

CITY OF WALTHAM  
CITY CLERK'S OFFICE

2017 MAY 12 P 2:33

RECORDED

**MAYOR'S  
COMMUNICATIONS  
TO THE  
STIGMATINE  
FATHERS, INC.**

**EXHIBITS 1-5**

Exh 1A



# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

Delivered: By Hand and First Class Mail

January 4, 2016

The Trustees of Stigmatine Fathers Inc.  
554 Lexington Street  
Waltham, MA 02452-3029

Dear Trustees:

Please be advised that I would be interested in acquiring the Stigmatine property, now or in the future.

Kindly have your representative contact me at your earliest convenience.

Once I have information in place, I naturally will involve the Waltham City Council, as the approval of both Mayor and City Council are required for purchase or taking of land.

Sincerely,

Jeannette A. McCarthy  
JAM/ns

Exh 1B



# City of Waltham

CITY OF WALTHAM  
CITY CLERK'S OFFICE

Jeannette A. McCarthy  
Mayor

2016 JAN -7 P 12:53

RECORDED

January 7, 2016

TO: The City Council  
FROM: Jeannette A. McCarthy  
RE: 554 Lexington Street

Dear Councillors:

Please be advised that on Monday, January 4, I visited the above property to express an interest in writing in acquiring the above property now or in the future. I was advised by an individual at the site that 30 acres is under agreement and it is in process of being permitted, but the individual would make sure that the Provincial received my letter. I have not received any official confirmation or response to my inquiry.

As you are aware, the Stigmatine parcel has been of interest to the City for open space for some time.

My recommendation is that we obtain an appraisal of the entire property. If you concur, I will submit an appropriation request.

Sincerely,

Jeannette A. McCarthy  
JAM/ns

Centofanti, Paul

**From:** Centofanti, Paul  
**Sent:** Wednesday, January 20, 2016 9:06 AM  
**To:** Mayor  
**Cc:** Vidal, Carlos A; Councilw1; Diane LeBlanc; GEORGE DARCY; Councilw7; Vizard, Joseph; McLaughlin, John; Kathleen McMenimen; Marchese, Gary; O'Brien, Patrick; PAUL BRASCO; Councilw9; 'ROBERT WADDICK'; 'STEPHEN ROURKE'; 'WILLIAM FOWLER'; Malone, Rosario; Curtin, Thomas; Wilson, Kara  
**Subject:** Appraisal request for Stigmatine property

Mayor:

In response to your January 7, 2016 communication concerning 554 Lexington Street, the Committee of the Whole, at last night's meeting, voted to request the Mayor to obtain an appraisal of the property located at 554 Lexington Street that is owned by the "Stigmatine Fathers Inc." The e-mail below from Councillor Darcy further identifies the address and acreage of the included property.

Thank you.

Paul

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

**From:** George Darcy [<mailto:gadarcy@gmail.com>]  
**Sent:** Tuesday, January 19, 2016 10:46 PM  
**To:** Centofanti, Paul  
**Subject:** Stigmatine's Request

Hi Paul,

Below are the 3 parcels that make up the Stigmatine's acreage and hence should all be included in the appraisal request approved tonight on 1/19/2016.

1. 554 Lexington Street, R033 002 0019, ~31 acres
2. 75 Rear Lincoln Street, R033 002 019A, ~10 acres
3. 111 Rear Lincoln Street, R033 002 019B, ~5 acres

The owner of record is "Stigmatine Fathers Inc."

Regards,  
 George Darcy  
 Councillor Ward 3  
 781-266-8888

City of Waltham  
Committee of the Whole - OPEN SESSION

Date 1/19/2016

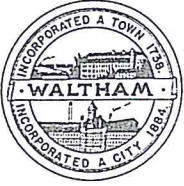
Maker DARCY

Motion REQUEST MAYOR TO OBTAIN APPRAVAL FOR  
STIGMATINE PROPERTY

Roll Call Vote

Councillor Brasco	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Darcy	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Fowler	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Giordano	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Logan	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
President Marchese	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor McLaughlin	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor McMenimen	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor O'Brien	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Romard	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Rourke	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Vidal	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Vizard	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Councillor Waddick	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
Vice President LeBlanc	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input type="checkbox"/> ABSTAIN
TOTAL	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> ABSENT	<input checked="" type="checkbox"/> ABSTAIN

