explain why I favor waiting to name a parcel of land after the late Jerry Angino until his name can be given to the western side of his own land.

I cannot attend the March 15 Conservation Commission meeting, so am sending you a copy of my Memo of March 3, 1998 to Martha Horn and others regarding the 1995 Newton Recreation and Open Space Plan recommendation for the Angino Farm which is in a Single Residence One Zoning District.

Please read the attached Memo.

Several years ago when I spoke to Mr. Angino about grant of a Conservation Restriction on the planting field to the City of Newton, he declined to do that even though he could have applied for a reduction in his property tax assessment, had he granted the CR.

If Mr. Angino's sister Rose Mitchell wishes to continue to live on the Farm indefinitely, she might be willing to grant a Conservation Restriction on the planting field in order to slightly reduce her property tax assessment while still keeping her right to sell, or keep for her heirs the right to sell, the upland portion of the Farm where the house and barn are located for a respectable price.

The upland portion might be subdivided for single house lots; might be redeveloped for one "monster house"; or might be developed as the neighboring Lacy property was for the Ledgebrook condominiums surrounded by 14 acres of Conservation Restriction lawn and woods on Nahanton Street.

The Conservation Restricted privately-owned planting field named for Jerry Angino, could be left mowed like the central lawn at Ledgebrook; could be landscaped; or could be allowed to reforest like the Conservation Restricted wooded ridge along Winchester Street on the west end of the Ledgebrook property.

The Conservation Restricted section of the Farm would provide a vegetated buffer for a condominium development and like the Nahanton Woods and Ledgebrook properties, would not require City maintenance.

Helen Heyn

1-617-2445171

1

On the corner of Winchester and Nahantou Sts., sits 2 1/4 acres of prime land that currently has an older home and a garage/barn built on one side of it. The remainder of the property has been fertile farm fields from the 1600's until the present. It was in the 1600's part of a land grant given to the Kenrick Farm. The Kenrick Farm stretched all the way to the Charles River on both sides of what is now Nahantou St. One can just imagine the farm animals that were part of the landscape and what a contribution of food for the early settlers was grown here.

Sometime around the turn of the century around the late 1800's and early 1900's, the land in the area was split. It was at this time, that the Angino Family, immigrants from Italy, acquired this property and developed it into a thriving, working family farm where they raised a lovely family, educated them in the 1930's, withstood the depression supplying food

for people in the local area branching out at a later time creating a "truck farm" of sorts. Their produce was sold at various markets.

One of the sons, Gerry, who was a counsellor in the Newton Public Schools worked the farm during the Summer Season. The parents could be seen at all hours working in the fields and in the barn working with chicken, cows, etc to produce farm products. They were bronzed by the sun and kept much of their old country appearance. I spent many afternoons just before supper going with my Dad to purchase fresh vegetables, eggs and fruit (two sides of the land was lined with apple, crab apple, peach and pear trees. There were also strawberries, raspberries, and grapes which grew over a trellis made of old pipes.

During World War II Gerry spent many hours in his tractor digging and forming new gardens (called "Victory Gardens") to make up for food shortages when fresh

products were needed to feed the troops.
 World War II was everybody's business,
 and many neighbors had gardens.
 Genny also hired boys (teens) to ride
 the tractor with him to steady it.
 Wonderful old-time psychology!

We, as neighbors in the Chantemont-
 Winchester St. area have been blessed to
 have had this area of land kept open
 and ~~it~~ used with such productive
 activities. We hope it can remain somewhat
 the same to preserve a way of life.

Teresa Walsh

617-244-5148

Long-time resident, Former Head of Active Neighborhood Assoc.
 and science fair Day

343 Highland Avenue
West Newton, MA 02465
25 March 2004

COPY

Ms. Jennifer Goldson
Community Preservation Planner
Newton Planning & Development Department
City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Dear Ms. Goldson:

RE: Angino Farm Preservation

As a life-long resident of Newton, including serving as a Board of Aldermen member, I am 100% in favor of plans for the continuation of the Angino Farm and property.

