



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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June 30, 2022

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Honorable City Councilors:

I am excited to submit this docket item to the Honorable Council requesting authorization to acquire, whether by purchase or “friendly” eminent domain, the property at 47 Walnut Place in Newtonville adjacent to the current Senior Center. The acquisition of the property will create open space to support and benefit the Newton Center for Active Living (NewCAL) and Newtonville.

This purchase is the result of a partnership with the Germani family who have owned the property for more than 52 years. Working with the Germanis, terms of this acquisition are structured as a life estate which means Giosina Germani will remain in her home for the rest of her life.

We began speaking to the Germani family about this acquisition in late 2020. At the request of the current owner, we kept these negotiations private until the agreement was finalized.

We have been confident for a few years now that we would reach an amicable solution and, as such, the land at 47 Walnut Place has been part of creating an optimal site plan, and a solution to providing meaningful open space, for the new Senior Center.

This land will result in the creation of more than twice the open space that exists on the current Senior Center site today.

We are excited to move forward with the design and construction of NewCAL which our older residents very much need as soon as possible. Once the Germanis are no longer living in the home, the small two-family building built in 1960 will be removed to allow for additional wonderful green space for Newtonville and NewCAL.

The approval of this acquisition by the City Council is required pursuant to M.G.L. Chapter 79. The City will use \$1.5 million of American Rescue Plan Act (ARPA) funds for the acquisition. The purchase price resulted from a negotiation between the City and the Germani family after examination of appraisals.

Please see the attached memo from Commissioner of Public Buildings Josh Morse. Also attached is an image providing a visual representation of the new total site area for the Newton Center of Active Living Project once we assume control of the property.

Thank you for your consideration of this matter.

Sincerely,

Mayor Ruthanne Fuller

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

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Mayor
Josh Morse

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June 29th, 2022

Ruthanne Fuller, Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: Request to Expand the Site of the Current Senior Center at 345 Walnut Street by Acquisition of Abutting Property

Dear Mayor Fuller,

I am requesting that you seek authorization from the City Council to acquire by purchase one property abutting the Newton Senior Center located at 345 Walnut Street. The property is located at 47 Walnut Place, and the land will benefit the Newton Center for Active Living, NewCAL, project.

The owner of this property has been contacted by City staff and has expressed a willingness to work with the City in terms of the acquisition of their property. If approved, the terms of this acquisition will be a life estate, and as such the owner will continue to occupy the property for the rest of her life. This land will allow for the creation of open space, a more ideal site plan, and a variety of other opportunities to benefit our older residents and Newtonville.

Accordingly, I would ask that authorization to acquire this property be brought to the City Council as soon as possible.

Sincerely,

Josh Morse
Public Buildings Commissioner

cc: Jonathan Yeo, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner

Q Search Selection



330-334

336-348

112

Walnut St

Walnut St

Walnut St

Walnut St

Newton Senior Center



Philip Bram Way

Highland Ave

47 Walnut Place



Highland Ave

345

355

Walnut Pl

19

47

37

25

Walnut Pl

Walnut Pl

25-31

30

38

34