Ruling MOTION APPROVED



# City of Waltham

Jeannette A. McCarthy  
Mayor

January 23, 2017

The Trustees of Stigmatine Fathers, Inc.  
554 Lexington Street  
Waltham, MA 02451

RE: Certificate of Title No. 135424  
554 Lexington Street, 75R and 111R Lincoln Streets  
Waltham, MA 02451

Dear Stigmatine Fathers and Trustees:

I have some ideas to mutually explore potential resolution of the two primary goals:

1. Addressing the needs of the Stigmatine Fathers; and
2. The City of Waltham acquiring the property.

Despite several requests to your lawyer, Attorney Adam Paton, I have been unable to schedule a meeting.

Please advise if you would like to meet to discuss a mutual resolution.

Sincerely yours,

Jeannette A. McCarthy  
JAM/ccb

cc: Attorney John Cervone

Exh 2

**Casey-Brenner, Colette**

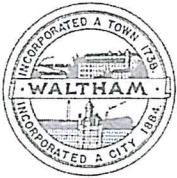
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**From:** Rowland, Karen  
**Sent:** Tuesday, January 24, 2017 3:20 PM  
**To:** apaton@zimbret.com  
**Subject:** Stigmatines Property  
**Attachments:** SKMBT\_60117012416201.pdf

Please see the attached letter from Attorney John Cervone.

Thank you.

Karen Rowland  
City of Waltham Law Department  
119 School Street  
Waltham, MA 02451  
(781) 314-3330  
[krowland@city.waltham.ma.us](mailto:krowland@city.waltham.ma.us)



# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

February 27, 2017

The Trustees of the Stigmatine Fathers, Inc.  
554 Lexington Street  
Waltham, MA 02451

RE: Prospective Sale of Stigmatine Fathers' Real Estate

Dear Stigmatine Fathers:

This is just a quick overview to attempt to resurrect the dialogue begun January 2016 between the City and Stigmatines.

In an effort to promote meaningful dialogue between The Trustees of the Stigmatine Fathers, Inc. and the City of Waltham and to address the Italian/English language issues, we are submitting the following in advance of the meeting with the principals, to hopefully catalyze disclosure of, or at least exploration of, all potential options for resolution.

## I. OVERALL GOALS

<b>City</b>	<b>Stigmatines</b>
To provide for the:	11/28/16 Communication to City
Benefit of young people of Waltham	Price
Benefit of neighbors	Continued residence
Benefit of the City as a whole	Disruption
While addressing the needs of the six (6) residents on site	

## II. MEMORANDUM OF AGREEMENT ISSUES

### 1. Price and extent of Acquisition(s)

- a. Do the Stigmatines have a purchase price or demand?
- b. What is the basis of the purchase price or demand?
- c. Will they share the actual basis of the price/demand with the Waltham City Council?
- d. What acreage/area of the property is the price/demand for?



**City**

**Stigmatines**

Obtained appraisal for the whole property and provided it to the Stigmatines and its real estate firm. (September 2016)

Purchase Price?  
Demand?  
Basis?  
Extent of Acquisition

Highest best use under current zoning- 96 single-family residences- \$15 million Valuation

Stigmatine real estate firm asked for alternate (not allowed under current zoning) valuation from appraiser- \$18,666,700

Mayor rounded that figure to \$18 million to reflect Stigmatines remaining on the site 5 years, rent-free

Mayor submitted a funding request for 18 million dollars to the City Council for educational use, open space, recreational use, temporary housing use and/or cemetery use. Cemetery use was requested by Councillor Diane LeBlanc.

Entire property is the intended extent of above acquisition, with prospective partial leaseback.

18 million dollar bond funding is available now.

2. The continued residence of the Stigmatines on the property

**City**

**Stigmatines**

Originally 5 years (lease) for 3 buildings

According to Fr. Bob Masciocchi there are 6 residents on site

City was only interested in fields in lower portion because perennial stream bifurcated the property and City was exploring the Fernald site for a high school

8/22/16 document - Rev. Baldessari dismissed sale of whole property- wants 3 buildings retained

Real estate firm hired botanist-determined there was not a perennial stream-opened up middle and top of the site for development, including for a school, after City Council, local Historic Commission member and Mass Historical thwarted use of Fernald for school

11/28/16 document- No longer dismissing sale of whole property to the City

2/13/17-direct letter to City Council by Rev. Baldessari (at request of Fr. Bob) gone back to use of three buildings

6 of 7 buildings available for use by Stigmatines

7<sup>th</sup> building-Espousal Center is in way of a potential high school because school architects indicate high school building needs to be back and centered, so the Espousal cannot be part of a leaseback.

