



SETTI D. WARREN
MAYOR

NEWTON PARKS AND RECREATION DEPARTMENT

124 Vernon St, Newton, MA 02458
Office: (617) 796-1500/Fax: (617) 796-1512
TDD/TTY: (617) 796-1089
parks@newtonma.gov



NEWTON
Parks & Recreation

ROBERT J. DERUBEIS
COMMISSIONER

November 10, 2014

Alice E. Ingerson, Ph.D.
Community Preservation Program Manager
Newton Planning & Development Department
City Hall, 1000 Commonwealth Ave.
Newton, MA 02459

Dear Ms. Ingerson:

This letter is to confirm the Parks & Recreation Department is willing and able to take custody of the Waban Hill Reservoir property along with the support of the Parks and Recreation Commission. Gail Silberstein, Co-Chair, of the Waban Hill Reservoir Advisory Group presented the process and content of the Waban Hill Reservoir proposal during an informational meeting for the P & R Commission on May 19, 2014. On June 16, 2014 the group appeared before the Parks & Recreation Commission for a public hearing. At the conclusion of the public hearing the following motion was made by the Commission:

"Mr. Tucker made the motion that the City of Newton acquires from the Commonwealth the Waban Hill reservoir for use as open space or passive or active recreation purposes in accordance with recently enacted enabling state legislation and the Report of the Waban Hill Reservoir Advisory Group. Mr. Fishman seconded the motion. Motion passed 7-1."

In addition, we will commit staff time for management of the Waban Hill Reservoir project. If you have any questions, please contact me at the Parks & Recreation Office, 617.796.1500.

Sincerely,

Robert J. DeRubeis
Parks & Recreation Commissioner



Setti D. Warren
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

PRE-PROPOSAL

PROPOSAL

Form last updated November 2014.

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

Community Preservation Program Manager,

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

aingerson@newtonma.gov 617.796.1144

(For staff use)
date rec'd:

13 November
2014;
corrected
to match
attached budget,
12 December

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	Waban Hill Reservoir Acquisition & Improvements															
Project LOCATION	Full street address (with zip code), or other precise location. Manet Road & Reservoir Drive (corner of Ward Street), Chestnut Hill, MA 02467															
Project CONTACTS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Name & title or organization</th> <th style="width: 20%;">Email</th> <th style="width: 20%;">Phone</th> <th style="width: 30%;">Mailing address</th> </tr> </thead> <tbody> <tr> <td>Project Manager Bob DeRubeis Commissioner, Parks & Rec.</td> <td>bderubeis@newtonma.gov</td> <td>(617) 796-1502</td> <td>Parks & Recreation Dept. 124 Vernon Street Newton Corner, MA 02458</td> </tr> <tr> <td>Other Contacts Katy Hax Holmes Senior Planner</td> <td>kholmes@newtonma.gov</td> <td>(617) 796-1143</td> <td>Newton City Hall 1000 Commonwealth Avenue Newton, MA 02459</td> </tr> </tbody> </table>				Name & title or organization	Email	Phone	Mailing address	Project Manager Bob DeRubeis Commissioner, Parks & Rec.	bderubeis@newtonma.gov	(617) 796-1502	Parks & Recreation Dept. 124 Vernon Street Newton Corner, MA 02458	Other Contacts Katy Hax Holmes Senior Planner	kholmes@newtonma.gov	(617) 796-1143	Newton City Hall 1000 Commonwealth Avenue Newton, MA 02459
Name & title or organization	Email	Phone	Mailing address													
Project Manager Bob DeRubeis Commissioner, Parks & Rec.	bderubeis@newtonma.gov	(617) 796-1502	Parks & Recreation Dept. 124 Vernon Street Newton Corner, MA 02458													
Other Contacts Katy Hax Holmes Senior Planner	kholmes@newtonma.gov	(617) 796-1143	Newton City Hall 1000 Commonwealth Avenue Newton, MA 02459													
Project FUNDING	CPA funds requested: \$1,116,946	Other funds to be used: \$0	Total project cost: \$1,116,946													
Project SUMMARY	Summarize the project's main tasks, components or features, and explain why it is eligible for CPA funds. You may provide more information in attachments, but your SUMMARY MUST FIT IN THE SPACE BELOW.															
<p>The Waban Hill Reservoir property is a five-acre parcel bordered by Ward Street, Woodlawn Drive, Reservoir Drive, and Manet Road in Ward 7, Chestnut Hill. Formerly owned by the MWRA, this parcel was recently decommissioned and released from state ownership. The City of Newton was identified by the Division of Capital Asset Management and Maintenance (DCAMM) as the preferred buyer. House bill #3669 authorizes the City of Newton to purchase the land with a conservation restriction for open space, and active and passive recreation. An appraisal authorized by DCAMM and paid for by the City of Newton identified a purchase price of \$404,800. This price is included in the requested amount listed above.</p> <p>The Waban Hill Reservoir Advisory Group (WHRAG), organized in January 2013, conducted a visioning exercise to identify long-term possible uses for the site. It is the City's hope that a phased approach to stabilization of the site and a master plan for possible recreational uses may be funded with CPC funds. In Phase I, the City proposes to stabilize and improve accessibility to the Reservoir property for pedestrian use. This will be accomplished through improved fencing around the water body, maintaining the water pumping systems, establishing on-site parking, and stabilizing the historic gatehouse. A ten year plan is provided for this initial level of work, including a funding request for a master plan, which will take into account the City's long term needs for open and recreation space and the most cost-effective ways to reuse the site.</p> <p>The Reservoir property is zoned Public Use. In Section 30-6, Article II of the Newton Ordinances, a Public Use zone includes the following uses as of right: public gardens, parks and conservation areas, playgrounds, public parking lots, waterworks reservations, and public purposes, with Aldermanic approval for temporary licenses to hold events on public property. The Planning Department does not anticipate requiring a zoning change to maintain the current property and create public access. The conservation restriction will further protect the site for allowable uses under Article 97, which are consistent with the current Public Use zoning.</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	Waban Hill Reservoir Acquisition & Improvements					
USE of CPA FUNDS		HISTORIC RESOURCES	OPEN SPACE	or	RECREATION LAND	COMMUNITY HOUSING Contact staff for separate form.
	acquire				X	
	create	not allowed			X	
	rehabilitate/restore		Consult staff.		X	
Check all that apply.	preserve					
COMMUNITY NEEDS	From at least 2 of the community-wide plans linked to <i>Guidelines & Forms</i> from www.newtonma.gov/cpa , provide the plan title, year, page number and a brief quote showing how this project meets needs already recognized in these plans. You may also list other community benefits not mentioned in any plan.					
<p><u>NEWTON'S HERITAGE LANDSCAPES: A COMMUNITY-BASED RECONNAISSANCE REPORT, page 7:</u> "The priority landscapes identified at the individual meetings were also compiled into a single list. Those with the broadest support city-wide fall into three major landscape themes, which have become a major organizing feature of this report.</p> <ul style="list-style-type: none"> Waterways and their associated landscapes; Community spaces outside village centers;" <p><u>Statement of Open Space and Recreation Goals, Section 6, page 2 of 10</u> "From the outset of the process, Newton's Open Space Goals were directed towards two basic concerns:</p> <ul style="list-style-type: none"> The identification of land to be acquired or otherwise preserved as open space; and The identification of the best potential use of such land (whether it is most suitable for conservation, for active or passive recreation, and/or for integrated use)." 						
COMMUNITY CONTACTS	List 3 Newton residents or organizations that can comment on the project and its manager's qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required.					
	Name & title or organization	Email	Phone	Mailing address		
	Gail Silberstein	gail@silblaw.com Co-Chair, WHRAG	617.527.3617	55 Woodlawn Drive Chestnut Hill		
	Errol Yudelman	eyudelman@gmail.com Runner, Boston Marathon	617.780.2291	70 Carlton Road Waban		
	Elizabeth Wilkinson	bethwilkinson@mac.com Newton Conservators	617.969.4443	14 Trowbridge Street Newton		
NON-CPA FUNDING	Source of funds		Amount requested	Date of funding decision (confirmed or expected)		
	Additional sources dependent on Board-approved uses		\$0	TBD		

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must also include a full, detailed budget in addition to this page.

