

CITY OF WALTHAM

Request for Proposals

Lease of Land (former Arrigo Farm), 342-344 Warren Street,

Waltham, Massachusetts

I. Introduction

As a result of City Council initiative and request, the City acquired the former Arrigo Farm in May 2018.

The City of Waltham (Lessor) is currently offering for lease, "as is," the land known as Arrigo Farm, 342-344 Warren Street, Waltham, Massachusetts, as generally identified on the site plan attached hereto as Appendix A. The remainder of the land (except for the buildings) will be used by the City's Consolidated Public Works Department as a tree farm.

The buildings on site are not included in this RFP. Rather, they are subject to another RFP that will be issued.

II. Site Information

Located in the Warrendale section of Waltham (eastern), Arrigo Farm is one of the oldest family farms in the country. The land was purchased in the 1635 by early Watertown settler John Warren. He purchased the land for his son Daniel who built a house there in 1650. Daniel Warren fought in King Philip's War in 1675, and two of his great grandsons were wounded at the Battle of Bunker Hill.

The 1650 house was demolished. Thomas Barnes, descendent of Daniel Warren, erected a new farmhouse in 1837. Two wings were added in the 19th century. The last of the Warren heirs, Mary Barnes, died in 1922. The farm was purchased by Placido Arrigo in 1923, who raised tomatoes, squash and other produce until his death in 1991. Placido's son, John Arrigo, continued farming at the site until his death in 2011. (Waltham Land Trust Journal, Fall 2013. Appendix B)

The land is being leased "as is". The Lessor makes no representations or warranties as to the condition of the leased premises.

The property is located in a Residence A4 Zone. It is primarily located in a residential neighborhood with some commercial properties. Appendix C

III. Use

The City of Waltham intends to lease the land for the purpose of preserving the historic use of the land as a farm.

IV. Required Terms and Conditions

- A. The term of the lease shall be for a period not to exceed ten (10) years, followed by additional ten years at the sole discretion of the City.
- B. The Lessee shall be responsible for rent payments that are due annually, payable in advance in monthly installments to be made payable to the City of Waltham and submitted to the Superintendent of Public Buildings.
- C. The Lessor, in addition to other rights and remedies, shall have the right to declare the term of the lease ended if the Lessee:

1. defaults in the payment of a rent installment and such default continues for ten (10) days after written notice thereof; or
 2. defaults in the performance or observance of any other of the Lessee's covenants, agreements or obligations under the lease and fails to correct such default within thirty (30) days after written notice thereof; or
 3. shall be declared bankrupt or insolvent according to law, or if any assignment shall be made of Lessee's property for the benefit of creditors; or
 4. fails to secure an occupancy permit, if required, within one year from the date the lease is executed.
- D. The Lessee shall not assign the Lease agreement, nor shall the Lessee sublet any or all of the leased premises without the prior written consent of the Mayor and City Council. Such subletting may only be authorized, in the sole discretion of the Mayor and City Council, for a use that is compatible with the public purpose of the Lease agreement and identified allowed uses for this Request for Proposals.
- E. The Lessee shall be required to purchase and maintain comprehensive public liability insurance in the amount of two million dollars (\$2,000,000) per person/one million dollars (\$1,000,000) per occurrence, with excess liability/umbrella coverage in the amount of three million dollars (\$3,000,000) with responsible companies qualified to do business in Massachusetts and in good standing therein insuring the Lessor as well as the Lessee against injury to persons or damage to property as provided and to be in effect during the entire lease term.
- F. The Lessee shall be required to present a Certificate of Insurance, **identifying the City as an additional-named insured** and requiring 30 days advance notice of any cancellation, to the Lessor at the time of the signing of the Lease and at such other times as the Lessor shall request.
- G. The Lessee shall be responsible for the payment of all required premiums to maintain said insurance during the entire lease term.
- H. The Lessee shall also be required to indemnify and hold the City harmless against any and all claims of whatever nature for any injury or damage attributable to the Lessee's use of the leased premises or to any actions of the Lessee, its agents, servants or employees which may cause or contribute to any injury or damage to any person or entity's property.
- I. The Lessee shall be required to purchase and maintain tenant's insurance in an amount sufficient to replace Lessee's personal belongings contained in the leased premises during the lease term and shall be required to present a Certificate of Insurance identifying the City as a co-insured and requiring thirty (30) days advance notice of any cancellation, to the Lessor at the time of the signing of the lease and at such other times as the Lessor shall request.
- J. The Lessee shall be responsible for meeting the Building Code in order to secure an Occupancy Permit, if necessary.
- K. The Lessee shall perform all improvements regarding tenant fit up at their sole cost and expense including any handicap accessibility that may be required.
- L. The use of the subject property is subject to the Zoning Ordinances of the City of Waltham and subject to Section III above. See the attached Table of Uses for uses that are allowed as of right

in the Residential A4 Zone in which the property is located. Farms and farm stands are permitted by right in a RA4 district. Appendix D

