



EXPRESSION OF INTEREST
DUDLEY ROAD ESTATES - NEWTON

C. Stumpo Development Corp.

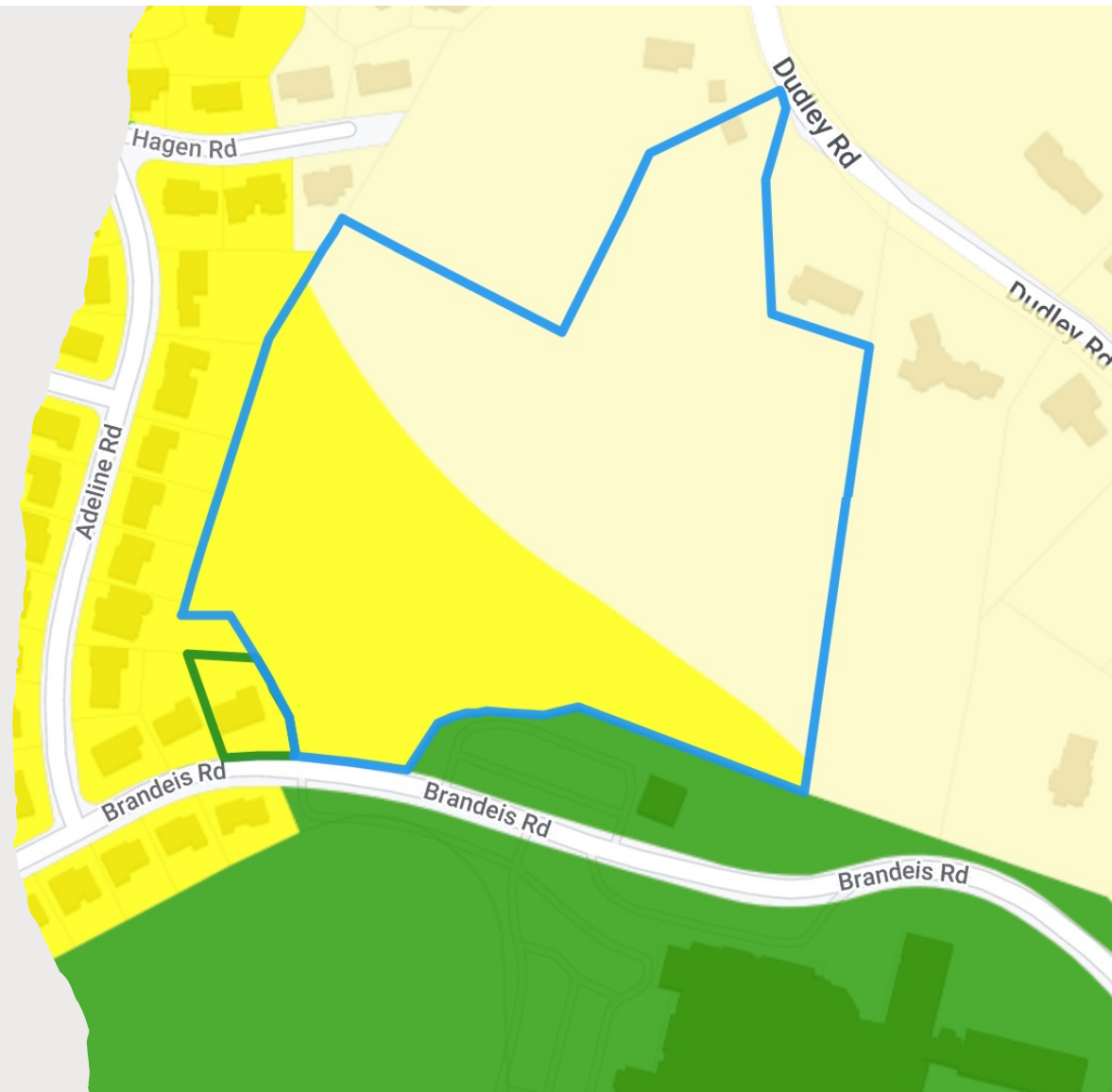
The background of the slide is a hand-drawn architectural plan on a white sheet of paper. The drawing features a winding road, several green trees with black outlines, and a yellow rectangular structure. A yellow pencil is visible in the bottom right corner, pointing towards the drawing. The overall style is that of a hand-drawn sketch or conceptual plan.

- DESIGN - NOW & FUTURE

We at C. Stumpo Development Corp. are pleased and excited to submit our Expression of Interest for the Dudley Road Estates project. This project is unique and rare because land is scarce in the City of Newton and the opportunity to develop housing that balances general market, conservation, and municipal goals, needs and desires must be done with care, sensitivity, and compassion. The result of this project will serve as a bellwether for future developments in the City of Newton.

TRANSITION

The Dudley Road Estates property is situated in a transitional location as supported by the zoning line that bifurcates it in half between SR1 and SR2 zoning districts – smaller single-family houses and lots to the west/SR2 zoning district, and larger single-family houses and lots to the east/SR1 zoning district - while directly abutting a PUB-zoned Newton South High School. The dual-zoned status and direct proximity to Newton South fundamentally requires the property to be developed with a combination/mixture of homes, open space/conservation space, and educational use spaces to remain consistent and appropriate with the neighborhood holistically.



VISION & BALANCE

The development of the Dudley Road Estates should speak to the transitional language of land-uses of PUB, SR1, and SR2 zones while maintaining the current elements of open space and greenery. We foresee a development that has single family homes consistent with the immediate SR1/SR2 neighborhoods, multi-family homes or buildings that will aesthetically appear to be single-family homes so as to be sensitive to the neighboring single-family properties, and one or more buildings with accessory improvements to be used as community/educational spaces for City of Newton residents, with the entire Estates connected by conservation-protected public walking paths or outdoor recreational spaces enriched with trees and natural landscapes for the benefit of the City and the immediate neighborhood.





ELEMENTS OF DEVELOPMENT

- Single-Family Homes
- Multi-Family Homes
- Conservation of Land and Open Space with Walking Paths
- Community Building(s) and Recreational Spaces

NEWTON OUR CITY

In order to achieve these goals, the City of Newton needs to align itself with a development and permitting team with considerable experience working within the City who: are based in the City of Newton; understands the history of the City so as to translate it into modern day development; have worked alongside City officials, residents, and neighbors; have intimate knowledge of the land in this particular area of the City; and have demonstrated the consistency of quality workmanship to ensure the development will survive the test of time.