Project TITLE	Waban Hill Reservoir Acquisition & Improvements		
Project BUDGET	USES of Funds (major expense categories)		SOURCES of Funds (CPA & others)
CAPITAL/DEVELOPMENT COSTS			
Purchase from MWRA	\$404,800	CPA	\$1,116,946
Conservation Restriction Monitoring & Enforcement Fund	\$30,000		
Master Plan Design	\$30,000		
Dam Regulatory Compliance - Initial	\$27,000		
Site Restoration (initial vegetation removal, mowing)	\$16,500		
Gatehouse, Water Quality, Public Safety Improvements/ADA Compliance	\$422,488		
Design & Construction Contingency	\$186,158		
TOTAL	\$1,116,946	TOTAL	\$1,116,946
ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds)			
Mowing, vegetation removal, dam regulatory compliance, etc. – annual average	\$16,510	City of Newton	\$16,510
See separate spreadsheet for 10-year projections, with cost escalation.			
TOTAL	\$16,510	TOTAL	\$16,510
Project TIMELINE	Phase or Task	Notes (required fundraising, permits, bidding, etc.)	Season & Year
	Selection of City of Newton as buyer	Newton given right of first refusal	Spring 2014
	Sale price based on appraisal, paid for by City of Newton	Aldermen approved \$3500. Appraisal conducted August 2014	Summer/Fall 2014
	Purchase from MWRA	DCAMM review of proposed sale required	Spring 2015
	Adapt new parcel for recreational and open space uses	Aldermanic review and approval	Fall 2015

ATTACHMENTS — See separate list including additional attachments.

Project TITLE		Waban Hill Reservoir Acquisition & Improvements	
Required or Optional?	Check if included	Attachment Title & Description	
REQUIRED for all proposals	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads (omit if project has no site)
		PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds	
	X	development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	X	10-year annual operating & maintenance budget (CPA funds may not be used here)	
	None.	non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		purchasing of goods & services: short email or letter summarizing sponsor's understanding of applicable statutes (MGL ch. 30, 30B and/or 149) and City policies	
		SPONSOR FINANCES & QUALIFICATIONS	
	X	for sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
X	for project manager: relevant training & track record of managing similar projects		
OPTIONAL for all proposals	X	LETTERS of SUPPORT	from Newton residents, organizations, or businesses
REQUIRED for all proposals that involve City govt., including real estate acquisitions	X	CAPITAL IMPROVEMENT PLAN	current listing/ranking & factors for this project
	X	COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
REQUIRED for all historic resources proposals		HISTORIC SIGNIFICANCE	see separate instructions for 3 required attachments analyzing significance and showing how project meets national preservation standards
REQUIRED for all proposals involving real estate acquisition, construction or improvements.		SITE CONTROL, VALUE & DEED RESTRICTIONS	
	X	legally binding option, purchase & sale agreement or deed – See state legislation.	
	X	appraisal by an independent, certified real estate appraiser (the CPC may also commission its own, separate appraisal)	
	X	owner's agreement to a permanent deed restriction (for affordability, historic preservation or land conservation) – See City dept. letter & state legislation.	
		ZONING & PERMITTING	
		short email confirmation of review by the Development Review Team (DRT)	
	X	brief property history: at least the last 30 years of ownership & use	
		environmental mitigation plans (incl. lead paint, asbestos, underground tanks)	
		zoning relief and permits required (incl. parking waivers, demolition or building permits, comprehensive permit or special permit)	
		other approvals required (Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.)	
		DESIGN & CONSTRUCTION	
		professional design & cost estimates: include site plan, floor plans & elevations	
	materials & finishes; highlight "green" or sustainable features & materials		

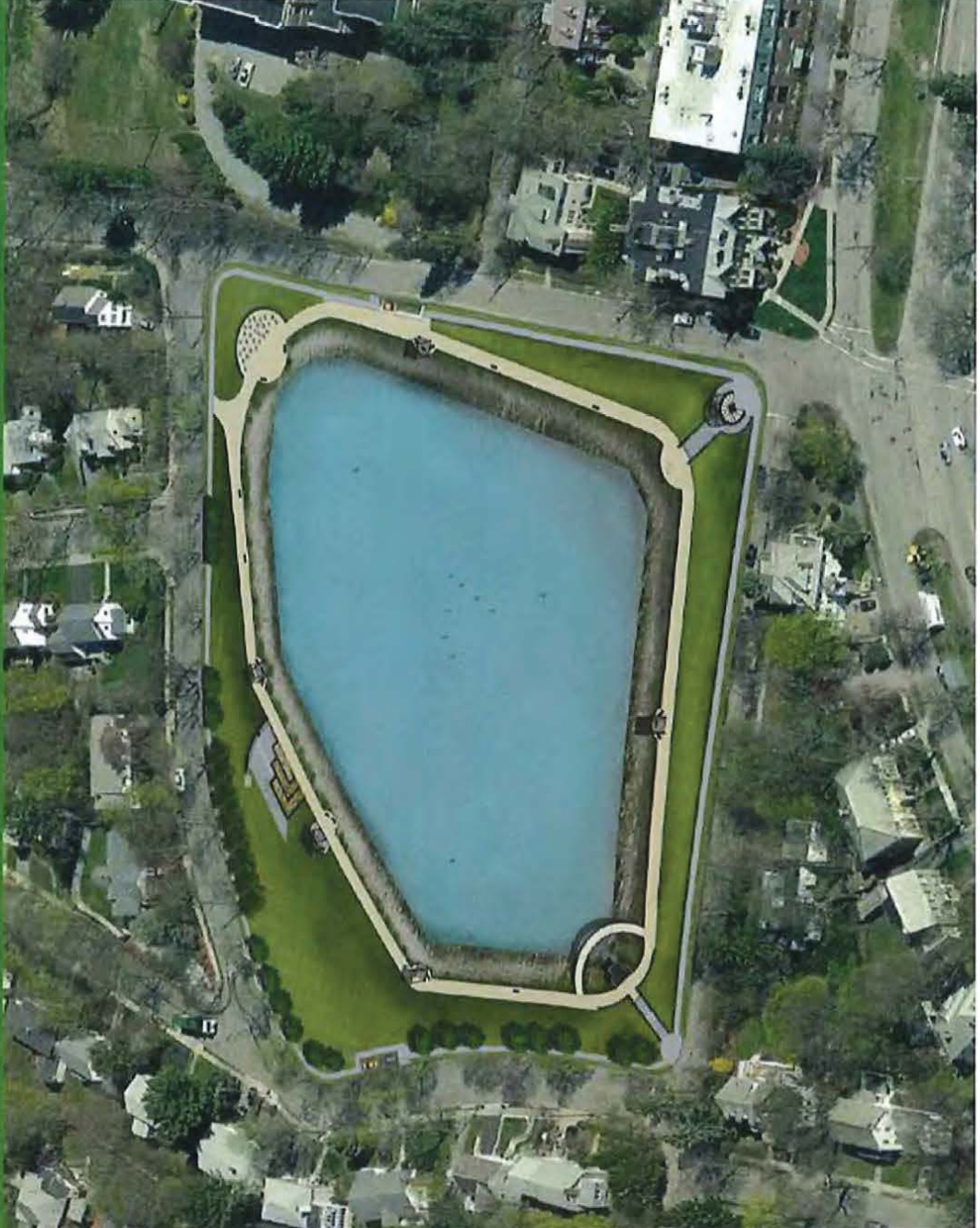
WABAN HILL RESERVOIR PROPOSAL ATTACHMENTS TABLE of CONTENTS

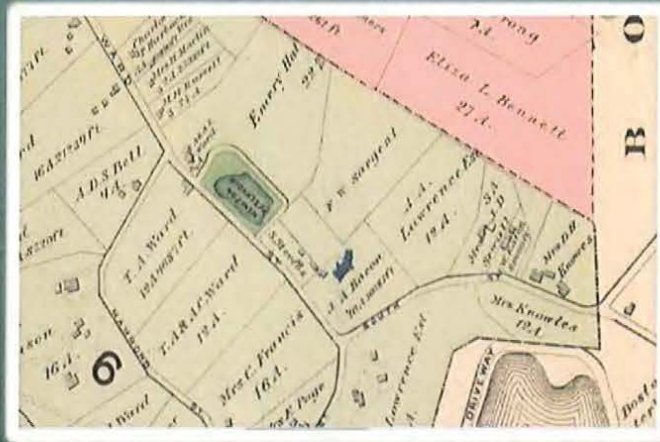
- ◆ Photos & maps
- ◆ Project development & operating budgets
For ease of reference,
project budgets are also posted separately, from this link:
www.newtonma.gov/civicax/filebank/documents/63200
- ◆ Parks & Recreation Dept. Fy15 annual operating budget
- ◆ Project listings in City of Newton plans:
 - *Capital Improvement Plan*
 - *Recreation & Open Space Plan*
- ◆ JAPG (Joint Advisory Planning Group – community advisory committee)
 - [Excerpts from final report](#) *
 - Membership summary
 - Selection process
- ◆ Planning Dept. staff report
- ◆ State legislation
- ◆ [Appraisal, including state legislation](#) *
- ◆ [Stantec Engineering Report](#) *
- ◆ [Letters of support](#) *
- ◆ Sample master plan table of contents
- ◆ Letter from Massachusetts Environmental Protection Agency