- M. Lessee's plans must be submitted to and approved by the Waltham Historic Commission for anything within its jurisdiction.
- N. All plans and specifications for improvements to the property, if any, must be approved by the Building Inspector of the City of Waltham prior to the commencement of any work.
- O. All improvements shall be performed by the Lessee in accordance with the City-approved plans and specifications and completed within one (1) year from the date of a signed lease.
- P. No additions or alterations, if any, may be made to the land or exterior or interior of any building without the Mayor's prior written approval.
- Q. Over the term of the lease, the Lessee will be required to maintain the farm and any improvements thereto.
- R. The Lessee shall be responsible for the cost of installing and using all utilities to the property.
- S. The Lessee shall be responsible for all rubbish removal etc. and insuring that the property does not become an attractive nuisance for vermin.
- T. The Lessee shall be responsible for shoveling any walkways into the leased premises and insuring that all the exits and entrances are not obstructed.
- U. The Lessee shall be responsible for maintaining the leased premises in good condition, reasonable wear and tear excluded.
- V. The Lessee shall use the property in such manner as it is compatible with the neighborhood as determined at the sole discretion of the City.
- W. Lessee shall be responsible for the cost of all repairs occasioned by or due to the fault or neglect of the Lessee, its agents, servants or independent contractors hired by it, visitors, guests, invitees, or any other source.
- X. The Lessee is prohibited from any activity that would constitute a violation of the conflict of interest law (G.L.M. 268A).
- Y. The Lease, along with this RFP and the Lessee's response thereto, shall constitute the entire agreement for the lease of the property. Any amendment to the lease must be in writing and must be approved in the same manner as the original lease, by both the City Council and Mayor.
- Z. The Lessee shall be responsible for securing all municipal, state and federal permits, including but not necessarily limited to, building and occupancy permits, if any.
- AA. If required, the Lessee is obligated to secure an occupancy permit for the leased premises within one year of the date on which the lease is executed. As noted above, the Lessee will be taking the land "as is" and the Lessee will be responsible for taking all actions necessary to secure an occupancy permit.
- BB. No residential use of the leased farm premises shall be permitted.

V. Submission Requirements

A. All proposals must be delivered to the office of the City Purchasing Agent, Joseph Pedulla, City Hall, 610 Main Street, Waltham, MA no later than **10.00 AM Friday December 28, 2018**. All proposals shall be in sealed envelopes marked, "Proposal for Lease of Former Arrigo Farm,

342-344 Warren Street, Waltham."

C. All proposals not received at the Purchasing Agent's office by the date and time specified shall be rejected.

D. Each proposal must include the following:

1. A completed Disclosure of Beneficial Interests form, which complies with the requirements of G.L.M. Chapter 7, Section 40J.
2. A signed affidavit of non-collusion in the form provided by the Purchasing Agent.
3. A certification of tax compliance (G.L.M. Chapter 62C, Section 49A).
4. If the Lessee is other than a natural person, evidence of its legal existence and status. Such evidence may include the following:
 - a. Articles of Incorporation
 - b. Trust Agreements
 - c. Partnership Agreements.
5. If the proposer is a corporation, a Certificate of Authority conveying a certified vote of the Board of Directors authorizing a designated individual to submit the proposal.
6. A statement of the intended use of the leased premises, how it preserves the historic nature of the land, how it advances farm use and farm produce for not-for-profit or educational institutions, and how it does not harm or derogate from the surrounding neighborhoods.
7. Resumes and position descriptions of all personnel of Lessee who will be responsible for supervising farm work or other work to be performed under the Lease.
8. A statement of the amount of rent the Lessee proposes to pay over the course of the Lease term and the specific Lease term requested.
9. Evidence of proposer's ability to cover the costs of all rent to be paid, all capital improvements to be made, and all other financial obligations relating to the rental of the property during the entire rental period.
10. A proposed, detailed program of repairs and replacements, any other improvements/repairs proposed. Said program shall be attached to and become a part of the Lease.
11. A list of past projects in which the proposer has been involved.
12. An inventory of any and all personal property that will be stored or maintained in the Leased premises. Such list shall be updated by the Lessee as such personal property is added or removed.
13. The Lessee shall be responsible for maintaining its own insurance covering any personal property located on or in the rental property during the Lease term and the Lessee shall indemnify and hold the City harmless from any claims for damages or loss relating to any such personal property.

14. Insurance Certificate showing the requested limits and with the following text in the Description of Service Box: "The City of Waltham is a Named Additional Insured for General Liability".

15. For a corporation, a certified copy of the most recent Annual Report and any Amendments subsequent to the most recent filing as recorded with the Secretary of State.

The City reserves the right to request additional documentation and may independently verify information provided.