CINDY

C. Stumpo Development Corp., a minority-owned Newton business lead by its principal Cindy Stumpo, is distinctively suited to be the most ideal partner with the City of Newton for the Dudley Estates project. Cindy possesses several decades of history developing within the City of Newton, particularly within the immediate surrounding streets and properties of the Dudley Road Estates. Cindy's development experiences within the City of Newton date back to the 1980's. Alongside her many accolades and recognitions in the real estate development industry, including being a the most successful woman real estate developer in the country, C. Stumpo Development Corp. was recently voted Best of Newton General Contractor in 2022.

- (See Cindy's list of recognitions enclosed.)

LOCAL EXPERIENCE

If C. Stumpo Development Corp. is selected as the City's partner for this development, it will retain the law firm of Rosenberg, Freedman & Lee LLP, with offices located in Newtonville, to guide the legal and permitting efforts of the project. Similar to C. Stumpo's long history with the City of Newton, the law firm of Rosenberg, Freedman & Lee LLP, a minority-owned business, has been a longstanding Newton business since 1982 handling a wide range of permitting projects that include affordable housing, single and multi-family housing projects, conservations of land, non-profit religious and educational "Dover" amendment projects, and commercial real estate projects. Rosenberg, Freedman & Lee LLP is led by its principal attorney, Laurance Lee, who is a 36-year Newton resident and has two young daughters in the Newton school system. Between C. Stumpo Development Corp. and Rosenberg, Freedman & Lee LLP, there are over 60 years of combined real estate development and permitting experience in the City of Newton. It is only appropriate for a project of this prominence and uniqueness be developed by Newton's own.





LET'S COLLABORATE!

The design team for this project will be critical to bring to life the various visions of this project. The design team should be chosen after the development and permitting team is selected; the selection process to be done in a collaborative way between the City and the development team, to ensure the design team chosen shares the same goals, objectives, and dreams. We look forward to this opportunity with work with the City on this project.

DEVELOPMENT/PERMITTING TEAM INFORMATION



Cindy Stumpo
C. Stumpo Development Corp.
373 Boylston Street
Newton, Massachusetts 02459
www.cstumpodevelopment.com

Laurance S.L. Lee
Rosenberg, Freedman & Lee LLP
246 Walnut Street
Newton, Massachusetts 02460
www.rfl-law.com

ATTACHMENT CONTENTS

- Exhibit A
 - (i) Bidder's Qualifications and References Form;
 - (ii) Certificate of Non-Collusion;
 - (iii) Certification of Tax Compliance;
 - (iv) Certificate of Non-Foreign Corporation;
 - (v) Purchasing Department Certification;
 - (vi) W-9; and
 - (vii) Business Category Information Form.
- Exhibit B Recent Developments in Progress or Completed
- Exhibit C Letter from The Village Bank
- Media and Accolades
- Letters of Recommendations

MEDIA AND ACCOLADES

NAMED "BEST GENERAL CONTRACTOR" - BEST OF NEWTON 2022

HOST OF NATIONALLY BROADCASTED RADIO SHOW
"TOUGH AS NAILS" ON WBZ AND IHEART RADIO
HOST OF THE HGTV REALITY SHOW SERIES, "TOUGH AS NAILS".

FEATURED IN
FORBES MAGAZINE
BLACK BOOK
BOSTON COMMON
HUFFINGTON POST
PRIVATE AIR MAGAZINE
NEW BOSTON POST
BOSTON CURBED
COLDWELL BANKER/HOMES & ESTATES MAGAZINES
THE NEW YORK TIMES
BOSTON HERALD
BOSTON.COM
AND MORE

APPEARANCES/INTERVIEWS ON
WBZ WGH BH NECN
THE HARRY CONNICK JR. SHOW AND MORE

GUEST SPEAKER AT
BOSTON BUSINESS WOMEN'S - BE BOLD CONFERENCE
WOMEN'S LEADERSHIP FORUM AND MORE

Exhibit A(i)

CITY OF NEWTON

BIDDER'S QUALIFICATIONS AND REFERENCES FORM

All questions must be answered, and the data given must be clear and comprehensive. Please type or print legibly. If necessary, add additional sheet for starred items. This information will be utilized by the City for purposes of determining bidder responsiveness and responsibility with regard to the requirements and specifications of the Contract.

1. FIRM NAME: C. Stumpo Development Corp.
2. WHEN ORGANIZED: September 10, 2002
3. INCORPORATED? YES NO DATE AND STATE OF INCORPORATION: Massachusetts
4. IS YOUR BUSINESS A MBE? YES NO WBE? YES NO or MWBE? YES NO

5. LIST ALL CONTRACTS CURRENTLY ON HAND, SHOWING CONTRACT AMOUNT AND ANTICIPATED DATE OF COMPLETION:

Please see attached list of ongoing contracts in the following pages.

6. HAVE YOU EVER FAILED TO COMPLETE A CONTRACT AWARDED TO YOU?
 YES NO
IF YES, WHERE AND WHY?

7. HAVE YOU EVER DEFAULTED ON A CONTRACT? YES NO
IF YES, PROVIDE DETAILS.

8. LIST YOUR VEHICLES/EQUIPMENT AVAILABLE FOR THIS CONTRACT:
C. Stumpo Development Corp. does not own any construction equipment, however it has equipment readily available through exclusive independent contractors.

9. IN THE SPACES FOLLOWING, PROVIDE INFORMATION REGARDING CONTRACTS COMPLETED BY YOUR FIRM SIMILAR IN NATURE TO THE PROJECT BEING BID. A MINIMUM OF FOUR (4) CONTRACTS SHALL BE LISTED. PUBLICLY BID CONTRACTS ARE PREFERRED, BUT NOT MANDATORY.