* [Printed copies of this proposal include summaries or excerpts from these documents.](#)

The full text of these documents is available on the CPC's project webpage,
www.newtonma.gov/gov/planning/cpa/projects/waban_hill.asp

Waban Hill Reservoir

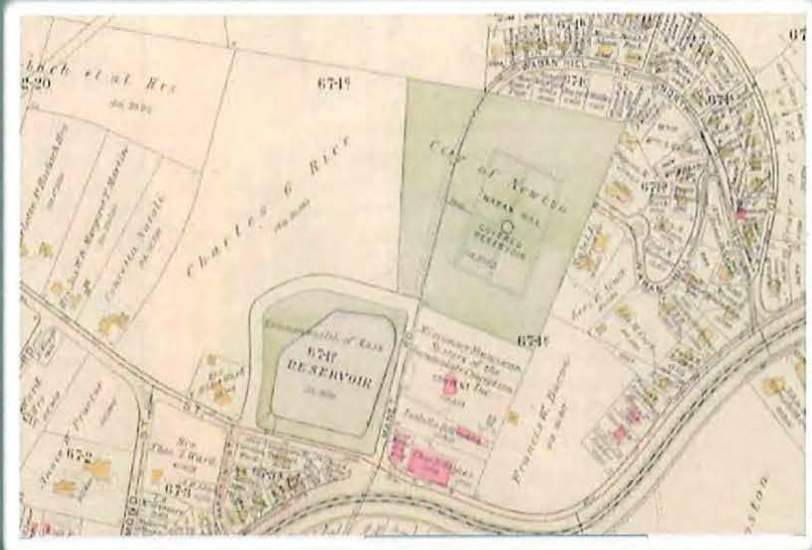




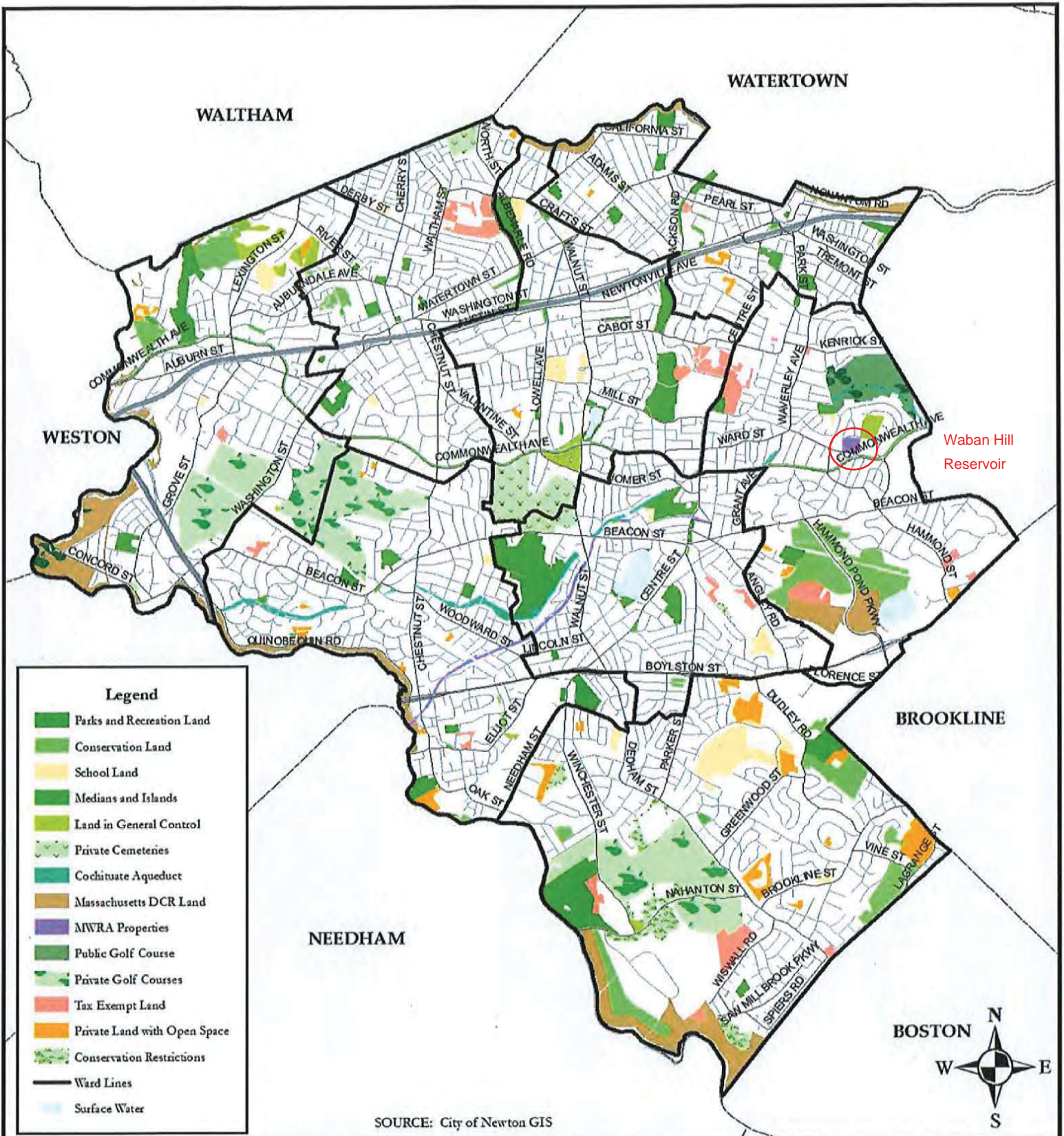
1886 Newton Reservoir



1907 Reservoir



1917 Reservoir



Open Space Inventory

City of Newton, Massachusetts

0 0.25 0.5 1 1.5 2 2.5 Miles



CITY OF NEWTON, MASSACHUSETTS
 Mayor - Seth D. Warren
 GIS Administrator - Douglas Greenfield
 Map Date: May 06 2014

Waban Hill Reservoir Embankment Dam
Probability of Cost

Received 13 November 2014

WABAN HILL RESERVOIR Full Proposal Budgets		CAPITAL IMPROVEMENTS / DEVELOPMENT BUDGET
Item Description	Source*/Comments	Purchase / CR / Design / Regulatory Compliance / Public Safety / ADA Improvements FY15-FY18
● Appraisal/Purchase:		\$ 404,800
● Conservation Restriction		\$ 30,000
purchase/conservation restriction subtotal:		\$ 434,800
● Master Plan Design/Public Process:		
Landscape Architect/Engineering Firm - Master Plan Only	scope of work: facilitate public process, develop coherent design, address parking, accessibility and site maintenance	\$ 30,000
master plan design/public process subtotal:		\$ 30,000
● Dam Safety Regulatory Compliance:		
Phase I Dam Inspection & Evaluation Report* (every other year)	Stantec / next inspection due 9/14 to Office of Dam Safety; required every 2 yrs	\$ 5,000
Emergency Action Plan (EAP) 1st yr only* (followed by annual updates)	Stantec / cost to update EAP: \$1K every year after; could be performed by City staff	\$ 12,000
Civil Engineering Consultant w/10 yrs dam experience	permitting requirements; cost TBD	\$ 10,000
regulatory compliance subtotal:		\$ 27,000
● Site Restoration:		
Mow grass areas (non-embankment areas) - 15 cuts per year	contractual - annual	\$ 500
Mow embankment grass 1-2x per year*	Stantec / annual	\$ 4,000
Remove upstream (rip rap) vegetation - 1st yr. only	1st year - contractual - 3-man crew for 4 days	\$ 12,000
Remove upstream (rip rap) vegetation - annually	cost depends on in-house vs. contractual crew, as well as permit requirements	--
site restoration subtotal:		\$ 16,500
Gatehouse, Water Quality, Public Safety		
● Improvements/ADA Compliance:		
Gatehouse: replace roof*	Stantec / cost TBD	\$ 30,000
Gatehouse: install new slide gate*	Stantec / existing gates inoperable; noted in 2010 report; requires a diver	\$ 25,000
Gatehouse: fill voids beneath steps up to gatehouse*	Stantec / public safety issue	\$ 25,000
Water depth regulator/aerator/pump		\$ 40,000
Electrical connection and cabinet		\$ 10,000
4' H black ornamental fence/gates, waterside only (1320 LF)	1380 LF, 2 pedestrian gates, vehicular gate	\$ 70,000
Remove and dispose of existing c.l. fence and footings (880 LF)	2640 LF	\$ 14,080
Rebuild top of dam stone dust pathway (8' wide; 1/4 mile long)	1/4 mile	\$ 20,000
Paved accessible site route/HC parking/ramp/signage		\$ 150,000
Design/Engineering Fee (10% of site improvements construction)		\$ 38,408
gatehouse/public safety/water quality/ADA compliance		\$ 422,488
purchase + start-up improvements subtotal:		\$ 930,788
20% Contingency:		\$ 186,158
Project Total:		\$ 1,116,946
*Stantec, Geotechnical Engineering Evaluation Report, Executive Summary, 2014		
(1) Assume possible additional costs related to access issues and unknown subsurface conditions.		
(2) The Waban Hill Reservoir Embankment Dam is a high hazard dam that must conform to the requirements of 302 CMR 10.00 "Dam Safety."		
(3) All sitework would need to be permitted by the Newton Conservation Commission.		
(4) Regulatory compliance/landscape management assumes 2% annual inflation.		