For school funding, State requires separate deed with no tenants

- 3. The use of the property by the Waltham School Department (and any issues relating to disruption of the Stigmatines use of certain buildings during school construction). To date, City Council has not decided any school use here.

**City**

**Stigmatines**

Needs immediate access to continue feasibility study

11/28/16 letter indicates concerns during construction

State requires sole deeded lot for any school use, otherwise cannot get funding

Therefore, Mayor proposed:

**III. ALTERNATE SUGGESTIONS FOR STIGMATINE RESIDENCES/MINISTRY**

Fernald School Marquadt building is currently used by the State for a nursing home. This 32,116 square foot building is being surplusd to the City in the next few weeks. The Mayor recommended to the City Council the use of the building by the Stigmatines, (subject to the legal requirements of a Request for Proposals), rent-free, tenant to pay own utilities. The building is big enough for residences and retreat center.

A city councillor also recommended that Stigmatines have use of the Holy Innocents Chapel on the Fernald Site. (17,112 square foot building)

Sincerely yours,

Jeannette A. McCarthy  
JAM/ccb

**Casey-Brenner, Colette**

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**From:** Azadi, Pat  
**Sent:** Monday, February 27, 2017 5:10 PM  
**To:** Adam Paton  
**Cc:** Cervone, John  
**Subject:** Proposed discussion points for meeting between the Mayor and the official, authorized representatives of The Trustees of the Stigmatine Fathers, Inc.  
**Attachments:** doc00308420170227164150.pdf

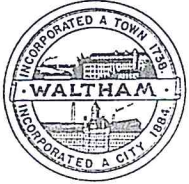
Dear Attorney Paton:

Attached please find a letter from the Mayor of the City of Waltham addressed to your clients in which she lays out what she perceives to be the issues to be discussed at the forthcoming meeting to be attended by her and Fathers Baldessari and White. Neither the Mayor nor the Law Department has sent the letter directly to the Stigmatine Fathers as you represent them. Instead, as with the earlier communication the Mayor had us forward to you for transmittal to your clients, the Mayor has only transmitted her letter to this office, requesting that the Law Department forward her letter to you with a request that you provide the same to your clients.

We look forward to the Mayor and the Stigmatine principals having a productive discussion on the issues of concern to both parties.

Sincerely,  
Pat Azadi

Exh 4



# City of Waltham

Jeannette A. McCarthy  
Mayor

CONFIDENTIAL

March 10, 2017

The Trustees of the Stigmatine Fathers, Inc.  
554 Lexington Street  
Waltham, MA 02451

RE: Prospective Sale of Stigmatine Fathers' Real Estate

Dear Stigmatine Fathers:

Thank you for the meeting yesterday. I appreciate the honesty and candor from all the Stigmatine priests. I am going to see if there is any way to accomplish both of our goals, while maintaining the two buildings you have indicated, the Espousal Center and the priests' residence.

To do that, I need confirmation on where the priests' residence building is located. Please indicate on the attached atlas map by an X which building is the building that you want to keep for the priests' residence. We know which building is the Espousal Center.

I will send the other information about the historic structure shortly, and as soon as I receive the above information, I will be able to provide something to you to advance the discussion about the remainder of the property including access.

Thank you.