PROJECT NAME: 21 Sears Road
OWNER: Raymond Nobu Chang and Tiffany Chang
CITY/STATE: Brookline, MA
DOLLAR AMOUNT: \$ 10,500,000.00 DATE COMPLETED: April 12, 2021
PUBLICLY BID? YES NO

TYPE OF WORK?: Construction of a single family home
CONTACT PERSON: Raymond Chang TELEPHONE #: ()
CONTACT PERSON'S RELATION TO PROJECT?: _____
(i.e., contract manager, purchasing agent, etc.)
Will provide upon request

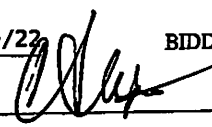
PROJECT NAME: 138 Woodland Road
OWNER: Magnificant Pax Holding LLC
CITY/STATE: Brookline, MA
DOLLAR AMOUNT: \$ 9,200,000.00 DATE COMPLETED: October 14, 2022
PUBLICLY BID? YES NO
TYPE OF WORK?: Construction of a one family home
CONTACT PERSON: Kiran Kuchron TELEPHONE #: ()
CONTACT PERSON'S RELATION TO PROJECT?: _____
(i.e., contract manager, purchasing agent, etc.)
Will provide upon request

PROJECT NAME: 133 and 157 Dudley Road
OWNER: DJI Development Dudley LLC
CITY/STATE: Newton, MA
DOLLAR AMOUNT: \$ 4,300,000.00 DATE COMPLETED: September 16, 2016
PUBLICLY BID? YES NO
TYPE OF WORK?: Construction of a single family home
CONTACT PERSON: Derek Langone TELEPHONE #: ()
CONTACT PERSON'S RELATION TO PROJECT?: _____
(i.e., contract manager, purchasing agent, etc.)
Will provide upon request

PROJECT NAME: 37 Sears Road
OWNER: 37 Sears Road Realty Trust
CITY/STATE: Brookline, MA
DOLLAR AMOUNT: \$ 11,275,000.00 DATE COMPLETED: October 21, 2019
PUBLICLY BID? YES NO
TYPE OF WORK?: Construction of a one family home
CONTACT PERSON: William Fitzgerald TELEPHONE #: ()
CONTACT PERSON'S RELATION TO PROJECT?: Will provide upon request
(i.e., contract manager, purchasing agent, etc.)

The undersigned certifies that the information contained herein is complete and accurate and hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the City in verification of the recitals comprising this statement of Bidder's qualifications and experience.

DATE: 11/29/22 BIDDER: C. Stumpo Development Corp.

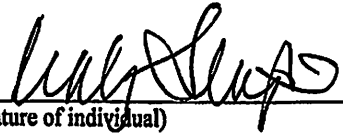
SIGNATURE: 

PRINTED NAME: Cindy L. Stumpo TITLE: Principal

Exhibit A(ii)

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 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 or individuals.



(Signature of individual)

Name of Business


C. Stumpo Development Corp.



Exhibit A(iii)

CERTIFICATION OF TAX COMPLIANCE**

Pursuant to M.G.L. c.62C, §49A and requirements of the City, the undersigned acting on behalf of the Contractor certifies under the penalties of perjury that the Contractor is in compliance with all laws of the Commonwealth relating to taxes including payment of all local taxes, fees, assessments, betterments and any other local or municipal charges (unless the Contractor has a pending abatement application or has entered into a payment agreement with the entity to which such charges were owed), reporting of employees and contractors, and withholding and remitting child support.*



Signature of Individual (Mandatory)

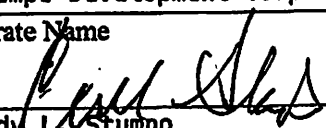
27-0029688

*** Contractor's Social Security Number
or Federal Identification Number

Print Name: Cindy L. Stumpo

Date: 11/29/22

C. Stumpo Development Corp.
Corporate Name

By: 
Cindy L. Stumpo
Corporate Officer
(Mandatory, if applicable)

Date: 11/29/22

Print Officer Name: Cindy L. Stumpo

* The provision in this Certification relating to child support applies only when the Contractor is an individual.

** Approval of a contract or other agreement will not be granted until the City receives a signed copy of this Certification.

*** Your social security number may be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended.

Exhibit A(iv)

CERTIFICATE OF FOREIGN CORPORATION

The undersigned hereby certifies that it has been duly established, organized, or chartered as a corporation under the laws of:

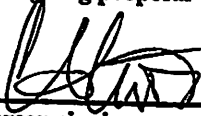
Massachusetts

(Jurisdiction)

The undersigned further certifies that it has complied with the requirements of M.G.L. c. 30, §39L (if applicable) and with the requirements of M.G.L. c. 156D, §15.03 relative to the registration and operation of foreign corporations within the Commonwealth of Massachusetts.

Cindy L. Stumpo

Name of person signing proposal



Signature of person signing proposal

C. Stumpo Development Corp.

Name of Business (Please Print or Type)

Affix Corporate Seal here

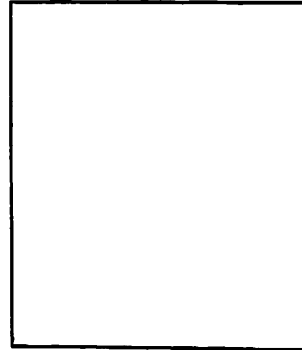


Exhibit A(v)

City of Newton



Mayor
Ruthanne Fuller

Purchasing Department
Nicholas Read @ *Chief Procurement Officer*
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449
purchasing@newtonma.gov

Telephone
(617) 796-1220
Fax:
(617) 796-1227
TDD/TTY
(617) 796-1089

Date

Vendor

Re: Debarment Letter for Invitation For Bid # 23-43

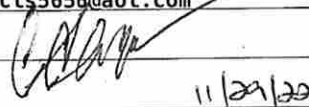
As a potential vendor on the above contract, the City requires that you provide a debarment/suspension certification indicating that you are in compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.

Debarment:

Federal Executive Order (E.O.) 12549 "Debarment and Suspension" requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.

I hereby certify under pains and penalties of perjury that neither I nor any principal(s) of the Company identified below is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

Cindy L. Stumpo (Name)
C. Stumpo Development Corp. (Company)
171 Heath Street (Address)
Brookline, MA 02467 (Address)
PHONE 617-964-5440 FAX 617-964-5445
EMAIL cls5656@aol.com

 Signature
11/29/22 Date

If you have questions, please contact Nicholas Read, Chief Procurement Officer at (617) 796-1220.