Enclosed is a brief history which I submitted to City personnel on May 7, 2002, at their request for consideration for a special award. Subsequently I received an "Unsung Hero" plaque at a community dinner attended by some 600 to 700 people at Boston College. Please note in the enclosed resume my activities as a longtime member of our Newton Conservators and Clerk of Friends of Nahanton Park.

I recommend that the entire property involved remain as a natural resource with neither private residential nor commercial development of any kind.

Respectfully,



Eugene A. Cronin

150 Upland Ave
Newton Highlands
617-969-2486

Suave Hillis
499 Winchester

Dear Mr. Hillis,

I often walk down Winchester Street to Nahant St. & home again. Argus Farm to me is a "neighbor" and I want & hope it will remain open space. Newton has few open spaces left & to remain "Newton the Garden City" the city needs to maintain vistas with trees & wildlife. I do not want to see any more mansions built on the remaining acres that Newton has remaining. People like Newton because of the feeling you have living here - it is not wall to wall houses & people. If we have any more homes built like the one in back of Andover - Newton or on Needham Street our city will lose one of the reasons people enjoy living here - open space.

Sincerely
Carpenter

March 3, 2004

Mr. Duane Hillis
Real Estate Services
499 Winchester Street
Newton Highlands, MA 02461

RE: 303 Nahanton Street

Dear Duane:

I'd like to thank you and David for taking the time to meet with us yesterday. Our Board strongly endorses the Conservers vision for keeping the open space at 303 Nahanton Street. The Association would like to work with you in your attempts to keep the low-density use for this space.

We realize this could be a lengthy process. We look forward to working with you in the future.

Sincerely,

Gene Rubin
President of the Board of Trustees
For Ledgebrook Condominium Trust

From: Lucy Caldwell Stair [stair@comcast.net]

Sent: Wednesday, March 24, 2004 3:53 PM

To: dhillis@rcn.com

Subject: Angino Farm letter of support

Hi Duane,

I want to thank you and your committee so much for working to preserve Angino Farm through CPA funds. I think the farm was very much in the minds of advocates of CPA as a property we most wanted to save. It certainly was in mine.

The farm is a beautiful setting at a heavily traveled intersection. Thousands of commuters pass by each day, probably smoothed by the historic, bucolic scene. It's one of Newton's treasured landmarks, our last remaining farm complete with barn, fruits trees, and open field.

The farm is integral to the stretch along Nahanton street that's a preserved landscape, thanks to the efforts of the recent developers along there. That is, Wells Avenue Office Park set aside a woodsy corridor along Nahanton that hides all the office buildings. The JCC building is also set back behind a buffer of woods, which includes a conservaton restriction on its hemlock stand. And Ledgebrook put its units back into the trees. The result is a corridor of woods, open space, and vistas with Angino Farm a major part of the landscape. Overbuilding or destruction on the farm would destroy the flow of the whole area.

I hope the CPA committee will realize that this is what's called a "special property" whose preservation is linked to a larger conservation area, if you will. It's a property that's more prominent and more viewed by more Newton citizens than any other property the Newton Conservators has worked to preserve.

Thank you for all your hard work so far on Angino Farm.

Lucy Caldwell-Stair

From: Peter Kastner [cpkastner@rcn.com]
Sent: Tuesday, March 02, 2004 5:24 PM
To: Duane Hillis
Cc: Eric Reenstierna
Subject: Angino Farm
Dear Duane

I can not stress enough the importance of keeping the Angino farm as an open space for the City of Newton. The Angino farm is both a vital link in the visual corridor on Nahanton and Winchester Street and is an important landmark in Newton farming history.