Sincerely yours,

Jeannette A. McCarthy

JAM/ccb

cc: John Cervone  
Pat Azadi

Exh 4

**Casey-Brenner, Colette**

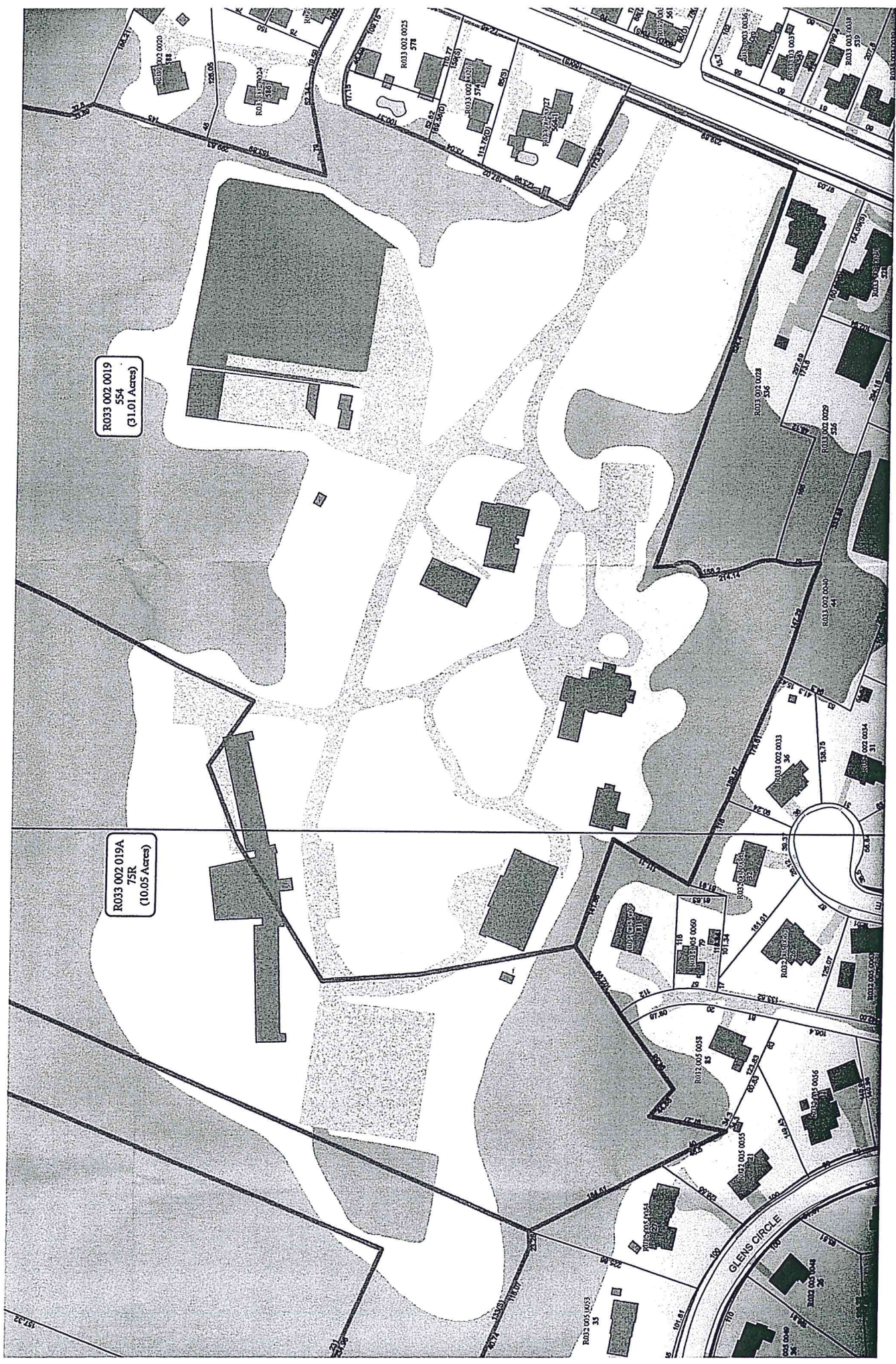
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**From:** Doucette, Pam  
**Sent:** Friday, March 10, 2017 10:49 AM  
**To:** apaton@zimbret.com  
**Cc:** Azadi, Pat; Cervone, John; Mayor; Rowland, Karen  
**Subject:** CONFIDENTIAL  
**Attachments:** atlas map.pdf; 3-10-2017 letter to Stigmatine Fathers.pdf

Attorney Paton,

Please forward the attached documents to the Stigmatine Fathers and to Atlantic Management.