Exhibit A(vi)

Form W-9 (Rev. November 2017) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.
---------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above
C. Stumpo Development Corp.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C-Corporation, S-S corporation, P-Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts established outside the US)

5 Address (number, street, and apt. or suite no.) See instructions.
171 Heath Street

6 City, state, and ZIP code
Brookline, MA 02467

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 2.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
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or									
Employer identification number									
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here: Signature of U.S. person ▶

Date ▶ **11/29/22**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1099 (home mortgage interest), 1099-E (student loan interest), 1099-T (tuition)
- Form 1099-O (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Exhibit A(vii)

Business Category Information Form*

IFB No. 22-43

EOI Dudley Road Estate


Business Type Categories*	Select All That Apply
MBE: Minority-Owned Business Enterprise	
WBE: Women-Owned Business Enterprise	X
VBE: Veteran Business Enterprise	
SDVOBE: Service-Disabled Veteran-Owned Business Enterprises	
DOBE: Disability-Owned Business Enterprise	
LGBTBE: Lesbian, Gay, Bisexual, Transgender Business Enterprise	

*Information is being collected as part of a City initiative to open contract opportunities to underrepresented vendors.

I do not wish to complete this form.

There is no penalty for persons who do not complete this Form, and whether or not the Form is completed will not be taken into consideration in awarding a bid.

I certify that the foregoing information is true and correct.



By: Cindy L. Stumpo

Date: 11/29/22

DR SRINI PILLAY

One Mifflin Place, Suite 400, Cambridge, MA 02138 | Tel: +1-617-794-1509 | Fax: +1-617-674-7701 | srini@neurobusinessgroup.com | www.drsrinipillay.com | www.neurobusinessgroup.com

November 21, 2022

To Whom It May Concern

I am writing this letter in strong support of Cindy Stump's involvement in a joint venture with the City of Newton to build out the parcel of 15 acres of land on Dudley Road.

I met Cindy when I approached her to buy my house on Lagrange Street. She declined but offered to build me a house at 83 Winston Road, Newton, MA, 02459, which is just off Dudley Road. She asked me if I had seen any houses that looked like what I might want her to build. I had made a list of houses I had seen and loved. With no exception, every house that I loved (without Cindy knowing of this) had been built by Cindy Stumpo.

Cindy has a historic place in Newton's residential construction. Her reputation is stellar among anyone for whom she had built a house. I can vouch for the fact that this is because her extreme professionalism and genuine care allow her to build a beautiful home that exceeds conventional standards while still staying within the prevailing costs. The long-term benefit of this is that Cindy's homes last much longer than others and stand as a true testimony to the solidity of her building skills.

There is nobody I can imagine getting a project done on time as well as Cindy could. The people who work for her are deeply respectful and know that they cannot cut corners. She is the consummate partner. If the city of Newton is looking to develop out a parcel of land, I believe it would be in the city's best interest to work with a local hero of the residential building industry in Newton. Besides, I would guarantee that it would be fun.

Sincerely yours,



Srini Pillay, M.D.

To whom it may concern,

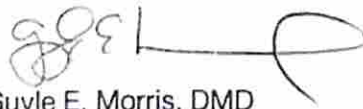
I have known Cindy Stumpo for more than 40 years, however our professional relationship and friendship began in 2007, when building my present home. Over the past 15 years, our relationship has developed with our immediate families and friend group, to include vacationing and travel. At this point, we consider Cindy and her family our extended family.

On a professional level, Cindy built a beautiful house for us, which is a home. My original plan was to stay in the house for 2-3 years and build another. This plan was crushed by my family, who refuse to move due to our love for the home. The house has been an invaluable asset, as the central meeting place for friends, relatives, and my children's friends. The quality of our house has been superb, with only routine maintenance needed. Cindy is still involved with frequently asking if there is any issues with the house, or anything that we made need.

I have been a resident of Newton for 59 years, and I am a 3rd generation Newtonian. I am a 32 year practicing dentist, with education from Boston University, Harvard Graduate School, and Tufts Dental School. Presently, I own a second home in Newton with my brother. At some point in the near future, we will contract with Cindy to raze and build another home. In addition, I have discussed building a new office in the area. We look forward to the future experiences.

I am excited to vouch for Cindy and the quality of craftsmanship. Her eye for detail and design is setting the bar higher for the area that we live, and motivating other builders to step up their game. In comparison, Cindy is at the top of the builder/designer pile. It would be my pleasure to discuss any questions that may arise, and I am available at any time if needed to meet in person.

Your truly,



Guyle E. Morris, DMD
33 Brookline Street
Chestnut Hill, MA 02467

Cell: (617) 921-8929

November 23, 2022

To whom it may concern

I would like to introduce myself and let you know why Cindy Stumpo should be the builder developing the parcel of land on Dudley Road. We own a house on Dudley Road (515 Dudley Road, Newton) and it is important for us to make sure that the development of the parcel on Dudley Road is good for our own neighborhood.

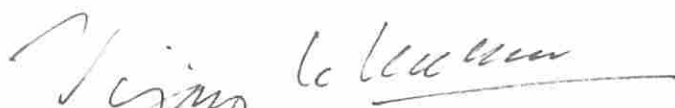
Let me first introduce myself- I am Samuel L Wasserstrom chair of Neurology at Harvard Medical School, Senior Scientist at the Brigham and Women's Hospital, and a member of the Broad Institute. I absolutely love our neighborhood on Dudley Road and would like to have Cindy Stumpo develop the parcel of land that the city is proposing to develop. My wife and I have worked with Cindy for the last 20 years. She built our two houses in the neighborhood. She not only builds aesthetically beautiful and immaculate houses, but she also takes pride in building them taking into account the needs of the owners and what is good for the neighborhood. Her support and follow-through are also effective, her association with the owners does not end when she sells the houses. When my son blew a hole in the hot water tank, while playing baseball in the basement, she came personally to take care of the spilling water over the Christmas holidays. On another occasion, when we had a flood in the bathroom, she sent her team to take care of it right away, since she was out of town.

Since we are a resident of Dudley Road, it is extremely important that we make sure that the parcel of land is built with the right builder, so that it adds to the quality of life in the neighborhood. We think Cindy Stumpo will be the right builder for the task.

If you have any questions, please do not hesitate to call us to discuss the matter.

Best regards,

Sincerely,



Vijay K. Kuchroo, DVM, Ph.D.
Samuel L. Wasserstrom Professor of Neurology, Harvard Medical School
Director, Evergrande Center for Immunologic Diseases
Senior Scientist, Brigham and Women's Hospital, Boston, MA
Institute Member, Broad Institute of Genetics and Genomics, Cambridge, MA

Devesh Gandhi
147 Dudley Road
Newton, MA 02459

November 17, 2022

To Whom It May Concern at City of Newton:

I am writing to introduce myself and offer a letter of very strong support for Newton to work with Cindy Stumpo to develop the parcel of 15 acres on Dudley Road.