VI. Evaluation Criteria

All proposals shall be evaluated based on the following criteria:

A. Submission Requirements: All proposals must be properly submitted and contain all of the completed documents and forms as set forth above in V. Submission Requirements. The Purchasing Agent shall determine if the Submission Requirements have been satisfied. The Purchasing Agent shall refer all proposals that meet the Submission Requirements to the Evaluation Committee, as expanded upon below in VI.B. Any proposal, which does not contain all the completed documents and forms set forth in Section V. Submission Requirements, shall be rejected.

B. Comparative Evaluation Criteria: An Evaluation Committee, consisting of one representative from the Building Department, Planning Department and Maintenance Department will evaluate all proposals referred to it by the Purchasing Agent. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of the proposed use and the amount of rent to be paid. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of:

- 1 Proposed use and cultivation preparation (50% of total points). Each proposal shall be given a score of 1 to 5 (with 5 being the highest score) based on the extent to which it preserves the historic nature of the farm, how it advances farm use and farm produce for not-for-profit or educational institutions, and for a use that does not derogate or harm the surrounding neighborhoods.
- 2 Rental stream (50% of total points). The Evaluation Committee will determine the present value of the rental stream to be generated by each proposal. Each proposal will be given a score of 1 to 5 (with 5 being the highest score) based on the present value of rental payments and the financial strength of the proposer. Appendix E

C. Evaluation. Once points are established for the use, and the rental stream of each proposal, the Evaluation Committee will weigh these criteria as listed above. Based on the final scores assigned to each proposal, the Evaluation Committee shall make its recommendation to the Mayor and City Council of the City of Waltham who shall identify the most advantageous proposal.

VII. Award

Lease between the City and the successful respondent is subject to the approval of both the Mayor and the City Council.

VIII. Miscellaneous

A. The City reserves the right to reject any and all proposals at any time prior to the execution of the Lease.

B. All improvements shall become fixtures and the property of the City of Waltham.

C. The City of Waltham will conduct one site visit of the property **10 AM Monday December 17, 2018**. Meet at **342-344 Warren Street, Waltham**

Interested parties should meet in front of 342-344 Warren Street at said date and time. This will be the only opportunity to conduct a detailed inspection of the property before the RFP due date.

All questions regarding the RFP should be submitted in writing to the Purchasing Agent who will respond via addenda to all interested parties of record. Addenda will also be posted on the City website.

QUESTIONS SHOULD NOT BE SUBMITTED TO CITY COUNCILLORS OR THE MAYOR AS THE PROCESS REQUIRES A SEALED BID PROPOSAL FROM ALL BIDDERS.

Central Register – Acquisition of Disposition of Real property

Description of Property

342-344 Warren Street (Land Only)
Waltham, MA

Authority:

City of Waltham
610 Main Street
Waltham, MA 02452
(781) 314-3242

Land: 4.055 acres, (minus tree farm area – 42,525 sq. ft.+/-)

Proposal Deadline: **December 28, 2018** at 10 am

Estimated value, source of valuation:

Assessed Value: Land Only: \$471,000.00

Additional Information:

See attached Assessors card. Appendix F

The City plans to lease a portion of the farm land – approximately 3 acres. The land is leased “as is”. The City intends to lease this farm property for a use that promotes the historical nature of the land, how it advances farm use and farm produce for not-for-profit or educational institutions, and for a use which does not harm or derogate from the surrounding neighborhoods.

Copies of the RFP are available in the city web site at www.city.waltham.ma.us/open-bids or by e-mail request to Jpedulla@city.waltham.ma.us

THE CITY RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS.

**CITY OF WALTHAM, MASSACHUSETTS
REQUEST FOR PROPOSALS
PROPERTY FOR LEASE**

SEALED PROPOSALS for leasing the land located at 342-344 Warren Street, WALTHAM, MA, will be received at the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA 02452, until **Dec. 28, 2018 at 10 am** at which time they will be publicly opened and read. A **property inspection date is set for Dec. 17, 2018 at 10 am.** Proposal specifications may be obtained by visiting the City's web Site at www.city.waltham.ma.us/open-bids

The City reserves the right to reject any and all proposals.

Joseph Pedulla, MCPPO
Purchasing Agent

Advertised Locally: Advertised in Central Register

THE FOLLOWING DOCUMENTS MUST BE COMPLETED AND RETURNED WITH YOUR OFFER

NON-COLLUSION FORM AND TAX COMPLIANCE FORM

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals. The undersigned certifies that no representations made by any City officials, employees, entity, or group of individuals other than the Purchasing Agent of the City of Waltham was relied upon in the making of this bid

_____, _____
(Signature of person signing bid or proposal) Date

Print Name: _____

(Name of business) _____

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, & 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

_____, _____
(Signature of person signing bid or proposal) Date

Print Name: _____

(Name of business) _____

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package may cause the disqualification of your proposal.