Waban Hill Reservoir Embankment Dam
Probability of Cost

Received 13 November 2014												
WABAN HILL RESERVOIR Full Proposal Budgets	10-YEAR OPERATING BUDGET											
Item Description	Regulatory Compliance / Maintenance FY18	Regulatory Compliance / Maintenance FY19	Regulatory Compliance / Maintenance FY20	Regulatory Compliance / Maintenance FY21	Regulatory Compliance / Maintenance FY22	Regulatory Compliance / Maintenance FY23	Regulatory Compliance / Maintenance FY24	Regulatory Compliance / Maintenance FY25	Regulatory Compliance / Maintenance FY26	Regulatory Compliance / Maintenance FY27	10-Year Total Ongoing Compliance / Maintenance	
● Dam Safety Regulatory Compliance:	● Dam Safety Regulatory Compliance (FY18-FY27) - NOT CPA-ELIGIBLE											
Phase I Dam Inspection & Evaluation Report* (every other year)	--	\$ 5,202	--	\$ 5,412	--	\$ 5,631	--	\$ 5,858	--	\$ 6,095	\$ 28,198	
Emergency Action Plan (EAP) 1st yr only* (followed by annual updates)	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104	\$ 1,126	\$ 1,149	\$ 1,172	\$ 1,195	\$ 10,950	
Civil Engineering Consultant w/10 yrs dam experience	--	\$ 2,000	--	\$ 2,000	--	\$ 2,000	--	\$ 2,000	--	\$ 2,000	\$ 10,000	
regulatory compliance subtotal:	\$ 1,000	\$ 8,222	\$ 1,040	\$ 8,473	\$ 1,082	\$ 8,735	\$ 1,126	\$ 9,007	\$ 1,172	\$ 9,290	\$ 49,148	
● Site Restoration:	● Landscape Maintenance (FY18-FY27) - NOT CPA-ELIGIBLE											
Mow grass areas (non-embankment areas) - 15 cuts per year	\$ 510	\$ 520	\$ 531	\$ 541	\$ 552	\$ 563	\$ 574	\$ 586	\$ 598	\$ 609	\$ 5,584	
Mow embankment grass 1-2x per year*	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	\$ 4,416	\$ 4,505	\$ 4,595	\$ 4,687	\$ 4,780	\$ 4,876	\$ 44,675	
Remove upstream (rip rap) vegetation - 1st yr. only	--	--	--	--	--	--	--	--	--	--	\$ -	
Remove upstream (rip rap) vegetation - annually	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495	\$ 6,624	\$ 6,757	\$ 6,892	\$ 7,030	\$ 7,171	\$ 65,698	
site restoration subtotal:	\$ 10,590	\$ 10,802	\$ 11,018	\$ 11,238	\$ 11,463	\$ 11,692	\$ 11,926	\$ 12,165	\$ 12,408	\$ 12,656	\$ 115,958	
*Stantec, Geotechnical Engineering Evaluation Report, Executive Summary, 2014												
(1) Assume possible additional costs related to access issues and unknown subsurface conditions.												
(2) The Waban Hill Reservoir Embankment Dam is a high hazard dam that must conform to the requirements of 302 CMR 10.00 "Dam Safety."												
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(4) Regulatory compliance/landscape management assumes 2% annual inflation.												

Parks & Recreation

Mission Statement

To provide traditional and innovative recreation, leisure and cultural activities in a quality environment for all residents of Newton, as well as managing the preservation, maintenance, and enhancement of the natural resources of the City.

Fiscal Year 2014 Accomplishments

Programs - Provided high quality recreation programs for people of all ages and interests. Additional one week school vacation and summer programs, target - 11, current - 15. Increased on-line registrations - 4,203 registrations in 6.5 hours for summer camp registration. Expanded horseback riding program & CIT program.

Park and Playground Development - Provided safe, accessible, high quality parks and playgrounds. Started development of construction docs for Newton Highlands Playground Master Plan. Presented CPC proposals for Newton Highlands and Farlow Park.

Forestry - Reduced current backlog of hazardous trees by 20%.

Maintenance & Beautification - Completed plumbing upgrades at Gath Pool. Established Crystal Lake Working Group. Installed drain filters around Crystal Lake to improve water quality. Developed Field Renovation Program.

Therapeutic Recreation - Provided recreation opportunities that improve the quality of life for seniors and people with disabilities.

Fiscal Year 2015 Desired Outcomes

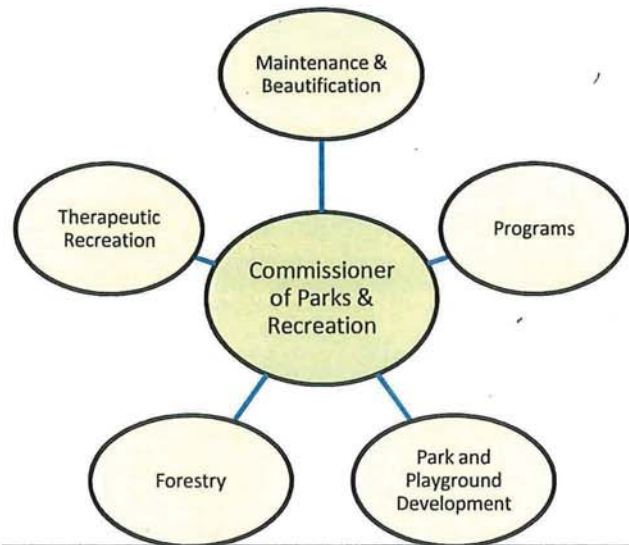
Programs - Create and institute interdepartmental programs. Expand current programs to meet identified needs of participants. Increase the number of online registrations. Develop and maintain an informational, categorized registration database.

Park and Playground Development - Develop a Crystal Lake Water Management Plan. Inform & educate watershed residents & others on environmental impacts to Crystal Lake. Continued development of off-leash program. Complete capital improvements to ensure the quality of parks and playgrounds.

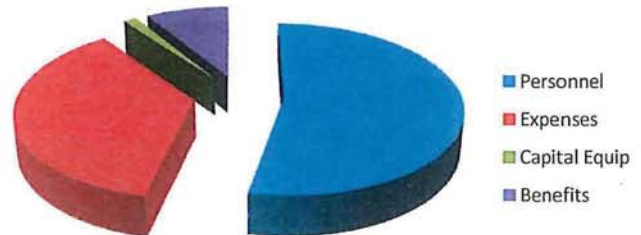
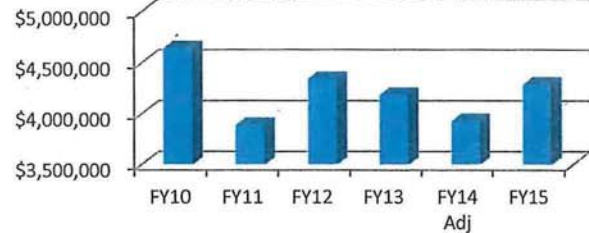
Forestry - Address 20% of currently known hazardous trees. Begin implementation of city-wide tree planting plan. Continue to strategically resolve outstanding service requests.

Maintenance & Beautification - Implement Turf Mgmt Program. Enhance Park and Playground Maintenance Management Plan.

Therapeutic Recreation - Create new programs and increase awareness of current therapeutic programs and activities.