I've known Cindy for over 8 years, and she built my house on Dudley Road. I can emphatically say that I can't imagine Newton will be able to work with a better builder. Cindy truly cares about her work and went above and beyond in the development of our house. She cares about her work to the point where she still comes by to fix any issues that arise, years later, well past any obligation. She is always responsive and accessible. When we had a water issue at 10pm on a Saturday night, she was there immediately. When we needed to patch our roof, she sent a crew out immediately. Her clients say she shows dedication and care in each project, and my experience was no different. Cindy grew up on Dudley Road, has built many houses on Dudley Road, and cares about Dudley Road. I would find it hard to believe other builders, many who chase the last dollar, can say those things.

As a resident of Newton, and a homeowner on Dudley Road that will be directly affected by whatever ends up being built on the land, I am extremely concerned about the city's plans to develop the parcel and meaningfully alter the fabric of the neighborhood. I would feel much more comfortable if Newton partnered with Cindy Stumpo. I firsthand experienced the dedication and care of her work, and I know she can develop the land in a high-quality way that can serve the interests of all.

Best regards,



Devesh Gandhi

Resident, 147 Dudley Road



November 26, 2022

RE: 15 Acre Dudley Rd. Estate/ Letter of Support for Cindy Stumpo

Dear City of Newton Interdisciplinary Team,

This letter is to give my highest recommendation for the City of Newton to partner with Cindy Stumpo in the development of the 15-acre Dudley Road estate. As a Newton resident living on Dudley Road, I have a direct interest in the community where this project will take place and there is no other developer that I would recommend as highly as Ms. Stumpo.

I met Cindy Stumpo 27 years ago when she built my home. Today, almost 3 decades later, Cindy is still available 24/7 to myself and my family help with any house-related concerns. This is unprecedented. To say she stands by her product is an understatement. Throughout the building process, Cindy cared about the smallest details as if she was building a house for her own family. I have watched her build numerous houses in Newton over the years with the same dedication and commitment to quality. She has proven time and time again that she has the will and the resources to come to the aid of her past and current clients. It is reassuring to know that Cindy is always only a phone call away.

Ms. Stumpo has deep connections to the Newton community. Ms. Stumpo was raised on Dudley Road and remains entrenched in the neighborhood through friends, clients, and ongoing projects. She doesn't develop property in a vacuum but is always respectful of the needs of the neighbors and neighborhood for each project. Her good will in the community has been built through hard work and proven commitment to truly always be there for her clients. I consider Cindy a good friend--something that most people cannot say about their house builder. Our children have grown up knowing Cindy and her family.

I couldn't imagine a builder more capable, committed, hard-working, dedicated, and above all else caring. She holds herself to the highest standard.

Best Regards,

Lawrence Siff, CEO
Neptune Advisors LLC
617-454-1166 T
617-413-0242 C
lsiff@neptuneadvisors.com
www.neptuneadvisors.com

Adam & Talia Valkin
157 Dudley Road
Newton MA 02459

November 20 2022

To Whom It May Concern:

We are writing to offer strong support for the City of Newton to work with Cindy Stumpo to develop the 15 acre parcel of land on Dudley Road.

We have known Cindy for 8 years. She built our house on Dudley Road almost seven years ago, and we had such a positive experience that we asked her to take on another project for us (to expand our home) two years ago. Cindy knows how to get the job done. She is respected by all her employees and by all the vendors and contractors she uses and supports (e.g. business for cabinets, tiles, appliances, etc). Cindy is trustworthy and dependable - not only when she is in the midst of a project but even well after the project is completed. Anything we have needed, Cindy or her team have been there in a minute to help out, even if it is the middle of the night. She truly cares about her work, and about her clients. Cindy grew up on Dudley Road, is extremely passionate about the area, and has built several houses in the neighborhood. We have met many of her clients and everyone has had the same positive experience building their homes with Cindy, and has developed long-lasting relationships with her too.

As Newton residents and homeowners on Dudley Rd, we have a strong interest in having this development be a success. We would feel very comfortable having Cindy involved with Newton as a partner on this work. She would undoubtedly develop this land with commitment and care, and would do so in a high-quality manner that would take everyone's interests into account.

Best regards,

Handwritten signatures of Talia and Adam Valkin. The signature on the left is 'Talia' and the signature on the right is 'Adam'.

Talia & Adam Valkin
157 Dudley Road

Lisa Kaplan
19 Patten Circle
Newton, MA 02459

November 23rd, 2022

To Whom It May Concern at City of Newton:

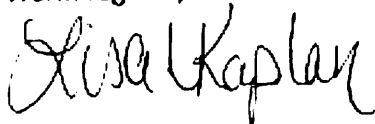
My name is Lisa Kaplan. I am a long-time resident of Newton, MA. I am writing to express my strong support of Cindy Stumpo to develop the parcel of 15 acres on Dudley Road.

Although my family and I are not directly related to Cindy, she is family. She is more than family in so many ways. Cindy built my home 5 years ago. She and her team were an absolute pleasure to work with. She is thorough, direct, supportive, and always two steps ahead of what needs to be done. She has amazing relationships with her staff, suppliers, and clients. Her work never ends. She is always there when you need her, even on Thanksgiving Day when you have an issue and are expecting 45 people in your home for dinner. She has been there for us more times than I can count. That's the type of person she is. We are lucky to know her and to have worked with her.

Newton is her home and she takes pride in our town. She is the type of person and builder the City of Newton needs. Her high-quality work, work ethic, and dedication to everything she does would be a huge asset to this project.

Thank you for your time.

Warm regards,



Lisa Kaplan

Resident, 19 Patten Circle



BOSTON LZ DEVELOPMENT LLC.

303 Wyman street, suit 300
Waltham, MA 02452
sl@bostonlzdevelopment.com
+1(617)4153682

20th November, 2022

To whom may concern,

Mrs Cindy Stumpo is the best builder I have ever worked with and she has built two high quality houses for me.

One house is on 550 Dudley road, Newton, which was built in 2016 and the other one is on 100 Cottage street, Brookline which was built in 2021.

With her professional experience, she has always been able to complete all the construction works in a shorter time than scheduled. More importantly, during the construction process, she can find problems in time and propose reasonable modification plans, which can save time and money and achieve the best results.

