



City of Waltham

Jeannette A. McCarthy
Mayor

January 5, 2006

TO: The City Council

RE: 187 Lexington Street, former Guthrie Lumber

Due to the proximity of the above parcel to the City Yard and the Municipal Center and based upon the environmental analysis received in December which indicates that parking in the rear of the property is permitted, it is my recommendation that the City acquire the back portion of the above property for the purpose of providing municipal parking. The building itself is only a shell and the independent appraisal indicates that building is in poor condition. (See enclosed)

I am not advocating for acquisition of the whole site for various policy, legal and financial reasons.

Said environmental analysis also indicates that "...any land that has been previously developed within the Riverfront Area to Chester Brook, including land within the existing incinerator site may be permitted under the Massachusetts Wetlands Protection Act to be redeveloped, such as for proposed parking, provided redevelopment results in improvement in the protection of Riverfront Area and does not extend closer to the Chester Brook than existing developed conditions." Therefore, when the incinerator is torn down, additional parking areas can be redeveloped and there should then be ample parking/vehicle storage with these two sites.

Enclosed is a copy of my letter to Interior Stone who intends to relocate its business to the remaining portion of the site.

It is my hope that reuse of this parcel for parking and the reuse of the City Yard and Municipal offices can be worked out without being offensive to the neighbors' quality of life, especially in light of the fact that the leaf recycling program is no longer housed in Waltham, but is only a transfer station with modified hours during October to December. Similarly, city tailings should be removed from the yard.

Please provide me with your response.

Sincerely yours,

Jeannette A. McCarthy

JAM/ns

encls.



City of Waltham

Jeannette A. McCarthy
Mayor

Jeannette
FILE

December 22, 2005

Mr. Joseph McCarthy
Interior Stone
102A Clematis Avenue
Waltham, MA 02453

RE: 187 Lexington Street – former Guthrie Lumber Parcel

Dear Mr. McCarthy:

As previously discussed pursuant to your telephone call to my office regarding the 187 Lexington Street parcel, this is to reconfirm that the City of Waltham is still interested in acquiring the rear portion of the Guthrie property for purposes of municipal parking.

As I indicated at that time, the City could not purchase the whole parcel due to the difference between the appraisal/assessment/purchase price. You indicated to me that the purchase price was reduced by the seller as a result of discussions between the City and all parties and the use limitations of the parcel.

I have finally received the environmental impact report that I advised you the City had requested with regard to what portion of the property could be utilized in the future for parking.

Please have your attorney contact me or my attorney to discuss the next steps including your demands with regard to the rear portion of the property.

Since I have numerous requests for eminent domain takings throughout the City from Councillors, I have asked the City Council to work with me to prioritize the list and prioritize a timetable for said list. I hope to have that in the next few weeks.

Please feel free to share our prior discussion or this letter with your business partners.

Thank you.

Sincerely,

Jeannette A. McCarthy
JAM/ns
cc: City Council

COLEMAN & SONS APPRAISAL GROUP

Front portion - Area not affected by Rivers Act	18,362 square feet
Middle portion - Area of upland between 100' & 200' buffer	30,362 square feet
Rear portion - No build area within 100' buffer	<u>18,716</u> square feet
Total Lot Area	67,440 square feet

LAND AND BUILDING

The land area is described as a somewhat irregular shaped rectangle with a frontage on the easterly side of Lexington Street of 165.17 lineal feet. The property contains a single building formerly occupied and known as Guthrie Lumber Company.

The property abuts the City of Waltham Municipal Center on the southerly side and the back lot line is located within a wetland area. Overall, the configuration of the lot is relatively narrow and widens slightly as it extends front to rear. For the most part, the land is level and shows evidence that the front portion of the land has been filled to street elevation while little or no fill has been added to the rear portion.

The appraisers requested the City of Waltham Engineering Department's assistance in providing us with a plan showing the effect of the Rivers Act for future land use. The plan provided shows that the rear portion of the land for a distance of 100 feet measured from the rear property line in a westerly direction, falls within the 100 foot wetlands provision that denies the use of the land for new construction and/or other uses as indicated in the provisions of the Rivers Act. The area so restricted consists of 18,362 square feet. The middle section of the lot is set back from the river an additional distance of 100 feet in a westerly direction encompassing an area between the 100 foot and 200 foot setback lines. The westerly restricted line runs side-to-side through the existing building and contains an area of 30,362 square feet. This area also falls within the restricted use area of the Rivers Act. In order to make any use of this area, an owner must apply to the local Conservation Commission for such permission. This area is less restricted than the rear land and has the provision that if the land has previously been used for either a building or parking area with permits in place, the owners may apply and if granted, may build a new structure to replace an existing structure and may continue to use the balance of the land as a parking facility.

The third area contains the frontage of the property on Lexington Street with a land area of 18,776 square feet. The land has a front yard setback of approximately 40 feet, a building area of 8,874 square feet with an opening on the northerly side providing a passageway to a parking area to the rear of the building. The land is relatively flat and is serviced by all utilities including City sewerage and water plus public utilities for its present use and occupancy.

The building has extremely limited facilities as it is a shell structure somewhat similar to a Butler building which was used for the storage of lumber and building supplies. Part of the area had a dirt floor and some of it had blacktop. A small office area was located in the right front, to the rear of which was the office of the lumber company. After complete inspection, it is our judgment that the property is not suitable for conversion since the land is of such high

MAHLBOROUGH 26 KM
WAYLAND 10 KM

4695

4696

SUBJECT