Parks & Recreation



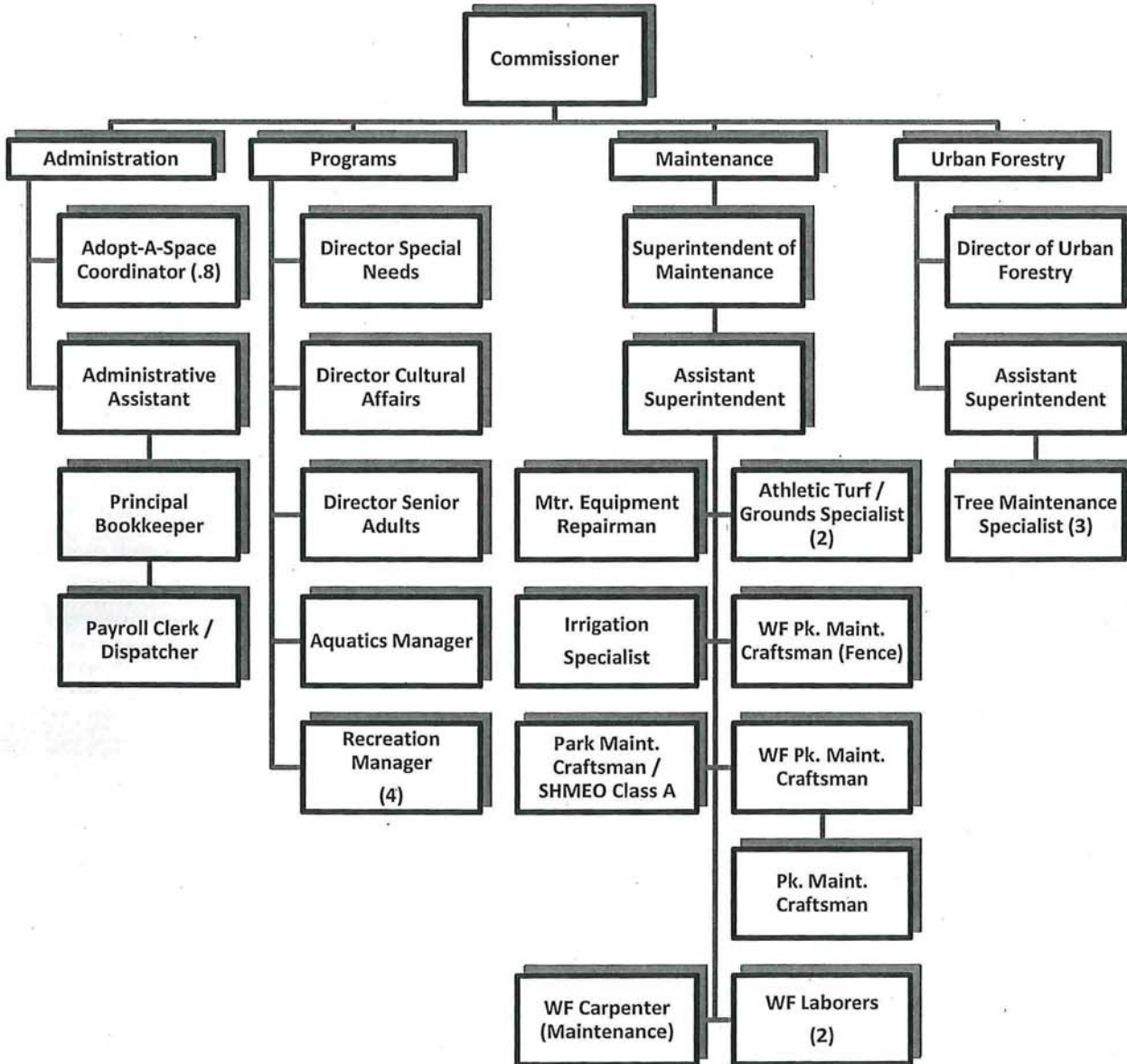
Department Detail

	Actual				-<Adj Budget->		-<Proposed->	
	FY2010	FY2011	FY2012	FY2013**	FY2014	FY2015	FY2015	
Expenditure by Core Function								
Personnel	\$ 2,553,586	\$ 2,254,075	\$ 2,233,714	\$ 2,181,327	\$ 2,260,084	\$ 2,286,858		
Expenses	\$ 1,753,501	\$ 1,274,612	\$ 1,782,527	\$ 1,695,078	\$ 1,252,524	\$ 1,569,768		
Capital Equipment			\$ -	\$ -	\$ 60,000	\$ 60,000		
Benefits	\$ 333,709	\$ 360,507	\$ 326,992	\$ 309,162	\$ 356,506	\$ 371,242		
Total	\$ 4,640,796	\$ 3,889,194	\$ 4,343,233	\$ 4,185,567	\$ 3,929,114	\$ 4,287,868		
% Incr		-16.20%	11.67%	-3.63%	-6.13%	9.13%		
Personnel								
Full-Time	42	39	37	35	31	30		
Part-Time	7	7	6	4	4	2		
Total	49	46	43	39	35	32		

** FY13 Adjusted Budget includes \$500,000 for emergency tree work due to severe storms

***FY14 & FY15 Full-Time employee count reflects employees moved to revolving fund

PARKS AND RECREATION



FUND: 01 - GENERAL FUND
 DEPARTMENT: 602 - PARKS RECREATION DEPT

CITY OF NEWTON BUDGET
 DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2012	ACTUAL 2013	AMENDED 2014	YTD 4/17/2014	RECOMMENDED 2015	CHANGE 2014 to 2015
DEPARTMENT SUMMARY						
51 - PERSONAL SERVICES	2,233,714	2,181,327	2,260,084	1,751,503	2,286,858	26,775
52 - EXPENSES	1,782,527	1,695,078	1,252,524	977,429	1,569,768	317,244
58 - DEBT AND CAPITAL	0	0	60,000	51,276	60,000	0
57 - FRINGE BENEFITS	326,992	309,162	356,506	274,349	371,242	14,735
TOTAL DEPARTMENT	4,343,234	4,185,567	3,929,114	3,054,557	4,287,868	358,754
PARKS/REC ADMIN.						
51 - PERSONAL SERVICES	748,189	764,708	787,763	619,272	805,071	17,307
52 - EXPENSES	28,496	34,300	25,522	19,488	25,242	-280
57 - FRINGE BENEFITS	117,625	111,161	125,350	96,964	128,198	2,848
TOTAL PARKS/REC ADMIN.	894,309	910,169	938,635	735,725	958,510	19,875
PUBLIC GROUNDS MAINT						
51 - PERSONAL SERVICES	797,533	726,725	759,255	590,867	780,215	20,961
52 - EXPENSES	420,275	481,032	529,334	427,682	726,054	196,720
57 - FRINGE BENEFITS	136,308	108,147	114,106	84,933	121,663	7,557
TOTAL PUBLIC GROUNDS MAINT	1,354,115	1,315,904	1,402,695	1,103,481	1,627,932	225,238
FORESTRY SERVICES						
51 - PERSONAL SERVICES	182,219	290,694	411,151	297,988	411,490	339
52 - EXPENSES	939,800	826,502	287,800	240,350	419,920	132,120
57 - FRINGE BENEFITS	31,253	51,454	75,459	60,294	78,008	2,548
TOTAL FORESTRY SERVICES	1,153,272	1,168,650	774,410	598,632	909,418	135,008
RECREATION ACTIVITIES						
51 - PERSONAL SERVICES	23,453	0	0	0	0	0
52 - EXPENSES	3,110	3,354	4,080	1,180	4,280	200
57 - FRINGE BENEFITS	259	0	209	0	209	0
TOTAL RECREATION ACTIVITIES	26,822	3,354	4,289	1,180	4,489	200
OUTDOOR SWIMMING						
51 - PERSONAL SERVICES	174,579	145,362	32,108	31,952	0	-32,108
52 - EXPENSES	5,742	8,471	8,250	6,730	8,250	0
57 - FRINGE BENEFITS	2,665	2,108	466	463	466	0
TOTAL OUTDOOR SWIMMING	182,985	155,941	40,824	39,145	8,716	-32,108
INDOOR RECREATION						
51 - PERSONAL SERVICES	23,792	87	0	0	0	0
52 - EXPENSES	8,901	8,785	9,525	7,138	9,525	0
57 - FRINGE BENEFITS	380	3	355	0	1,585	1,230
TOTAL INDOOR RECREATION	33,073	8,875	9,880	7,138	11,110	1,230