Mrs Cindy Stumpo, a trustworthy friend and an excellent builder, can always bring you the best house and a better life.

If you have any questions or require more information, please don't hesitate to contact me at sl@bostonlzdevelopment.com.

Sincerely,

ShengQi Li
Manager

November 20, 2022

The Wang Family
108 Old Farm Rd
Newton, MA 02459-3439

Dear City of Newton:

We are writing to recommend that the City of Newton partner with Cindy L. Stumpo of C. Stumpo Development.

We have had the pleasure of working with Ms. Stumpo for over a year now to customize and purchase two homes that she has developed. We first met Ms. Stumpo in a search for a new home, and subsequently learned that she has been building and developing for over thirty years in the area. Prior to entering into agreements, we gained further confidence in conducting our own reference checks with several extremely happy clients.

We have had a great experience working with Ms. Stumpo. She treats her work product and client service with the utmost care and conducts business with extreme integrity. She not only does the hard on-the-ground work to develop excellent properties, but she also stands by them with an understanding that true partnerships are forged over the long run. She is a pillar of the community, and we believe she is a major asset to the City of Newton.

If we can be of further assistance, please contact Kevin Wang on behalf of the Wang family at kevin.wang@gmail.com or at 857-234-0102.

Best regards,

The Wang Family
Jyh-Yun John Wang
Hui-Chin Eva Wang
Kevin J. Wang

To whom it may concern,

We are writing to express our unwavering support of Cindy Stumpo and her team at C. Stumpo Development. She and her team built our home in Newton Centre three years ago. Not only was the construction process handled with the utmost care and professionalism, but Cindy always personally attends to every single last detail to ensure that her homes are exactly what her clients envision. No detail is too small or unimportant.

Even more remarkable than Cindy's talent as a builder, is her steadfast commitment and loyalty to her clients. Cindy is not a one year warranty builder. If something ever goes wrong with any aspect of her home, even if it were something that she may not have directly been responsible for, she is there in a matter of minutes, to help. This kind of customer service and loyalty is unheard of in this day and age. Cindy is truly one of a kind in both her talent as a builder and her character. Anyone would be lucky to partner with her.

Sincerely,

Dana Popkave and Justin Roberts
170 Elgin St
Newton, MA
02459

Scharukh Jalisi, MD, MA, FACS
Chief Otolaryngology- Head and Neck Surgery
Beth Israel Deaconess Medical Center

November 26, 2022

RE: 15 Acre Dudley Rd. Estate/ Letter of Support for Cindy Stumpo

Dear City of Newton Interdisciplinary Team,

This letter is to give my strongest recommendation for the City of Newton to partner with Cindy Stumpo in the development of the 15-acre Dudley Road estate. As a Newton resident living on Dudley Road, I have a direct interest in the community where this project will take place and there is no other developer that I would recommend as highly as Ms. Stumpo.

Ms. Cindy Stumpo has been known to me since she built my home in 2016. She was involved with every aspect of the construction and I found that she takes pride in every project that she is involved in. Even today Cindy provides exceptional support to my family and myself and is always available 24/7. I have never known any builder to provide so much care to their clients. This demonstrates Ms. Stumpo's utmost commitment to her clients and the communities she helps develop. She has proven time and time again that she is always only a phone call away. Moreover, I have noted that Ms. Stumpo develops exceptional properties bringing not only value to her clients but the entire neighborhood as a whole. I consider Cindy as a friend who is always there for us. I fully endorse Ms. Stumpo to partner with the City of Newton in the development of this project since I will be assured that not only is she going to deliver an exceptional high end product but that she will have a keen eye on making sure that the neighborhood's value is improved with any development.

Best Regards,



Scharukh Jalisi, MD, MA, FACS
Chief Otolaryngology- Head and Neck Surgery
Associate Professor, Harvard Medical School
Beth Israel Deaconess Medical Center

133 Dudley Road
Newton MA 02459



THE SPIEGEL CENTER

November 21, 2022

Dear Mayor Fuller and the City of Newton Land Use Committee:

Please accept this letter as the highest endorsement for partnering with Ms. Cindy Stumpo of C Stumpo Development for the parcel of land on Dudley Road in Newton.

I have known Ms. Stumpo since 2008, and have worked with her on three substantial projects. Most significant among these is our home at 167 Dudley Road. The house, from the year 1900, is of historical significance and was the residence for many years of the important American jazz musician Gunther Schuller. Cindy Stumpo worked with us to lovingly renovate and modernize the home, preserving all significant historical aspects, and keeping the structure and property representative of its origins.

Additionally, Cindy renovated our office at 335 Boylston Street in Newton turning an old furniture store into a state of the art medical practice.

Cindy has proven capable at developing parcels of land similar to the proposed project on Dudley road, as has been demonstrated at the former Fireman estate on Woodland Road, on Heath Street, and Sears Road in Chestnut Hill. She, and her team, will be able to work with the contours of the land to create desirable homes that will fit into the neighborhood and enhance the value of living in Newton.

Most importantly, however, Cindy, unlike many developers, truly cares about her work and her clients. The fortunate people who will live in the new homes will be able to count on C Stumpo Development as time passes and will know that they have worked with a builder who has devoted her career to our area and cares deeply about quality and our neighborhoods. She grew up in this town and went to Newton South High School, directly across the street from the proposed project.

Other than leaving the land undeveloped, or as hiking trails, Newton should most strongly consider having Cindy Stumpo develop the property.

Thank you for your consideration,

Jeffrey Spiegel, MD, FACS

Onir Spiegel, DDS, PhD

Beth Israel Lahey Health 
Beth Israel Deaconess Medical Center

Roger J. Laham, MD

Director, Structural Heart Center

Associate Professor of Medicine

BIDMC/Harvard Medical School

E-mail: rlaham@bidmc.harvard.edu

<http://www.angiogenesis-center.org>

Office: (617) 667-8800

11/20/22

RE: Cindy Stumpo

To Whom It May Concern at City of Newton:

I am writing this letter to strongly support Cindy Stumpo work with the city of Newon to develop the parcel of 15 acres on Dudley Road.