Thank you-  
John Cervone  
City Solicitor

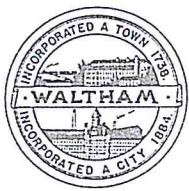


R033 002 0019  
554  
(31.01 Acres)

R033 002 019A  
75R  
(10.05 Acres)

GLENS CIRCLE

Exh 5



# City of Waltham

Jeannette A. McCarthy  
Mayor

March 15, 2017

The Trustees of the Stigmatine Fathers, Inc.  
554 Lexington Street  
Waltham, MA 02451

RE: Prospective Sale of Stigmatine Fathers' Real Estate

Dear Stigmatine Fathers:

Based upon your specific representations at our meeting on March 9, 2017, that the Espousal Center and the priests' residence are not for sale, and your willingness to draw a line through the property and sell some of the property to the City of Waltham, I would like to immediately discuss the City acquiring at minimum the right side of the property carving out the Espousal Center, St. Joseph's Hall and the parking lot. I would also like to discuss any other property to the left that you may wish to sell, exclusive of the Espousal Center and St. Joseph's Hall. In any event, with regard to the remainder of the land, the City would request an Option to Buy and a Right of First Refusal.

Since time is of the essence to the City, please get back to me immediately.

Enclosed please find the information on Massachusetts Historical Commission regarding the William H. Clark House.

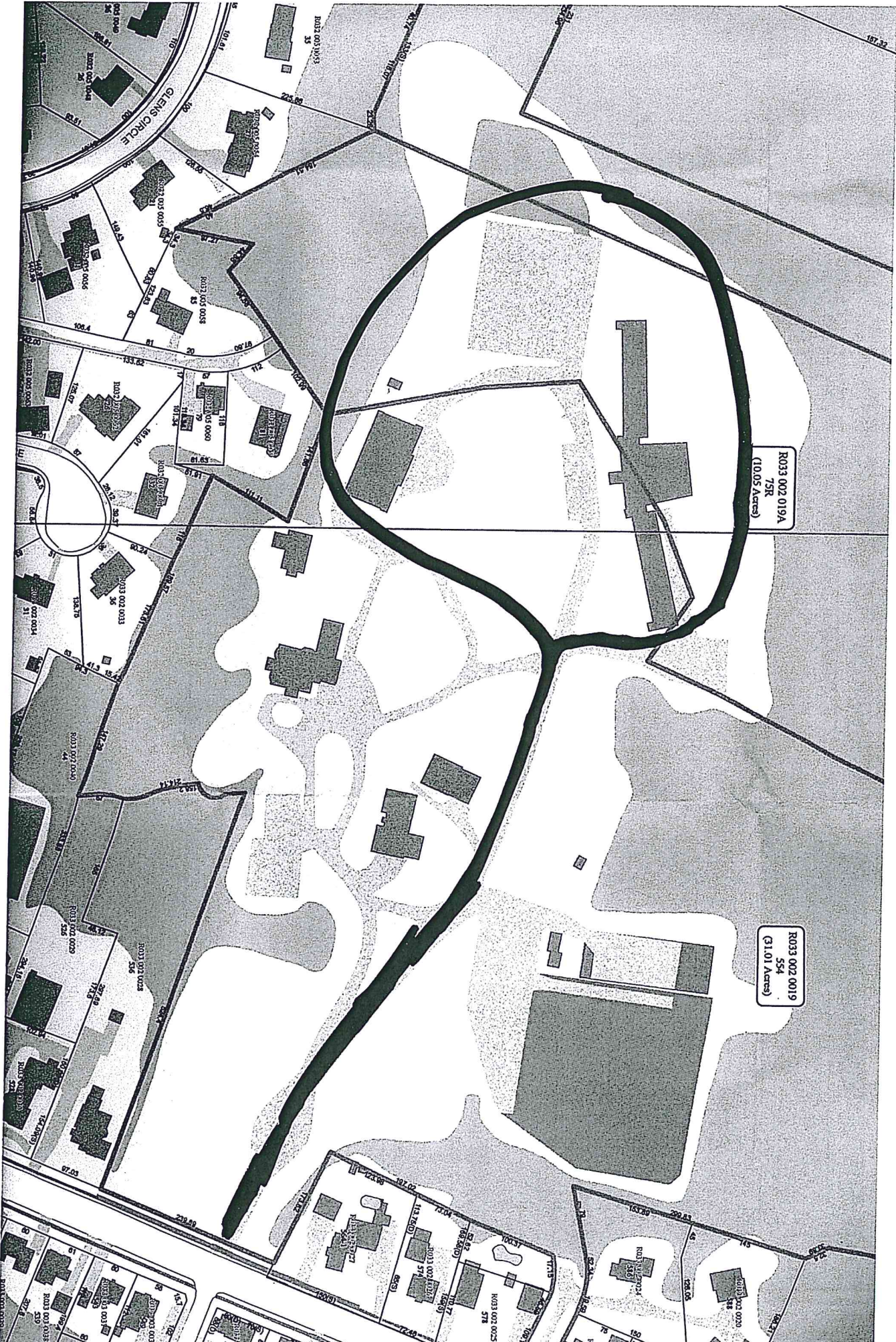
Thank you.