CITY OF NEWTON BUDGET DEPARTMENT LEGAL LEVEL OF CONTROL
--

	ACTUAL 2012	ACTUAL 2013	AMENDED 2014	YTD 4/17/2014	RECOMMENDED 2015	CHANGE 2014 to 2015
SPECIAL NEEDS REC.						
51 - PERSONAL SERVICES	118,600	101,978	103,918	89,059	119,177	15,259
52 - EXPENSES	8,721	8,595	8,726	2,500	8,726	0
57 - FRINGE BENEFITS	17,274	16,296	17,985	14,172	18,055	70
TOTAL SPECIAL NEEDS REC.	144,595	126,868	130,629	105,731	145,958	15,329
EMERSON COMMUNITY CTR						
51 - PERSONAL SERVICES	2,309	0	0	0	0	0
52 - EXPENSES	21,504	21,776	26,545	19,057	25,253	-1,292
57 - FRINGE BENEFITS	35	0	38	0	38	0
TOTAL EMERSON COMMUNITY CTR	23,847	21,776	26,583	19,057	25,291	-1,292
HAMILTON COMMUNITY CTR						
51 - PERSONAL SERVICES	11,761	0	0	0	0	0
52 - EXPENSES	14,113	10,834	15,517	9,823	15,517	0
57 - FRINGE BENEFITS	171	0	135	0	135	0
TOTAL HAMILTON COMMUNITY CTR	26,044	10,834	15,652	9,823	15,652	0
SENIOR RECREATION SVS						
51 - PERSONAL SERVICES	3,548	0	0	0	0	0
52 - EXPENSES	1,184	476	1,150	221	1,150	0
57 - FRINGE BENEFITS	45	1	89	0	89	0
TOTAL SENIOR RECREATION SVS	4,777	476	1,239	221	1,239	0
CULTURAL AFFAIRS						
51 - PERSONAL SERVICES	92,352	95,613	98,229	77,396	101,053	2,824
52 - EXPENSES	2,016	2,431	3,250	1,739	6,350	3,100
57 - FRINGE BENEFITS	5,603	5,335	5,957	4,678	6,085	128
TOTAL CULTURAL AFFAIRS	99,971	103,379	107,436	83,813	113,488	6,052
RECREATION VEHL MAINT.						
51 - PERSONAL SERVICES	55,380	55,660	56,659	44,970	58,852	2,192
52 - EXPENSES	89,165	62,976	92,646	62,164	76,750	-15,896
58 - DEBT AND CAPITAL	0	0	60,000	51,276	60,000	0
57 - FRINGE BENEFITS	15,375	14,657	16,358	12,845	16,711	353
TOTAL RECREATION VEHL MAINT.	159,920	133,293	225,663	171,255	212,313	-13,351
RECREATION BLDG MAINT.						
51 - PERSONAL SERVICES	0	501	11,000	0	11,000	0
52 - EXPENSES	239,502	225,546	240,179	179,356	242,751	2,572
TOTAL RECREATION BLDG MAINT.	239,502	226,047	251,179	179,356	253,751	2,572

FUND: 01 - GENERAL FUND
DEPARTMENT: 602 - PARKS RECREATION DEPT

CITY OF NEWTON BUDGET
DEPARTMENTAL DETAIL

	ACTUAL FY2012	ACTUAL FY2013	AMENDED 2014	YTD 4/17/2014	RECOMMENDED 2015	CHANGE 2014 to 2015	
602 - PARKS & RECREATION DEPT							
0160201 - PARKS/REC ADMIN.							
PERSONAL SERVICES							
511001	FULL TIME SALARIES	665,443	690,724	710,723	558,225	725,971	15,248
511102	PART TIME > 20 HRS/WK	52,321	54,409	56,140	43,972	57,824	1,684
513001	REGULAR OVERTIME	5,100	5,000	5,200	3,750	5,200	0
514001	LONGEVITY	10,075	10,075	11,200	8,825	11,575	375
515005	BONUSES	10,750	0	0	0	0	0
515102	CLEANING ALLOWANCE	4,500	4,500	4,500	4,500	4,500	0
TOTAL PERSONAL SERVICES		748,189	764,708	787,763	619,272	805,071	17,307
EXPENSES							
52401	OFFICE EQUIPMENT R-M	665	434	325	0	0	-325
5274	RENTAL - EQUIPMENT	1,078	2,371	2,592	1,940	2,592	0
5314	REGIST/RECORDING FEES	250	224	400	390	400	0
53401	TELEPHONE	2,767	1,861	2,100	1,357	2,100	0
53402	CELLULAR TELEPHONES	680	5,424	780	611	900	120
5341	POSTAGE	10,760	9,971	6,400	6,363	6,725	325
5342	PRINTING	3,989	4,503	2,700	1,579	3,000	300
5420	OFFICE SUPPLIES	6,736	8,098	7,700	7,048	7,100	-600
5588	PHOTOGRAPHIC SUPPLIE	0	0	100	0	0	-100
5710	VEHICLE USE REIMBURSE	1,496	1,264	1,500	201	1,500	0
5730	DUES & SUBSCRIPTIONS	75	150	925	0	925	0
TOTAL EXPENSES		28,496	34,300	25,522	19,488	25,242	-280
FRINGE BENEFITS							
57DENTAL	DENTAL INSURANCE	2,863	2,809	2,935	2,305	3,064	129
57HLTH	HEALTH INSURANCE	108,094	101,679	113,686	89,293	116,081	2,395
57LIFE	BASIC LIFE INSURANCE	491	453	454	340	454	0
57MEDA	MEDICARE PAYROLL TAX	6,177	6,220	8,274	5,026	8,599	324
TOTAL FRINGE BENEFITS		117,625	111,161	125,350	96,964	128,198	2,848
TOTAL PARKS/REC ADMIN.		894,309	910,169	938,635	735,725	958,510	19,875

FY2016 –FY2020 Five-Year Capital Improvement Plan And Long Range Projection



City of Newton, Massachusetts
Setti D. Warren, Mayor
October 2014



Priority	Dept	Project Title	Project Description / Justification	Est Cost in FY2015	Risk Factor	Funding Source	Prior Year Funding	FY2016	FY 2017	FY2018	FY2019	FY2020
17	Schools	Pre-School Program Feasibility Study	Feasibility Study of Pre-School Space Options; e.g. renovation of existing space at the Ed Center, renovation of another building, new construction	\$ 13,000,000	45.9	Bonding	\$ -	\$ 200,000	\$ 1,800,000	\$ 11,000,000	\$ -	\$ -
18	Parks/Rec	Purchase Mallet Road MWRA Reservoir	Five acre parcel located at Mallet Road has been surplus by the MWRA in January 2013. Appraisal to take place in October 2014	\$ 850,000	45.8	CPA Eligible	\$ -	\$ 820,000	\$ -	\$ -	\$ -	\$ -
19	DPW/Storm	Repair Hammond St Drain	Storm drain pipe has partially collapsed and requires repair to prevent flooding.	\$ 210,000	45.6	Enterprise Funds	\$ -	\$ 210,000	\$ -	\$ -	\$ -	\$ -
20	DPW	Street Paving - Cold Plane and Pave 21 Streets	Streets include Vernon, Eldredge, Elmwood, Beacon, Pembroke, Durant, Hanson, Bishopsgate, Hammondswood, Monadhock, Otis, Adams, Circuit, Replace 1999 Pumper Truck exceeding NFPA 15-yr life expectancy; will replace a 1992 spare engine.	\$ 3,200,000	45.6	Chapt 90/Alt Funds	\$ -	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -
21	Fire Dept	Replace Fire Dept Pumper Truck in Newton Corner (Engine 1)	Replace 1999 Pumper Truck exceeding NFPA 15-yr life expectancy; will replace a 1992 spare engine.	\$ 650,000	45.4	Bonding	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -
22	DPW/ Water	Clean and Line Water Pipes to Improve Water Quality	Cleaning and lining of water pipes to improve water quality, ensure pipe integrity and capacity. Precedes scheduled roadway paving.	\$ 4,321,500	45.1	Enterprise Funds	\$ -	\$ 4,321,500	\$ -	\$ -	\$ -	\$ -
23	DPW	Parking Meters	Upgrade city parking meters to accept credit cards and smart-phone payments	\$ 750,000	44.7	Bonding	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -
24	DPW/ Sewer	Sewer Inflow /Infiltration Project - Newton Centre	Part of 12 yr \$49.1M program to remove excess inflow and infiltration into sewer system. Design (FY16) and constr (FY17) for Newton Centre area.	\$ 4,370,000	44.3	Enterprise Funds	\$ -	\$ 610,000	\$ 3,891,600	\$ -	\$ -	\$ -
25	DPW	DPW - Replace 1985 Excavator	Replacement of existing city vehicle/equipment used for street & sidewalk repairs. (#110) Beyond useful life expectancy.	\$ 280,000	43.8	Bonding	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -
26	DPW/ Sewer	Prairie Avenue Sewer Pump Station	Station built 1950, rehabbed in 1992. Contains 2 (5 hp) pumps. Replace wet well.	\$ 110,000	43.7	Enterprise Funds	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -
27	Schools	FA Day School - Electrical/ Emergency Generator	Replace emergency generator with smaller unit and install battery back-up emergency egress lighting system. Upgrade elec service panels.	\$ 150,000	43.7	Bonding	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
28	Public Buildings/ Sustainability	City Hall - Exterior Windows & Doors	Restore/Replace windows in phases to improve energy efficiency, functionality and comfort, and to preserve exterior wall.	\$ 1,000,000	42.4	CPA Eligible	\$ -	\$ -	\$ 517,500	\$ 535,613	\$ -	\$ -
29	Fire Dept	Replace Fire Dept Bucket Truck	Replace 1996 F800 with 165K miles on it. Not cost effective to keep it on the road. Safety components are failing, putting personnel at risk.	\$ 225,000	41.8	Bonding	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -
30	DPW	Sidewalk Improvements	Improve pedestrian safety. Repair/replacement of sidewalks in poor condition and new sidewalks in village centers, school zones, on major roads.	\$ 150,000	41.4	Chapt 90/Alt Funds	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
31	DPW/ Sewer	Replace 1995 Sewer Jet Truck	Replacement of vehicle/equipment used to clear out blockages in the sewer system to prevent sewer backups. (#369).	\$ 240,000	41.0	Enterprise Funds	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -
32	DPW	Walnut Street (Homer Street to Route 9) - Final Design	Eliminate deteriorated roadway condition and enhance public safety. Arterial minor. Federal funds for constr only. Design funded by City.	\$ 250,000	40.9	Chapt 90/Alt Funds	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -
33	DPW/ Storm	Rehabilitation of Forest Grove Storm System Pump Station	Pump station is used for flood and mosquito control of Flowed Meadow and needs upgrades and repair-work to function properly.	\$ 150,000	40.8	Enterprise Funds	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
34	Schools	Bigelow School - Mechanical Upgrades	Two boilers are 54 years old and beyond their useful life. Replace one boiler, storage, and enhance circulation system.	\$ 450,000	40.8	Bonding	\$ -	\$ -	\$ 465,750	\$ -	\$ -	\$ -
35	Schools	Horace Mann School - Replace Roof	Replace Total Building 1986 built up roof area. Roof has reached its life expectancy.	\$ 400,000	40.6	Bonding	\$ -	\$ -	\$ 414,000	\$ -	\$ -	\$ -
36	DPW	Handicap curbcut access to sidewalks	Provide appropriate curb cuts to comply with federal ADA requirements and to provide safe, accessible means to and from City sidewalks.	\$ 63,500	40.5	CPA Eligible	\$ -	\$ -	\$ 65,723	\$ -	\$ -	\$ -