CERTIFICATE OF VOTE OF AUTHORIZATION

Date:

I _____, Clerk of _____ hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the _____ day of _____ at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That _____ (*name*) is hereby authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seal, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that _____ is duly elected/appointed _____ of said corporation

SIGNED:

(Corporate Seal)

Clerk of the Corporation:

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

Date: _____, County of _____

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed before me, _____

Notary Public; My Commission expires: _____

CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

If a Corporation: Incorporated in what state _____

President _____

Treasurer _____

Secretary _____

Federal ID Number _____

If a foreign (out of State) Corporation – Are you registered to do business in Massachusetts?

Yes _____, No _____ If you are selected for this work you are required under M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

If a Partnership: (Name all partners)

Name of partner _____

Residence _____

Name of partner _____

Residence _____

If an Individual:

Name _____

Residence _____

If an Individual doing business under a firm's name:

Name of Firm _____

Name of Individual _____

Business Address _____

Name of Bidder _____

By _____ **Signature**

Title _____

Business Address (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

Address **City** **State** **Phone Number,** **Today's Date**

REFERENCES

1. **Company Name:**

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

2. **Company Name:**

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

3. **Company Name:**

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

DEBARMENT CERTIFICATION

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the City of Waltham, the contract will be cancelled and the award revoked.

Company Name _____

Address _____

City _____, State _____, Zip Code _____

Phone Number (____) _____

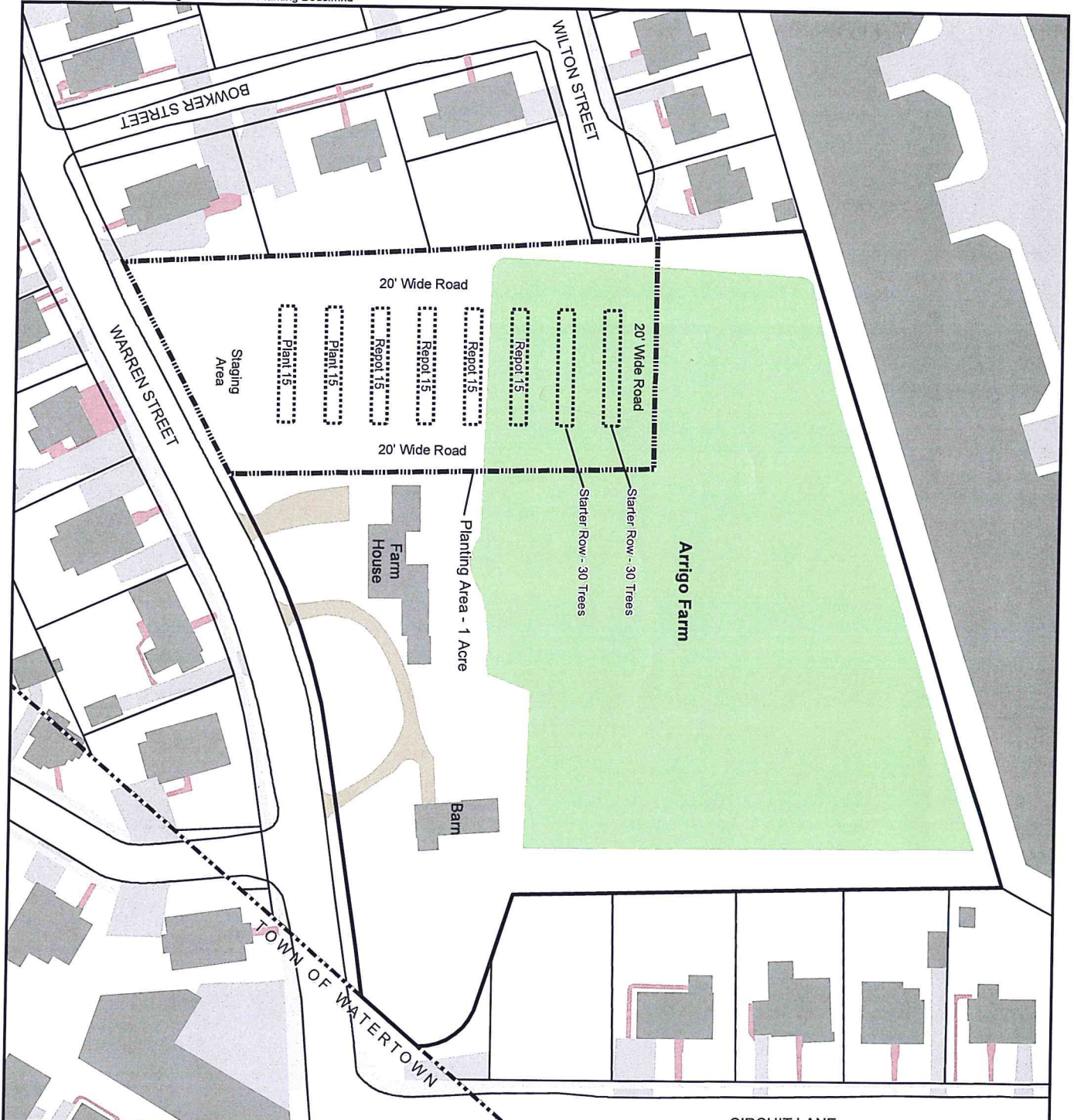
E-Mail Address _____

Signed by Authorized Company Representative:

Print name _____, Date _____

APPENDICES

| | |
|------------|----------------------------|
| Appendix A | Site Plan |
| Appendix B | Waltham Land Trust Journal |
| Appendix C | Zone Map |
| Appendix D | Table of Uses |
| Appendix E | City Council Order #34205 |
| Appendix F | Assessors Card |



TREE PLANTING AREA
ARRIGO FARM
WALTHAM, MASSACHUSETTS

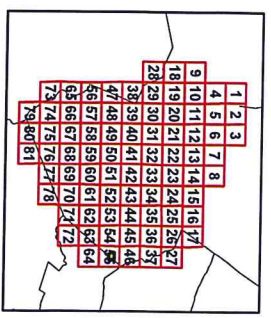
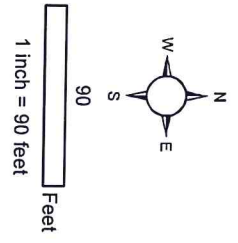


DISCLAIMER:
 This map is for reference and planning purposes only. It is not intended to be used as a legal document. The information contained herein is based on the most current data available to the City of Waltham. The City of Waltham and its mapping contractors assume no legal responsibility for the information contained herein.

DATA SOURCE:
 The digital planimetric base map data was developed by Chas H. Seils, Inc. and is based on spring 2015 1"=40' scale color orthophotographs. The parcel data and are current as of January 2018. Map prepared by City of Waltham GIS.

Legend

- Farm Property
- Buildings
- Planting Beds
- Paved Area
- Planting Area
- Vegetated Area
- Edge of Pavement
- Unpaved Road
- Tax Map Grid
- Parcel Lines
- Private Walkway
- Swimming Pools



Appendix "A"

Waltham Land Trust

is a non-profit corporation dedicated to preserving our community's natural resources for the future through education, open space acquisition and protection.



JOURNAL FALL 2013

Saving Arrigo Farm

Marie Daly, WLT Director and on the board of Waltham Historical Society

One of the oldest family farms in the country may soon be preserved in Waltham. The city is considering purchasing the 4.2 acre Arrigo Farm, owned by just two families since 1650, and perhaps since 1635.

Arrigo Farm Has Long History

Located at 342-344 Warren Street in Waltham near the Watertown and Belmont borders, the land was purchased in 1635 by early Watertown settler John Warren, according to his descendants. He purchased the Warren Street land for his son, Daniel, who built a house there in 1650. Daniel

Warren fought in King Philip's War in 1675, and two of his great grandsons were wounded at the Battle of Bunker Hill.

The 1650 house was demolished by Daniel Warren's descendant Thomas Barnes, who erected a new farmhouse in 1837. Two wings were added later in the nineteenth century. Mary Barnes, the last of the Warren heirs on this land, died in 1922, and the farm was purchased by Placido

continued on page 4



MARIE DALY

Waltham's farming history, first as part of Watertown and later as a separate town, dates to the 17th century when European settlers first set foot in America. The produce, orchard and dairy farms of Waltham supplied Boston residents in the nineteenth century. Irish and Italian immigrants, who had initially worked as farm laborers, continued the agricultural legacy of the early settlers.

Since the early 20th century, many Italian immigrants operated family farms and farm stands throughout Waltham's north side. However, nearly all of these farms have now been sold for residential and commercial development. The Arrigo farm is the last undeveloped family farm in Waltham.



continued from front page *Saving Arrigo Farm*

Arrigo in 1923. He had immigrated to America from Villafranca, Sicily in 1913, and by 1918, was working on the Barnes farm. Placido raised tomatoes, squash, and other produce until his death in 1991. His son, John Arrigo, continued farming there until he died in 2011.

Farm Could Become 19 Houses

The Massachusetts Historic Commission has deemed the house eligible for the National Register of Historic Places. There is a barn also on the property. The soil is Merrimac fine sandy loam, which is considered the best soil for farming in Massachusetts. The 4.2 acres are zoned as Residence A4, which by right would allow for nine house lots on the site. A subdivision plan could yield up to nineteen house lots.

The Waltham Land Trust and Waltham Fields Community Farm are advocating for the use of Community Preservation Act (CPA) funds to preserve Arrigo Farm. The Waltham City Council passed unanimously (with one recusal) a resolution to sponsor a CPA application to acquire Arrigo Farm under open space and historical purposes, with the ultimate goal of leasing the land for local farming. The resolution was introduced by Councillor George Darcy, co-sponsored by eight other councillors and endorsed by numerous Waltham civic organizations.

The benefits of preserving the Arrigo farm are

- the land could be leased as a farm yielding up to \$30,000/ acre of produce for food pantries and community-supported agriculture;
- the farm would deliver locally grown food to Waltham residents;
- agricultural use would provide needed open space for the Warren Street area, thereby minimizing development and traffic in an already densely populated neighborhood; and
- future generations visiting the farm would gain an appreciation for the history of family farming in Waltham.