Sincerely yours,

Jeannette A. McCarthy  
JAM/ccb

Enclosures

cc: John Cervone  
Patricia Azadi





# Massachusetts Cultural Resource Information System Scanned Record Cover Page

Inventory No: WLT.318  
 Historic Name: Clark, William H. House  
 Common Name: Stigmatine Fathers Retreat House  
 Address: 554 Lexington St  
 City/Town: Waltham  
 Village/Neighborhood:  
 Local No: 50-A-31  
 Year Constructed: r 1890  
 Architect(s):  
 Architectural Style(s): Colonial Revival  
 Use(s): Other Religious; Other Residential; Single Family Dwelling House  
 Significance: Architecture  
 Area(s):  
 Designation(s):  
 Building Materials(s): Roof: Slate  
 Wall: Wood Clapboard; Wood  
 Foundation: Cobblestone



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
 Massachusetts Historical Commission  
 220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on:

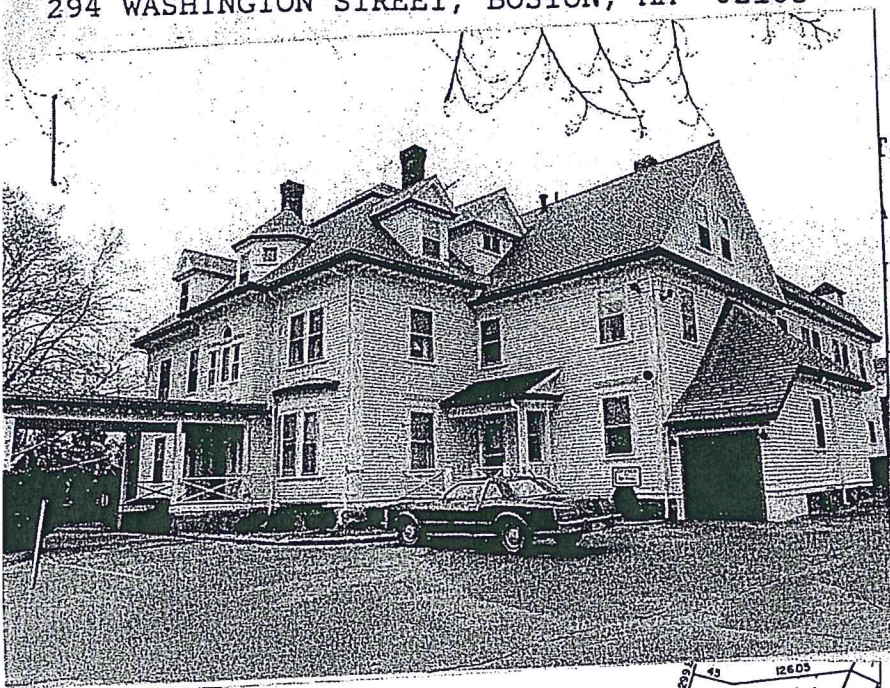
Wednesday, May 04, 2016 at 5:33: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO.
33-2-19	315

*Bl. Peleg*



Town Waltham  
 Address 554 Lexington Street  
 Historic Name William Clark House / Stigmatine  
Fathers Retreat House