City of Newton

Open Space and Recreation Plan

2014-2020



March 19, 2014

Prepared per the requirements of the Massachusetts Exec. Office of Energy and Environmental Affairs

1. Active Recreation

There is currently a disparate distribution of active recreational facilities within Newton. In general, given the distribution of the City's population and of its active recreational open space, there is a need for additional facilities and improvements to existing facilities in the more densely populated northern sector of Newton. In addition, there is a City-wide need for enhancing linkages among existing and future recreational areas.

Together with needs identified by the 2003-07 Plan which have not been addressed, the following active recreation needs have been identified for the next five-year plan period. They result from changing local conditions and improved knowledge of recreational needs, such as changing demographics, anticipated increasing demand in youth sports, and the increased interest in multi-purpose field space. *Section 9 –Seven-Year Action Plan* addresses these needs more specifically.

Summary of Active Recreation Needs

Acquisition

- Identify and acquire suitable vacant parcels as they become available for use as vest pocket parks in densely populated neighborhoods.
- Revisit options pertaining to reusing the former Pine Street Landfill site to meet recreational needs. Review considerations and implications of transferring the site from the Department of Public Works to the Parks & Recreation Department and acquisition of the adjacent private Apodemi land bisecting the overall site, all subject to review and consideration of potential environmental concerns.
- Explore opportunities for acquisition of Manet Rd. MWRA reservoir for possible use to meet active and/or passive recreation needs. Decommissioning by MWRA of parts of its water supply system may make this site available.

Facility Development and Improvement needs:

Parks

- Complete Crystal Lake park improvements, including swim area, beach, shoreline, and renovations of Champagne Bath House consistent with the *Crystal Lake Bathhouse Public Park Task Force Master Plan*, and at nearby Levingston and Cronin's coves.
- Complete Master Plan for Cold Spring Park and complete pathway system and general improvements.
- Install special facilities designed for people with disabilities in neighborhood parks and playgrounds where feasible and as addressed in Appendix D: ADA Access Self-Evaluation.
- Undertake studies for accessibility improvements at Cabot Pk., McGrath Pk., and Weeks Pgd.

Playgrounds/Playfields

and existing open spaces to the southwest and northeast, and contributing to a regional recreational network. At present, a City-community task force is exploring the possibilities and challenges involved. In addition, staffs of the City of Newton and Town of Needham are also exploring the potential for public transportation options in the railbed, including extension of light rail service. “Greenway” initiatives to develop pedestrian ways and bikeways are not intended to preclude public transportation considerations, including options for shared use to maximize travel alternatives in a context-sensitive manner. The future configuration of uses within this railbed right of way will be subject to further investigation and feasibility determination.

Another opportunity exists in Lower Falls with respect to the unused former Boston & Albany Railroad railbed, which might potentially serve as a “rail trail” linking the recently DCR-renovated and popular pedestrian/bicycle bridge (from Wellesley to Lower Falls) at Concord St. with points at Riverside and Auburndale. Here too further work is needed to explore and better understand associated challenges, including but not limited to ownership and legal considerations, abutter concerns, alternative pathway options, and potential additional bridge renovations.

Prioritized Passive Use Actions

Intended actions are listed in priority order, with lead organization, budget implications, and target start dates. Since many of these projects are still in the preliminary planning stages, specific funding sources are not listed. It can be assumed that for any given project, funds would come from a combination of City departmental budgets, CPA funding, and state grant awards.

Acquisition by City of Newton by Gift, by Purchase or Negotiation of an Agreement

Priority	Action	Lead Org.	Est. Cost	Timeframe
1	Manet Rd. MWRA Reservoir (Waban Hill Reservoir) – explore opportunities for acquisition for active and/or passive recreation use when site becomes available from the MWRA.	Planning Dept. and P&R	\$1,000,000	FY14
2	Identify and acquire suitable vacant parcels as they become available for use as vest pocket parks in densely populated neighborhoods	Planning Dept. and P&R	\$ TBD	ongoing

Acquisition by Mass. Department of Conservation and Recreation (DCR) by Gift, by Purchase, or by other Negotiation of Easements for the Charles River Pathway System

Priority	Action	Lead Org.	Est. Cost	Timeframe
1	165-199 Concord St. (river access easement)	DCR	\$ TBD	ongoing
2	Bridge Street – scenic easement	DCR	\$ TBD	ongoing
3	Charles River Country Club access or conservation easement	DCR	\$ TBD	ongoing



THE 188TH GENERAL COURT OF
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HOUSE DOCKET, NO. 3863 FILED ON: 9/9/2013

HOUSE No. 3669
[LOCAL APPROVAL RECEIVED.]

The Commonwealth of Massachusetts

PRESENTED BY:

Ruth B. Balser

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying:

An Act authorizing the Commissioner of Capital Asset Management and Maintenance to convey certain land to the city of Newton.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Ruth B. Balser</i>	<i>12th Middlesex</i>
<i>Cynthia S. Creem</i>	<i>First Middlesex and Norfolk</i>
<i>Kay Khan</i>	<i>11th Middlesex</i>
<i>John J. Lawn, Jr.</i>	<i>10th Middlesex</i>

HOUSE DOCKET, NO. 3863 FILED ON: 9/9/2013

HOUSE No. 3669

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act authorizing the Commissioner of Capital Asset Management and Maintenance to convey certain land to the city of Newton.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding any general or special law to the contrary, the commissioner of capital asset management and maintenance may convey a certain parcel of state owned land in the city of Newton to the city of Newton; provided, however, that any deed conveying the parcel shall contain the

restriction required pursuant to section 2. The parcel, known as the Waban Hill reservoir, and also known as the Manet road reservoir, is located on the east side of Manet road in the city of Newton and the exact boundaries of the parcel shall be established prior to such conveyance by a survey commissioned by the commissioner. Said parcel is described in a deed from the city of Newton to the Metropolitan Water Board dated October 20, 1900 and recorded in the Middlesex South registry of deeds in book 2853, page 42. The consideration for said conveyance shall be the full and fair market value of the parcel as determined by the commissioner pursuant to an independent professional appraisal.