The nine heirs of Placido Arrigo support the proposal, which honors their forebears by preserving this historic farm.

By the time this *Journal* arrives in your mailbox, the Land Trust expects the appraisal and Title 21E will have been completed. A public input hearing on Arrigo Farm will most likely happen at the CPC meeting on Tuesday, October 8, at 7 pm in the City Council Chambers. Please attend to show your support for *Saving Arrigo Farm*.

Western Greenway 5K Run/Walk

Richard Hennessey, WLT member and Special Events Committee participant

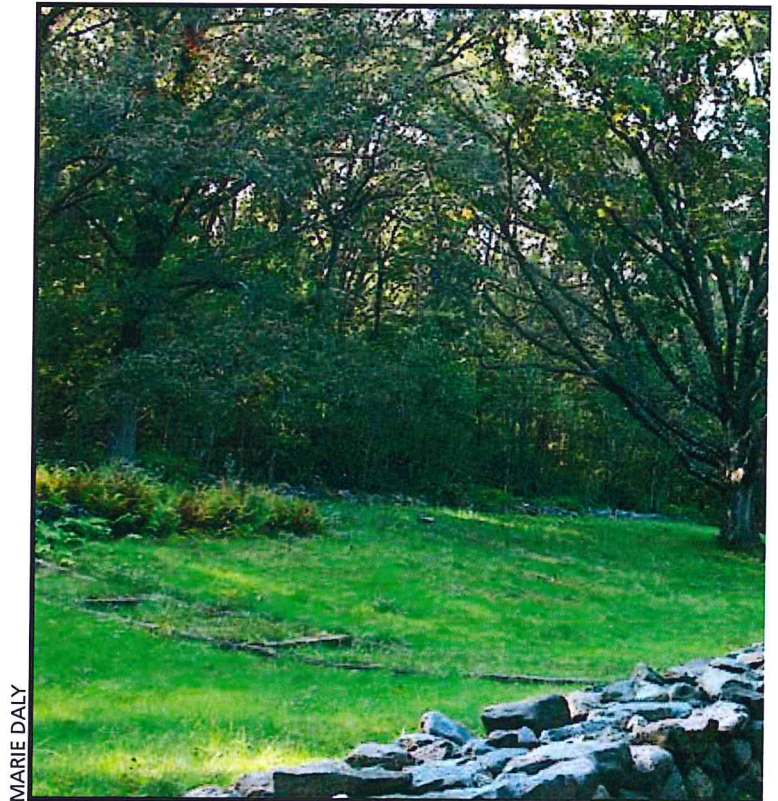
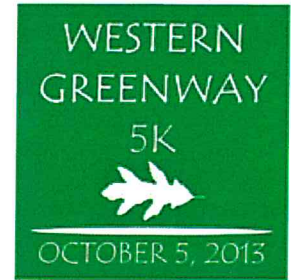
Come one, come all for the kick-off of Fall by running or walking the Western Greenway 5K with a start and finish at beautiful Elsie Turner Field.

On October 5, 2013, the Waltham Land Trust is collaborating with the Race around Waltham (RAW) series to offer a 5K trail run/walk on the Western Greenway. To

accommodate all types of athletes, walkers will depart after runners. Families can even sign up for a brisk hike around the meadows, woods and new growth forest along the Western Greenway. So bring the kids! Alas, the course is unpaved and pretty rocky for the most part, so strollers and baby joggers are not allowed. Secure packs for your children may be an option on race day.