Use: Present Religious  
 Original Residential

DESCRIPTION:  
 Date 1880-1896

Source Style; 1896 Directory  
 Style Colonial Revival

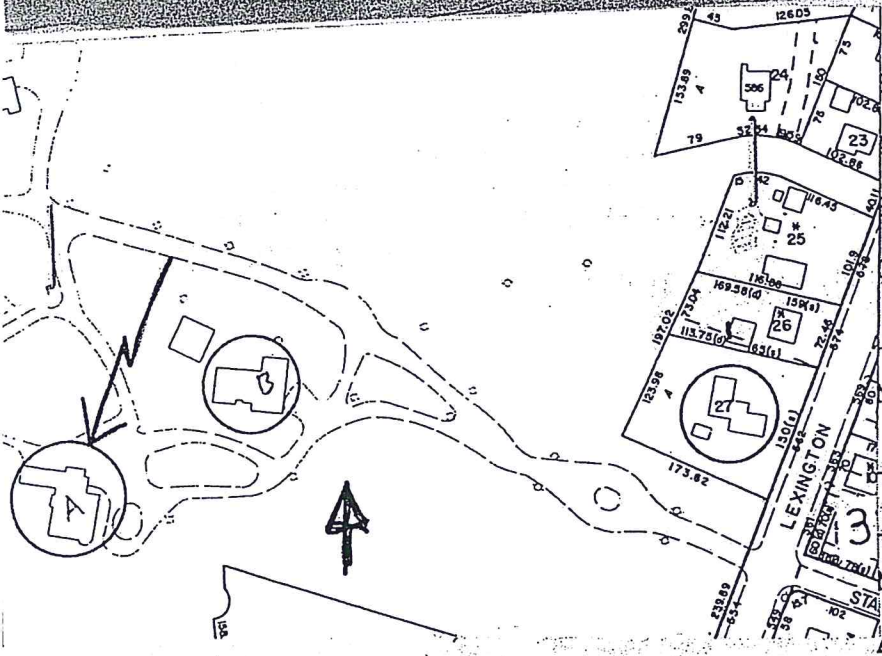
Architect \_\_\_\_\_  
 Exterior wall fabric Clapboard  
 Outbuildings \_\_\_\_\_

Major alterations (with dates) Many  
additions (n.d.)

Moved \_\_\_\_\_ Date \_\_\_\_\_  
 Approx. acreage 31.5 acres

Setting Set back 500 feet from main  
thoroughfare on estate grounds

Recorded by Michael Folsom  
 Organization C. R. M. I.  
 Date April, 1984



(Staple additional sheets here)

WLT. 318  
E115

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

Main entrance with sidelights and pilasters; south side has two two-story bowed bays; brackets and dentils in eaves; palladian window; cupola. A good example of Waltham's several massive late 19th century frame mansions.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

More research indicated.

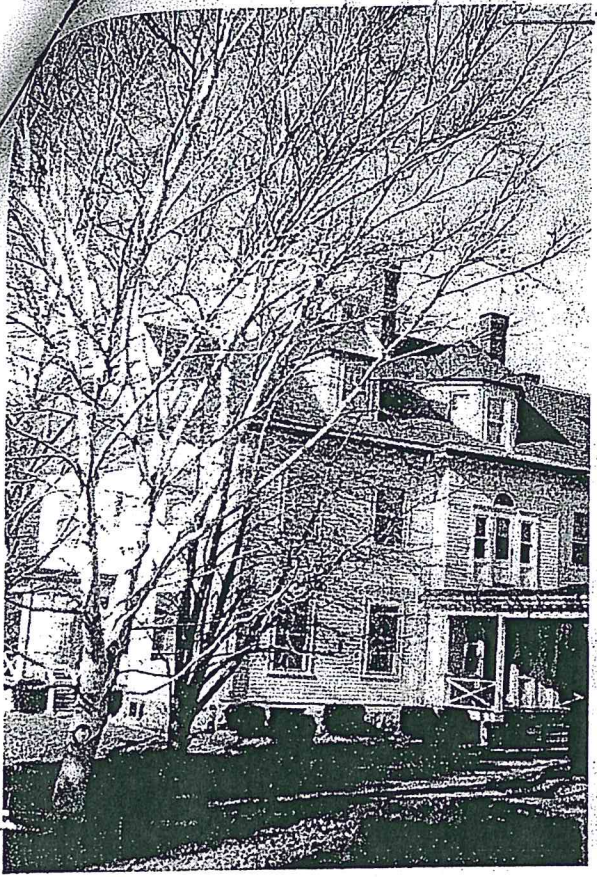
BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

1896 City Directory  
Joel Grushkin, Previous Waltham Inventory, 1978.

Exh 5

In Area no.	Form no.
50-A-31	38

ON  
on



REC 67

1. Town Waltham  
 Address 554 Lexington St.  
 Name William H. Clark House  
 Present use Religious/Res.  
 Present owner Stigmatine Fathers, Inc.