I am the Director of the structural Heart Center at the Beth Israel Medical Center, where I have worked for the last 30 years and I am a long standing resident of the city of Newton. I reside in 12 old Farm Road, Newton, MA 02459. I have Known Ms. Cindy Stumpo since 2015 when she buildtour house as my wife was pregnant with our twins. I can without hesitation state that the city of Newton cannot work with a better builder. Ms. Stumpo truly cares about her work and went above and beyond in the development of our house. She cares about her work to the point where she still comes by to fix any issues that arise, years later, well past any obligation. She is always responsive and accessible. A common theme from all her client is that Cindy is a true humanitarian that is truly compassionate about the city of Newton and its residents. Her work truly bespeak her caring nature for which we are so thankful for. Above all, Cindy is always there to help with the needs of the neighborhood and frequently donates to charitable causes in our neighborhood.

As a Resident of Newton, I strongly support Ms. Sumpo with every endeavor she undertakes knowing that she has the best interest of the city and the resident in mind.

Please accept my kindest regards,

Roger Laham, Resident, 12 old Farm road



KORITZ

WEALTH STRATEGIES LLC

November 28, 2022

City of Newton Interdisciplinary Team
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: 15-Acre Dudley Road Estate/ Letter of Support for Cindy Stumpo

To Whom it May Concern:

I am writing this letter to The City of Newton to strongly recommend partnering with Cindy Stumpo for the development of 15-Acre Dudley Road Estate. As a member of the Newton community, I know that Cindy will always put the interests of our community first in building the most beautiful homes and keeping our community one of the most desired in the state.

I had the pleasure of working with Cindy when she built my home 15 years ago. My husband and I were beyond grateful to have Cindy at the helm of our forever home. Cindy's attention to detail and perfecting her homes is unparalleled. I know I can call Cindy 24 hours, 7-days a week should I need anything for my home. Despite being in my home for 15-years, Cindy is always there for my husband and me. I know taking on this project, she will give you the same attention and the service that is quite frankly unheard of. Cindy goes above and beyond for her clients and takes immense pride in every home she builds.

If you have any questions, please do not hesitate to contact me at 617-767-8199.

Warmest Regards,



Hillary Koritz Price, CLU, ChFC, AEP®

HILLARY KORITZ PRICE, CLU[®], ChFC[®], AEP[®]

P: 781.400.5723 • F: 339.777.5736 • HILLARY@KORITZWEALTH.COM • WWW.KORITZWEALTHSTRATEGIES.COM
300 FIRST AVENUE, SUITE 104, NEEDHAM, MA 02494

Gary L. Irving

48 CHESLEY ROAD, NEWTON CENTER, MA 02459
508-653-9170 E-Mail IRVATTY@GMAIL.COM

November 26, 2022

To Whom It May Concern:

I have had the pleasure to work with Cindy Stumpo and her team on two projects over the past six years. My first project was the demolition and replacement of a two family home on a small lot in a busy congested area of Newton Center. Cindy worked closely with the Building Department to coordinate the project to provide minimal disruption to the environment while moving the project forward to meet time deadlines, all the while keeping to the budget. Despite correcting some unexpected site conditions, completion was within weeks of her estimated completion date. Budget management was always on her mind and Cindy worked closely with me, the architects and the engineers. She made constructive suggestions and managed their execution in a way that kept costs in line. We have been happily living in the completed home for the past four years.

Our second project was more moderate. I needed to renovate a four bedroom apartment during the Covid epidemic. I asked Cindy to get involved because all of my usual resources were otherwise committed. Cindy and her team were also stretched very thin at the time, but agreed to help. The project was undertaken and completed over this past year with minimal disruption to other tenants in the building at the time to catch the strong rental season this past September.

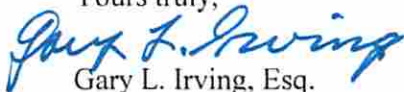
Cindy Stumpo and her team are always a pleasure to work with. Regardless of the size of the project, once committed, the team gives it their "all", pushing forward to a successful and timely completion.

After completion Cindy remains committed to the project and makes sure anything that goes awry is remedied in a timely manner.

I would strongly recommend Cindy Stumpo and the C. Stumpo Development organization for any project or development the City of Newton may want to undertake.

Please feel free to contact me with any further questions or concerns.

Yours truly,


Gary L. Irving, Esq.

11/28/2022

To whom it may concern,

My name is Eden Siff and I am a long time resident in Newton. I have lived in Newton for the past 18 years. My family is deeply rooted here as my wife, Lauren Zuker Siff, grew up in Newton and her business is located in the area as well. Our family owns a real estate management and development company that is over 50 years old. With our knowledge and experience, we believe that C. Stumpo Development would be best suited to construct and build on Dudley Road.

We first met Cindy Stumpo 15 years ago when we were interviewing builders for a custom home for ourselves. After multiple meetings with other companies, it was clear that Cindy was by far the best builder for our job. At the time, Cindy had built over 200 homes, and with our project being very complex, we were confident that she would be able to successfully build a high-quality home for our growing family. Cindy provided us with a realistic timeline and estimate for our house before we started construction. As stated above, the complex nature of our project had unforeseen obstacles that entailed extra work. This did not slow Cindy down at all. She and her team worked harder and longer days to make sure they met their deadline for completion while not sacrificing the quality and fine details.

Cindy's care for her projects does not go unnoticed. She was at the job site every day before any of her contractors setting up the scope of work that was going to be accomplished for the day. The way in which she commanded her troops was amazing. Her knowledge and experience is unmatched. Over the years I will still call upon on Cindy for house advice, and before I finish with the phone conversation, she will be in my driveway to help. Cindy is always present and accessible. This is her backyard and always has been. Cindy doesn't just have clients; she has clients that become her friends and she makes sure they are taken care of fully even when the job is complete.

Please feel free to reach out to me or my wife with any questions.

Best regards,

Eden J. Siff
ejsiff@gmail.com
617-970-9593

Lauren Zuker Siff
lsiff@chestnuthillrealty.com
617-970-9423

ROSSI DEVELOPMENT

345 BOYLSTON STREET, SUITE 300

NEWTON, MA 02467

(617) 224-2475

To whom it may concern

My name is Anthony Rossi and I currently reside in Chestnut Hill, Massachusetts.

I want to strongly recommend Cindy Stumpo for any type of real estate development in Newton whether individually or in a partnership with the City of Newton.

I have known Cindy and her construction team for over a decade, and I can state with certainty that her construction of single and multi-family homes is of the best quality that I have ever witnessed.