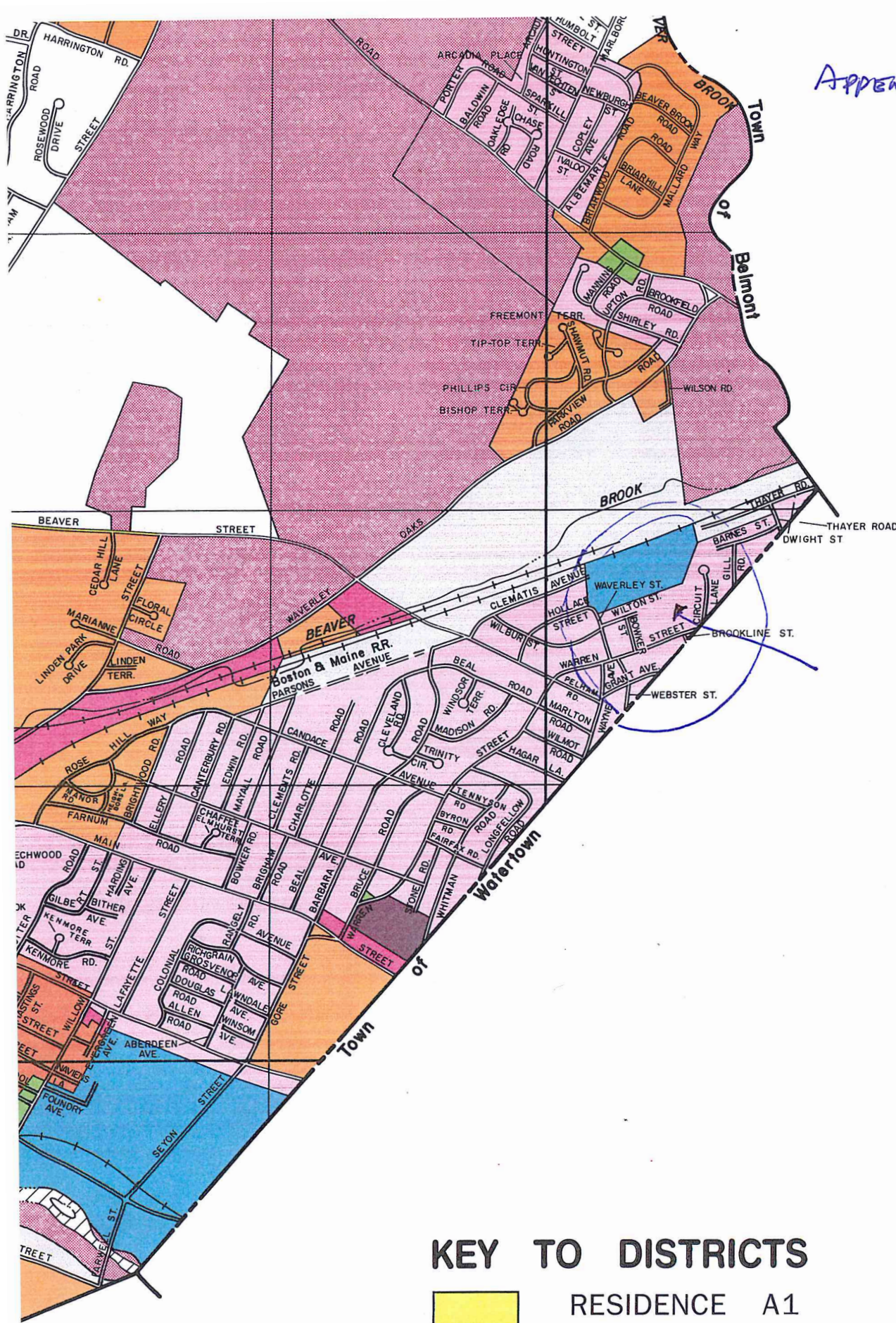
The Western Greenway features adventurous miles of trails, old carriage roads that loop through a variety of mystifying habitats, with direct exposure to cattail marshes, red maple swamps, mature oak-hickory forests, vernal pools alive with activity, new forest

Met State / Fernald cemetery on the race route.



MARIE DALY

Appendix "C"



KEY TO DISTRICTS

| | | |
|--|-----------|----|
| | RESIDENCE | A1 |
| | RESIDENCE | A2 |
| | RESIDENCE | A3 |
| | RESIDENCE | A4 |
| | RESIDENCE | A5 |

Appendix D

CITY OF WALTHAM

Sec. 3.4. Table of Uses.

| Use With Special Permit Reference | RA-1 | RA-2 | RA-3 | RA-4 | RB | RC | RD | HR1 | HR2 | BA | BB | BC(1) | LC | C | I | C/R | Use Reference |
|---|------|------|------|------|----|----|----|--------------|---------------|----|----|-------|----|----|----|-----|---------------|
| Research labs, structures and accessory uses | N | N | N | N | N | N | N | Y (3.811) | SI (3.811) | N | N | N | Y1 | Y1 | Y1 | N | 3.251 |
| General manufacture | N | N | N | N | N | N | N | N | N | N | N | N | N | Y1 | Y1 | N | 3.252 |
| Autobody shop (Sec. 3.626) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.253 |
| Plastics manufacturing (Sec. 3.629) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.254 |
| Steam laundry | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y1 | N | 3.255 |
| Heliports-airports (Sec. 3.627) | N | N | N | N | N | N | N | S1 | S1 | N | N | N | S1 | S1 | N | N | 3.256 |
| Junkyards (Sec. 3.633) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.257 |
| Garbage dumps and sanitary landfills | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | 3.258 |
| Composting facility (3.640) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.2581 |
| Yard waste transfer station (3.641) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.2582 |
| Organic products storage (3.642) | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | S1 | N | 3.2583 |
| Automobile recycling center | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.259 |
| Accessory uses/manufacturing | N | N | N | N | N | N | N | N | N | N | N | N | Y | Y | Y | N | 3.260 |
| Adult entertainment enterprises (Sec. 2.303A) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | N | 3.2421 |
| Agriculture | | | | | | | | | | | | | | | | | |
| Farms | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.261 |
| Livestock farms under 5 acres (Sec. 3.612) | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | S2 | N | 3.262 |
| Livestock farms over 5 acres | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | 3.262 |
| Farm stands | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | 3.263 |
| Conservation/Recreation | | | | | | | | | | | | | | | | | |
| Conservation, water and water supply area | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | 3.264 |
| Public outdoor recreation facility | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | 3.265 |
| Semipublic outdoor recreation facility (Sec. 3.630) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | S1 | 3.266 |

