

# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

CITY OF WALTHAM  
CITY CLERK'S OFFICE

2018 FEB 28 P 3:31

RECORDED

February 28, 2018

TO: The City Council  
RE: City Council Resolution and Request for Mayor to Enter into Negotiations and  
Start to Purchase the 5-acre Parcel at 0 Prospect Hill Road

Dear Councillors:

Enclosed please find:

1. A copy of the letter that I sent to the owners. I heard from the owner's representative today, and they have requested an April meeting;
2. An estimate for the appraisal from Mr. Bowler which contains special conditions; and
3. A copy of the City Council Resolution and Request.

I am sending a copy of this to the Waltham Land Trust since it inquired about the status of the purchase.

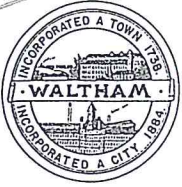
Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosures

cc: Waltham Land Trust



# *City of Waltham*

*Jeannette A. McCarthy*  
*Mayor*

February 8, 2018

Anthony J. and Louis J. Antico  
70 Charles River Road  
Waltham, MA 02453

RE: 0 Prospect Hill Road, Waltham, MA

Dear Messrs. Antico:

The City Council has asked me to inquire about purchasing your land.

Could you or your representative please contact me?

Enclosed please find a copy of the City Council's Request and Resolution.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosure

**Casey-Brenner, Colette**

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**From:** Centofanti, Paul  
**Sent:** Monday, September 18, 2017 9:47 PM  
**To:** Mayor  
**Cc:** Vidal, Carlos A; Councilw1; Diane LeBlanc; Gary Marchese; GEORGE DARCY; Councilw7; McLaughlin, John; Kathleen McMenimen; O'Brien, Patrick; 'PAUL BRASCO'; Randy LeBlanc; Councilw9; Robert Waddick; 'STEPHEN ROURKE'; William Fowler  
**Subject:** Resolution & Request - 0 Prospect Hill Road  
**Attachments:** doc20170918220003.pdf

Mayor:

On the attachment is a copy of a resolution that was submitted by Councillor Romard pertaining to the property located at 0 Prospect Hill Road. Also on the attachment is a request that was approved by the Committee of the Whole at tonight's meeting for the Mayor to enter into negotiations and start the process to purchase the 5 acre parcel located at 0 Prospect Hill Road.

Thank you.

Paul

Paul G. Centofanti  
City Auditor  
City of Waltham  
781-314-3222

-----Original Message-----

From: copier@city.waltham.ma.us [mailto:copier@city.waltham.ma.us]  
Sent: Monday, September 18, 2017 11:00 PM  
To: Centofanti, Paul  
Subject:

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TASKalfa 5501i  
[00:c0:ee:3d:5d:fa]  
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# Resolution

## 0 Prospect Hill Road

### September 11, 2017

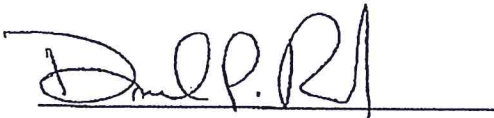
**Whereas:** The property known as 0 Prospect Hill Road is a 5 acre residentially zoned and privately owned parcel which abuts Prospect Hill Park and lies within Ward One, and

**Whereas:** For decades, a good portion of this 5 acre property has remained undeveloped and has served as an unofficial entrance to the trails at Prospect Hill Park offering easy access and scenic vistas to all, and

**Whereas:** recently, the land owner has begun preparing the site for a large residential development, and

**Whereas:** this development would block access and cut off this park entrance. In addition, the development will have a severe negative impact on the neighborhoods, therefore

*Be it Resolved:* that the City Council request the City of Waltham to enter into negotiations with the land owner to purchase this property to extend Prospect Hill Park and to forever allow access to the park and maintain the integrity of this entrance and to the surrounding neighborhoods.



Councillor Daniel P. Romard



Patrick J. O'Brien Councillor At-Large





City Council Request Form

Date: 9/18/17

Date Sent:     /     /    

Council request to be forwarded to the Mayor ~~Committee~~

To: Mayor -

Please reply to: \* Comm or WARE by 10/2/2017

Request :

THAT THE Mayor entering into negotiations  
AND start the process to purchase the 5 acre  
parcel @ Prospect Hill Road -

Respectfully submitted by, Carroll Roman Councillor WARD ONE

\* Please send Council Responses to the City Clerk, Russ Malone.

Committee responses go to the Clerk of the appropriate Committee with copy to Assistant City Clerk Tom Curtin.

Licenses and Franchises Committee and Ordinance and Rules - Assistant City Clerk Tom Curtin.

Finance and Committee of the Whole - Paul Centofanti.

Long Term Debt - Thomas Magno.

Economic and Community Development Committee and Public Works Committee - Michelle Neville.

# Bowler

## Real Estate Appraisal

P.O Box 691, Acton, MA 01720

January 26, 2018

Mayor Jeannette A. McCarthy  
City of Waltham – Mayor’s Office  
610 Main Street  
Waltham, MA 02452

<b>Valuation Services Proposal:</b>	<b>Antico Parcel; “O” Prospect Hill Road (City Parcel 40-1-7), Waltham, MA</b>
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Dear Mayor McCarthy:

This is a valuation services proposal relating to the property referenced above.

<b>Subject Property Information</b>	
<b>Address:</b>	Prospect Hill Road (City Parcel 40-1-7), Waltham, MA
<b>Property Type:</b>	Unimproved Residentially-Zoned Land
<b>Current Owner:</b>	Anthony J. & Louis J. Antico
<b>Land Area:</b>	5.012 acres (City record card)
<b>Improvements:</b>	unimproved – former tower site
<b>Assignment Terms &amp; Conditions</b>	
<b>Purpose of Appraisal:</b>	To form a market value opinion for potential acquisition purposes.
<b>Intended Users:</b>	City of Waltham officials and designated parties
<b>Scope of Work:</b>	A complete appraisal will be conducted with all relevant valuation approaches employed. The highest and best use of the property will be extensively studied. The proposal assumes that site engineering has been done and a subdivision plan prepared. A meaningful value opinion cannot be provided until it is known if potential physical limitations of the land – slope, ledge, lack of sufficient road frontage – can be overcome. A very preliminary study suggests that development may not be possible without extraordinary expense and acquisition of an abutting property allowing access / legal frontage.
<b>Date of Valuation:</b>	date of last on-site inspection
<b>Report Type:</b>	complete, real property appraisal report





**Page 2 – Valuation Services Proposal**  
**Mayor Jeannette A. McCarthy**

<b>Fee for Service:</b>	not to exceed \$4,800 (see special condition below)
<b>Delivery Date:</b>	45 days from acceptance of this proposal
<b>Payment Schedule:</b>	Payment due upon delivery of appraisal report in duplicate.
<b>Additional Charges:</b>	There would be additional charges for court testimony and preparation; preparation at \$100 per hour; court appearances at \$175 per hour.
<b>Special Conditions:</b>	The proposal assumes that site engineering has been done and a subdivision plan prepared. A meaningful value opinion cannot be provided until it is known if potential physical limitations of the land – slope, ledge, lack of sufficient road frontage – can be overcome. A very preliminary study suggests that development may not be possible without extraordinary expense and acquisition of an abutting property allowing access / legal frontage.

The appraisal will be prepared in conformance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute of which I am an MAI and SRA member.

If you have questions regarding this proposal, please feel free to contact me. If this proposal meets your approval please so indicate below and return your acceptance to me.

Respectfully submitted,



Edward V. Bowler, MAI, SRA

<b>Accepted by:</b>	
<b>Date:</b>	