

**City of Waltham Massachusetts
Community Preservation Act
Historic, Open Space and Recreation
Funding Application WCPA-1**



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ Waltham City Council

Name of Co-Applicant, if applicable ⁽¹⁾ _____

Contact Name Gary J. Marchese, Ward 5 City Councillor

Mailing Address 85 River Street, Suite 11A, Waltham, MA 02453

Daytime Phone (i.e. of Proposal Applicant) (781) 894-6248

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) Parcel ID: R061 021 0016, City Atlas Sheet No. 61
Block 21, Lot 16. Property Address: 287 AFT Grove Street, Waltham, MA 02453

CPA Category (check all that apply):

- ☒ Open space
- ☐ Historic preservation
- ☐ Open space recreation
- ☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$82,500.00

Total Cost of Proposed Project \$82,500.00

PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

GOALS: What are the goals of the proposed project?

COMMUNITY NEED: Why is this project needed? Does it address needs identified in existing City plans?

COMMUNITY SUPPORT: What is the nature and level of support for this project? Include letters of support and any petitions.

TIMELINE: What is the schedule for project implantation? Include a timeline for all critical items for their

REQUEST TO THE CPC COMMITTEE

To Acquire 287 AFT Grove Street

June 5, 2013

GOALS:

The applicant, Waltham City Council, acting by and with the approval of the Mayor, seeks funding for purposes of conducting an appraisal of the property identified on the City Atlas as Sheet No. 61, Block 21, Lot 16, being the lot located to the west and north of the property known as and numbered 287 Grove Street.

The City Council and the Waltham CPC previously voted to approve \$5,000 to fund an appraisal of the property. The Appraisal was completed by Edward V. Bowler on January 9, 2013, and the appraised value of 287 AFT Grove Street is \$75,000.00.

On May 27, 2013, the Waltham City Council unanimously voted to approve this Application to the CPA Committee to seek CPA funding to acquire said land for open space purposes in the amount of \$75,000.00, plus \$7,500.00 for costs of acquisition. The Vote and Order of the City Council will be submitted under separate cover. Attached to this request is the Quitclaim Deed and Appraisal.

COMMUNITY NEED:

The preservation of this small (2.13 acres) but vital vacant land is important for the Beaver Brook neighborhood comprising several neighbors of Grove Street, Bright Street, and Massasoit Street, and is important for the Waltham Community at large, to forever protect and preserve this land in perpetuity and to provide the benefits of open space for generations to come. This parcel contains important City easements for water and sewer, and under this parcel flows Beaver Brook within a DCR double box culvert which channels storm water from a large portion of the City into the Charles River at Newton and River Streets. Future development of this parcel could impair the City and State's interests in

preserving and protecting its easements and detrimentally affect the neighbor's quality of life. This densely populated neighborhood of Waltham is fondly referred to as the Bleachery Section, and this Grove Street parcel is one of the last remaining open spaces available for acquisition in the Bleachery neighborhood of Waltham. If approved, this will be the first acquisition of space by the CPC Committee in this part of Waltham.

COMMUNITY SUPPORT:

The Beaver Brook neighbors have organized the Beaver Brook Watershed Association to assist in the preservation of this parcel and to show the grass roots support for its acquisition.

TIMELINE:

As soon as practicable.

SUCCESS FACTORS:

The owners have represented to the Ward 5 City Councillor that they are willing to sell this parcel to the City for \$75,000.00. Once the parcel is obtained, the DCR culvert and the City easements will be protected and preserved in perpetuity. This will be an important acquisition for passive recreation such as bird watching, walking trails, picnicking, and star gazing.

The Beaver Brook Watershed Association is committed to organizing volunteers to provide a pre-acquisition clean-up of the parcel prior to the City's acquisition.

BUDGET:

The cost of an acquisition is \$75,000. A reasonable estimate of closing costs, including but not limited to title search, recording fees, plan (if necessary), is estimated to be \$7,500.00, bringing the total cost of acquisition to \$82,500.00.

MAINTENANCE:

The actual maintenance of the parcel is minimal, there are no buildings or structures which need to be maintained, demolished, or renovated. City will

maintain parcel upon acquisition. After acquisition Councillor will move to rezone the parcel Conversation / Recreation.

OTHER FUNDING:

The Beaverbrook Watershed Association is raising funds and planning a weekend for volunteers to clean up the property.

CITY APPROVALS:

City Council vote attached under separate cover.

ATTACHMENTS:

Exhibit "A": City Council Resolution

Exhibit "B": Quitclaim Deed

Exhibit "C": Appraisal dated January 9, 2013

Exhibit "D": Letters of support from neighbors

Exhibit "E": Plan of Land June 20, 2011

Gary J. Marchese, Ward 5 City Council

June 5, 2013