KBY:

Y = Permitted use as of right

N = Not permitted

Y1 = Permitted by right and additional intensity of use permitted by special permit from the City Council

S1 = Use permitted only by special permit by City Council

S2 = Use permitted only by special permit by Board of Appeals

APPENDIX E



CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street Waltham Massachusetts 02452

Order # 34205

Ordered:

That the City Council approves the RFP for the Arrigo Farm property. The RFP will indicate a portion of the land will be reserved for a tree farm for the CPW Department. The RFP will also indicate the remainder of the land be reserved for farm use and that twenty-five percent (25%) of the farm produce be given to not-for-profit or educational institutions and that the evaluation criteria in section 6.B shall have proposed use and cultivation preparation at 50% and rental stream at 50%.

Read and Adopted: September 24, 2018

Unofficial Property Record Card - Waltham, MA

General Property Data

| | |
|--|--|
| Parcel ID R055 002 0027 | Account Number 120210 |
| Prior Parcel ID -- | Property Location 342 -44 WARREN ST |
| Property Owner ARRIGO, JOHN P., ELIZABETH A. HOLSTON, R. LOYND, | Property Use TWO FAMILY |
| Mailing Address 344 WARREN STREET | Most Recent Sale Date 1/1/1993 |
| City WALTHAM | Legal Reference 22813348 |
| Mailing State MA Zip 02453-7029 | Grantor |
| ParcelZoning | Sale Price 32,000 |
| | Land Area 4.055 acres |

Current Property Assessment

| | | | | |
|--------------|-------------------------------|-----------------------------------|---------------------------|----------------------------|
| Card 1 Value | Building Value 330,200 | Xtra Features Value 14,500 | Land Value 471,000 | Total Value 815,700 |
|--------------|-------------------------------|-----------------------------------|---------------------------|----------------------------|

Building Description

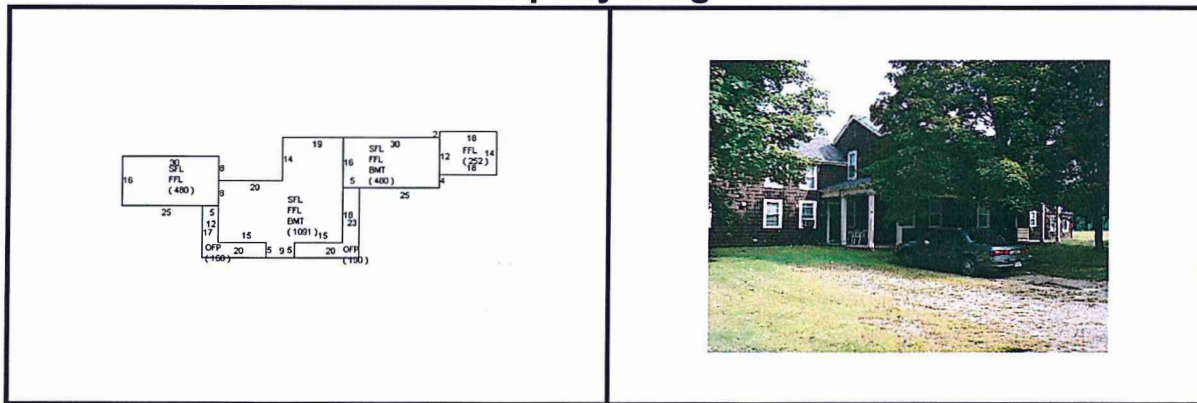
| | | |
|-----------------------------------|--------------------------------|--------------------------------|
| Building Style TWO FAMILY | Foundation Type BRK/STN | Flooring Type HARDWOOD |
| # of Living Units 2 | Frame Type WOOD | Basement Floor CONCRETE |
| Year Built 1920 | Roof Structure GABLE | Heating Type STEAM |
| Building Grade AVERAGE | Roof Cover ASPHALT | Heating Fuel OIL |
| Building Condition Average | Siding WOOD SHING | Air Conditioning 0% |
| Finished Area (SF) 4354 | Interior Walls PLASTER | # of Bsmt Garages 0 |
| Number Rooms 11 | # of Bedrooms 3 | # of Full Baths 1 |
| # of 3/4 Baths 1 | # of 1/2 Baths 0 | # of Other Fixtures 0 |

Legal Description

Narrative Description of Property

This property contains 4.055 acres of land mainly classified as TWO FAMILY with a(n) TWO FAMILY style building, built about 1920 , having WOOD SHING exterior and ASPHALT roof cover, with 2 unit(s), 11 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.