SECTION 2. The parcel described in section 1 shall be conveyed subject to a conservation restriction with the benefit of section 32 of chapter 184 of the General Laws limiting the use of the parcel to open space or active or passive recreation purposes. If at any time the property ceases to be used for the purposes described in this section, the commissioner of capital asset management and maintenance shall give written notice to the city of the unauthorized use. The city shall, upon receipt of the notice, have 30 days to respond and a reasonable time to establish an authorized use of the parcel. If an authorized use of the parcel is not thereafter established, the title to the parcel, upon the recording of a notice thereof by the commissioner in the appropriate registry of deeds, shall revert to the commonwealth and any further disposition of the property shall be subject to Article XCVII of the Massachusetts Constitution and chapter 7C of the General Laws.

SECTION 3. The inspector general shall review and approve the appraisal conducted pursuant to section 1. The review shall include an examination of the methodology utilized for the appraisal. Within 30 days of receiving the appraisal, the inspector general shall prepare a report of his review and file the report with the commissioner of capital asset management and maintenance. Within 15 days of receiving the inspector general's report and not later than 15 days before the execution of any agreement or other document relating to the conveyance, the commissioner shall submit it to the house and senate committees on ways and means and the joint committee on bonding, capital expenditures and state assets.

SECTION 4. The city of Newton shall be responsible for all costs and expenses, including, but not limited to, costs associated with any engineering, surveys, appraisals and deed preparation related to the transfers and conveyances authorized in this act as such costs may be determined by the commissioner of capital asset management and maintenance. Upon conveyance of the parcel, the city shall be solely responsible for all costs, liabilities and expenses of any nature and kind for the development, maintenance, use and operation of the parcel.

SECTION 5. This act shall take effect upon its passage.

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THE 188TH GENERAL COURT OF
THE COMMONWEALTH OF MASSACHUSETTS

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Actions for Bill H.3669

Date	Branch	Action
9/19/2013	House	Referred to the committee on House Rules
9/25/2013	House	Reported, referred to the committee on Joint Rules, reported, rules suspended and referred to the committee on State Administration and Regulatory Oversight
9/26/2013	Senate	Senate concurred

9. Newton Letters of Support (summary)

Newton Letters of Support for Reservoir
Purchase (by village):

Chestnut Hill:	42 (54%)
Auburndale:	1 (2%)
Newton Highlands:	6 (7%)
Waban:	3 (4%)
Newton Corner:	2 (2%)
Newtonville:	5 (6%)
West Newton:	6 (8%)
Newton Center:	<u>13 (17%)</u>

Total: **78 letters**

10. Sample Master Plan Table of Contents

NEWTON CENTRE PLAYGROUND

Memorials	73
Landscape Character	73
Walls and Fences	83
Walls	85
Fences and Gates	87
Storm Water Management	91
Infrastructure	
Electric	
Water Supply	
Sanitary Sewer	

IMPLEMENTATION	
Priorities and Phasing	47
Master Plan Cost Estimate	47
<i>Phasing Plan</i>	48
Detailed Cost Estimates	49

34 MAINTENANCE/MANAGEMENT	
34 Maintenance Guidelines	57
37 Landscape Maintenance	58
Time Requirements	64
Annual Material Requirements	68
39 Periodic Material Requirements	68
45 Staff Recommendations	68
Management Guidelines	69
Administrative Management	69

APPENDIX	
Selected Chronology	73
Olmsted Firm Correspondence	83
Available Drawings	85
Tree Inventory and Assessment	87
Selected Bibliography	91

Cover image from 1909 City of Newton Public Documents [Annual Report]

All contemporary photographs are by Walker-Kluesing Design Group unless otherwise noted

From: Katy Hax Holmes
Sent: Friday, October 31, 2014 3:51 PM
To: Robert Waddick; Jennifer Steel; Alice Ingerson; Robert J. DeRubeis
Subject: FW: request for MEPA advisory opinion

FYI

From: Bourre, Richard (ENV) [mailto:richard.bourre@state.ma.us]
Sent: Friday, October 31, 2014 12:31 PM
To: Katy Hax Holmes
Cc: Alexandra Ananth; Robert Waddick; Robert J. DeRubeis; Buckley, Deirdre (ENV); ValleyBartlett, Maeve (ENV)
Subject: RE: request for MEPA advisory opinion [on Waban Hill Reservoir]

Dear Ms. Holmes,

Based on the information contained in your message below, I concur that the Land Transfer of the Waban Reservoir from the Massachusetts Water Resources Authority (MWRA) to the City of Newton does not appear to exceed any MEPA review thresholds as the land will continue to be used in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth. Therefore, notwithstanding the pending Land Transfer from a State Agency, I hereby determination on behalf of Secretary Bartlett that this Transfer is not subject to review under MEPA and does not require the submission of an Environmental Notification Form.

Rick Bourré
Assistant Director, MEPA
Executive Office of Energy and Environmental affairs
100 Cambridge Street, 9th floor
Boston, MA 02114
(617) 626-1130 (direct line)
(617) 626-1181 (fax)
richard.bourre@state.ma.us

From: Katy Hax Holmes [mailto:kholmes@newtonma.gov]
Sent: Friday, October 24, 2014 9:54 AM
To: Bourre, Richard (EEA)
Cc: Alexandra Ananth; Robert Waddick; Robert J. DeRubeis
Subject: request for MEPA advisory opinion

Mr. Bourre,

The City of Newton has embarked on the purchase of Waban Hill Reservoir, built in 1877 in Newton and decommissioned last year by MWRA. We believe that with the transfer of ownership and acceptance of a conservation restriction, the proposed use of this property will not exceed the MEPA threshold and thus not require submittal of an ENF.

The Waban Hill Reservoir Dam is a 1,100 feet long earthenware embankment dam located on a five-acre parcel bordered by Ward Street, Woodlawn Drive, Reservoir Drive, and Manet Road in Ward 7, Chestnut Hill. The dam is 22 feet tall at its highest point and has a crest width of about 15 feet. The large embankment surrounds approximately three quarters of the total site. A brick gatehouse currently standing at the south end of the reservoir was built c.1890 and replaced an earlier frame structure at this location. This dam is located in a residential neighborhood and has been rendered inaccessible to pedestrian traffic by a tall protective fence.

The City owned and operated the Waban Hill Reservoir until it was sold to the Massachusetts Water

Board in 1900. At that time, the reservoir served to regulate water pressure during periods of high use and as a backup water supply during times of emergency. The reservoir stores water off-stream and has no watershed area, and does not store water for human consumption.

The City is applying for CPC funds to purchase the Waban Hill Reservoir parcel for use as dedicated open and recreation space. The parcel will be managed and maintained by the Parks & Recreation Department.

When the Massachusetts Water Resources Authority (MWRA) decommissioned the Waban Hill Reservoir property, the City of Newton was identified by the Division of Capital Asset Management and Maintenance (DCAMM) as the preferred buyer. House bill #3669 authorizes the City of Newton to purchase the land with a conservation restriction for open space, and active and passive recreation. An appraisal authorized by DCAMM and paid for by the City of Newton identified a purchase price of \$404,800.

Community input on the proposed purchase was obtained by a City-appointed advisory group comprised of Chestnut Hill and greater-Newton residents. This group developed a vision for future uses of the property and published its results in a report. This group recommended that the City purchase this parcel as dedicated open and recreation space. Potential uses for this site were envisioned to be consistent with the City of Newton Open Space Plan, Comprehensive Plan, and the funding goals for the Community Preservation Act (CPA), and to enable public use and access to this site.

The City proposes to stabilize and improve accessibility to the Reservoir property for pedestrian use. This will be accomplished through improved fencing around the water body, establishing a few on-site parking spaces, stabilizing the historic gatehouse, and adding pedestrian access for all abilities to the site.

A c.1925 pump house of brick and timber construction, which is no longer in active use, is located on a separate parcel across Woodlawn Drive to the west of the Reservoir. The lot for this pump house was created between 1917 and 1929, and was the second developed lot on what later became Woodlawn Drive (the first lot was at the corner of Woodlawn and Ward). House lots were created on this street after 1929 around the pump house lot. This parcel would have to be reviewed by the Reuse Committee for possible sale.

The Reservoir property is zoned Public Use. In Section 30-6, Article II of the Newton Ordinances, a Public Use zone includes the following uses as of right: public gardens, parks and conservation areas, playgrounds, public parking lots, waterworks reservations, and public purposes, with Aldermanic approval for temporary licenses to hold events on public property. The Planning Department does not anticipate requiring a zoning change to maintain the current property and create public access. The conservation restriction will further protect the site for allowable uses under Article 97, which are consistent with the current Public Use zoning.

Please let me know if you have any questions or require further information. Thanks for your time,

Katy

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