I am a real estate attorney and real estate developer based in Newton at 345 Boylston Street. I acquired this property almost 2 years ago with the help and consultation of Cindy Stumpo. I am in the process of refurbishing and renovating the parking garage on 1 Jackson Street in Newton to parking and residential units on two new additional floors again with the help and advice of Cindy Stumpo. I moved my law firm to Newton at the 345 Boylston Street Building along with Rossi Development through the advice of Cindy and was without a doubt one of the best decisions I have made in a long time.

By way of background, I build and redevelop properties throughout the state and since being mentored by Cindy I went from redeveloping 3 to 6-unit buildings to now purchasing and repurposing empty buildings into luxury amenity properties ranging from as small as 30 units to as high as 253-unit buildings. I have attached links to a 62-unit building, a 57-unit building, a 108 unit building and a 253-unit building which I could not have achieved without the extensive experience and knowledge that Cindy Stumpo bestowed onto me and my team.

I am aware of the property that Cindy is attempting to acquire and/or partner with and without hesitation I will state to you there is no better developer and/or partner that you could have in this situation in this City than Cindy Stumpo. She is based out of Newton and has built some of the most beautiful homes in Newton and would be a great asset to any real estate development that her name is on.

Thank you

ANTHONY ROSSI

11/21/22

Hiren Mankodi
8 Singletree Rd
Chestnut Hill, MA 02467

To Whom it May Concern:

I've recently learned about the 15-acre parcel of land in Newton that is under consideration for development. I write this letter to recommend C. Stumpo Development as the right partner for the City of Newton.

I am a client of Ms. Stumpo as she and her team built my house on Singletree Rd. I moved in 2 years ago and couldn't be more pleased with the product and the process along the way. Her team is extremely professional and can operate at a scale and level of complexity that is hard to imagine.

C Stumpo Development is very capable of working on multiple projects in parallel and is able to perform at an extremely high level. The project plans are clear, and the work is orchestrated efficiently.

I think Ms. Stumpo and her team would be an excellent choice as a development partner for the City of Newton and I hope she is given careful consideration.

Thanks,

Hiren Mankodi

November 30, 2022

To Whom It May Concern:

I met Cindy Stumpo in 2010. At the time, my husband and I were looking for a developer to build our home on recently acquired property. C. Stumpo Development was one among many development companies interviewed for the project. We ultimately decided to go with C. Stumpo Development. Why you may ask? There are many reasons. First, was her reputation to build fine quality homes. Second, Cindy is a Newton local. She knows our community. Third, she delivers her products on time without delays.

From our time working with Cindy, she exceeded all our expectations. She constructed a house on time without taking any shortcuts or compromising quality.

For the past 12 years, any issues that have come up with my home, Cindy always comes to my aid without any hesitation.

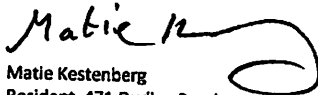
I know she have developed many projects on Dudley Road and she knows the challenges that come with developing this area. She has given her expertise to other builders on Dudley Road due to her knowledge.

Cindy represents the Newton community and I can not think of another development company more suited to develop the 15-acre parcel on Dudley Road.

As a resident of Newton, and a homeowner on Dudley Road, the potential development of this vacant parcel will directly affect me and my family. Dudley Road is a beautiful and unique old street. Any changes to its character will not do it justice.

With this said, I highly recommend the City of Newton to choose C. Stumpo Development for development of this project.

Kindly,


Matie Kestenberg
Resident, 471 Dudley Road

MICHAEL MAGERER



ASSOCIATES, P.C.

ATTORNEYS AT LAW

109 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494-3091

MICHAEL MAGERER
mmagerer@maglaw.us

November 28, 2022

(781) 453-0800
FAX: (781) 453-0606

To Whom it May Concern:

This letter is provided in support of Cindy L. Stumpo, C. Stumpo Development Corp. Cindy was the general contractor/builder of my home.

I can recommend Cindy with the highest degree of confidence. My home was built on time and consistent with the budget that had been set. Both Cindy and her subcontractors were easy to deal with, cooperative, and receptive to questions and concerns. They were accommodating and flexible in dealing with change orders and matters that arose during the construction process.

My home is now eleven years old. Other than expected maintenance, the quality of construction of my home has stood the test of time. Cindy has stood behind her work and continues to do so.

I have also been counsel to Cindy and her various entities over the past twenty plus years. I handle conveyancing, general business matters, litigation, agreement review and drafting, and other legal matters for Cindy. With regard to conveyancing and the Limited Warranty that I have developed for Cindy and is given to buyers, the Limited Warranty is second to none, as Cindy stands behind her work. Even years after the expiration of a Limited Warranty, I have seen Cindy return to a project to address an issue for which she had no responsibility. Further, I have seen Cindy address issues for clients that are the responsibility of other contractors. The bottom line is that Cindy stands behind her work like no other.

Given how long that I have been counsel to Cindy, I can also state that her relationship and reputation with vendors, suppliers, and trades is second to none. Based on their long standing relationships and Cindy's demeanor of being fair, but firm, these parties know the excellence required of them and they deliver.

November 28, 2022
Page Two

It is with pleasure that write this letter on Cindy's behalf. I would not hesitate to use her services again and the team of subcontractors that she has selected and assembled. I would also highly recommend her to others looking to construct a home.

Very truly yours,


Michael Magerer

MM/bms



November 29, 2022

RE: Cindy Stumpo
15 Acre Dudley Road Estate

To Whom It May Concern:

Cindy Stumpo has been a customer of the Village Bank for over 20 years and I have been her personal banker for the last 19 years. During this time the Bank has provided construction financing for over 30 projects that she has undertaken. There has never been any issues or concerns with the financing of any of these projects. The Bank has the utmost confidence in Cindy's skills and experience as a builder. When we make a loan to Cindy for a construction project we know that the house will be constructed in a professional manner and the loan will be repaid as agreed. It has been my experience over the past 19 years that when Cindy says she will do something, it will get done. I have detailed knowledge of her financial history and current financial condition and can unequivocally state that she has the financial capacity to purchase the subject property.

I do not know of anyone more qualified for the City to partner with on this project than Cindy.

If you have any questions please feel free to contact me.

Sincerely,

Andrew S. Franklin
Senior Vice President and Chief Lending Officer



Member FDIC
Member SIF
NMLS# 408536

320 Needham Street • Suite 200 • Newton, MA 02464
(617) 527-6090 • village-bank.com