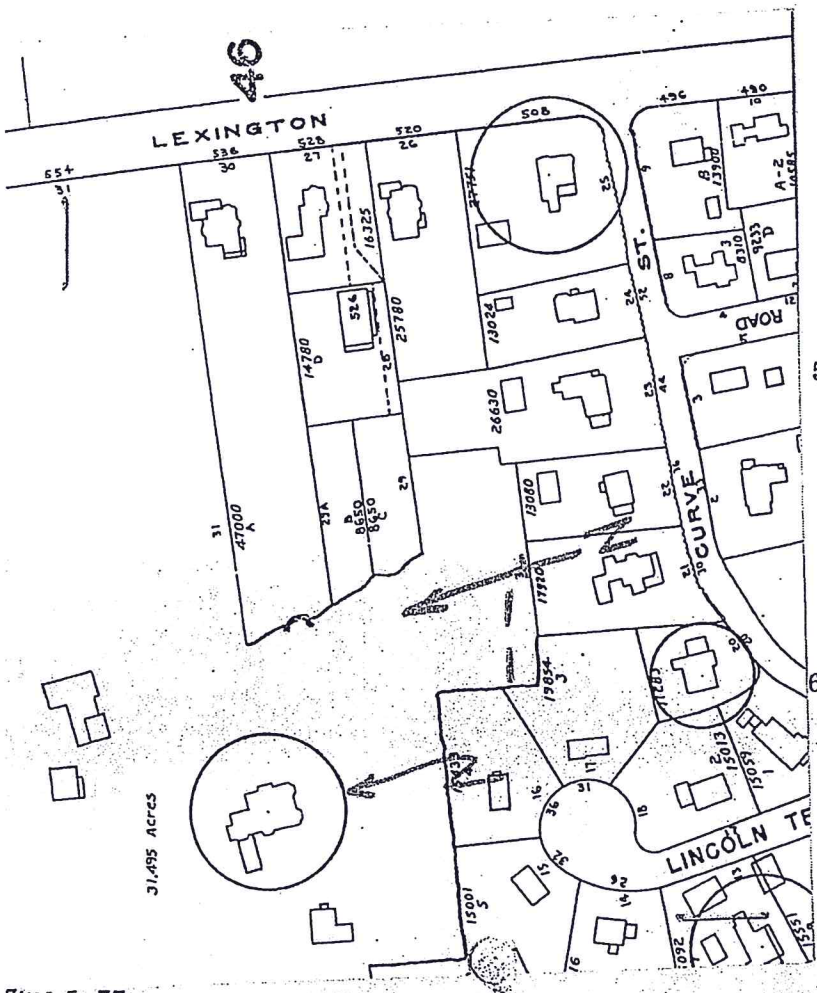
3. Description:  
 Date 1880-1896  
 Source Style & 1896 City Directory  
 (listed as 000 Lexington  
 Style Colonial Revival  
 Architect \_\_\_\_\_  
 Exterior wall fabric Clanboard  
 Outbuildings (describe) \_\_\_\_\_

Other features Main entrance with side lights and pilasters. Entrance porch w/ Ionic columns. S. side has two, 2-story bowed bays. Brackets and dentils in eaves. Palladian window is focal point of design. Chimneys in the Queen Anne style. Altered Fire Date 1978

Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size: 31.5 acres  
 One acre or less \_\_\_\_\_ Over one acre \_\_\_\_\_  
 Approximate frontage 240'  
 Approximate distance of building from street 700'

6. Recorded by Joel E. Grushkin  
 Organization Brandeis U.  
 Date Sept. '78



Exh 5

**Casey-Brenner, Colette**

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**From:** Cervone, John  
**Sent:** Wednesday, March 15, 2017 3:44 PM  
**To:** Adam Paton  
**Cc:** Azadi, Pat; Rsw7713@aol.com; Dave Capobianco (dcapobianco@atlanticmanagement.com); Joe Zink (jzink@atlanticmanagement.com); Cervone, John  
**Subject:** RE: Stigmatines- Post Meeting  
**Attachments:** SKMBT\_60117031515410.pdf

Adam:  
Could you please forward this letter from the Mayor to the authorized Reps of Owner ASAP; then please apprise us of any your/their response or inquiries.  
Thanks

JC