To preserve and strengthen the Nahanton/Winchester street area the city made a major investment in acquiring and improving Nahanton Park and worked with the JCC to maintain a green border around their facilities. Also, the developments (Lacey Estate, Wells Avenue, Nahanton Woods condos) were designed to protect this green corridor. The Angino farm at the intersection of Nahanton and Winchester Streets is the linch pin in protecting this area and its development would cause serious damage to the corridor. This is a very "public space" and its loss would have a serious impact upon the surrounding properties that have contained their development for the public good.

Lastly, the Angino farm was the last working farm in Newton. Once Newton had a large number of farms that raised crops for local markets, these were often owned by hard working individuals many of whom carried on a farming tradition that they brought with them from Europe. As a child I recall that the southern part of Newton had several farms that were owned by families with Italian backgrounds. This history has all been destroyed and place names are the only signs that we have of this past. The Angino farm is part of this tradition and saving the land for farming and preserving the house, with perhaps expanded housing, would preserve this vital part of our history.

My knowledge of this area starts with when in the mid 50's I would fish and swim with friends in the river, visit the Nike base and latter starting there to go on long bike rides to Dover. I always felt that the country started at this point. Latter in life I was able to help establish the Friends of Nahanton Park and now as an Alternate member of the Parks and Recreation Commission I am gratified to see how Nahanton Park has become an important open space and recreational area. To preserve part of the Angino farm as a community garden would pay tribute to our farming past and be of great service to the community.

I strongly support to use of CPA funds to preserve this vital area..

Peter Kastner

From: Lucy Caldwell Stair [stair@comcast.net]

Sent: Wednesday, March 24, 2004 3:53 PM

To: dhillis@rcn.com

Subject: Angino Farm letter of support

Hi Duane,

I want to thank you and your committee so much for working to preserve Angino Farm through CPA funds. I think the farm was very much in the minds of advocates of CPA as a property we most wanted to save. It certainly was in mine.

The farm is a beautiful setting at a heavily traveled intersection. Thousands of commuters pass by each day, probably smoothed by the historic, bucolic scene. It's one of Newton's treasured landmarks, our last remaining farm complete with barn, fruits trees, and open field.

The farm is integral to the stretch along Nahanton street that's a preserved landscape, thanks to the efforts of the recent developers along there. That is, Wells Avenue Office Park set aside a woodsy corridor along Nahanton that hides all the office buildings. The JCC building is also set back behind a buffer of woods, which includes a conservaton restriction on its hemlock stand. And Ledgebrook put its units back into the trees. The result is a corridor of woods, open space, and vistas with Angino Farm a major part of the landscape. Overbuilding or destruction on the farm would destroy the flow of the whole area.

I hope the CPA committee will realize that this is what's called a "special property" whose preservation is linked to a larger conservation area, if you will. It's a property that's more prominent and more viewed by more Newton citizens than any other property the Newton Conservators has worked to preserve.

Thank you for all your hard work so far on Angino Farm.

Lucy Caldwell-Stair

Duane Hillis

From: Dena Glasgow [glasgow@aya.yale.edu]
Sent: Tuesday, March 02, 2004 5:53 PM
To: dhillis@rcn.com; Jason Glasgow; dgdickson@rcn.com
Subject: Angino Farm

Hi,

I was thrilled to learn that Newton will be acquiring Angino Farm using Community Preservation Funds. Congratulations. This is just the type of acquisition that made me vote in favor of the CPA.

I would like to support the idea of using the land for a community organic farm. I would be severely disappointed if it went to affordable housing. This is not because I oppose affordable housing. Rather, the (relatively speaking) extensive acreage of this land presents an exciting opportunity to create a community farm that people from all over Newton can enjoy. I know that the Natick Community Organic Farm has been very successful-- local residents buy food there and children and adults alike learn about organic farming and caring properly for animals. It is a gem for the town of Natick. It would be a gem for us as well!

I have talked to many neighbors in Newton and all seem to agree that this is an opportunity that should not be missed! Please let me know if there is anything that I can do to help.

Congratulations again on this acquisition.

-Dena Glasgow
47 Oxford Road

617 527-3107