

**Committee of the Whole**  
Minutes of the Meeting  
April 20, 2021

1. Vice-President McMenimen called the meeting to Order at 8:00pm in the City Council Chamber.
2. Vice-President McMenimen requested that a roll call be taken to record the attendance for the meeting. The COW Clerk called the roll – Councillors Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley, Vidal, and Vice-President McMenimen were all present in-person. Councillor Mackin was present remotely. President Brasco was absent.
3. Councillor McLaughlin moved to approve the minutes of the COW meeting held on April 5, 2021. The motion was adopted on a voice vote and the minutes of the April 5, 2021 meeting were approved.
4. Councillor Dunn moved to table the executive session minutes of the COW meeting held on March 15, 2021. The motion was adopted on a voice vote and the minutes were tabled.
5. A Community Preservation Commission (CPC) recommendation concerning the development of senior housing on the Leland Home property was presented. Councillor LaCava moved to hear from the individuals in attendance to speak on the matter – Erika Jerram, Vice-Chair CPC, Lizbeth Heyer, 2Life Communities and Chris Sintros, Deaconess Abundant Life. The motion was adopted on a voice vote. Councillor LaCava asked if any community meeting had been held and it was stated that it is scheduled for May 6 at 6:00pm. Councillor LaCava moved to request the City Council to have a site visit of the property on Monday, April 26 at 6:00pm. The motion was adopted on a voice vote. Councillor LaCava asked several questions to obtain information about the project including – the name of the applicant, list of abutters, if the property is secured, the total project cost, the eligibility criteria for applying for a unit, if a zoning or 40B project, the height of the building, parking/traffic studies, prior City funds spent on the roof, number of units and how the \$6 million of CPA funding will be disbursed. Ms. Heyer addressed the questions stating the corporate structure was in process, 79 units to be built with eligibility based on 35% less than 50% average median income (AMI), 31 % at 45–60% AMI and 30% less than 80% AMI, the process would be a 40B, no issues expected with parking needs, traffic studies to be done and would obtain community input before final design. Councillor LaCava expressed concern that answers to his questions were not complete. Councillor LeBlanc expressed support for the project and stated Councillor LaCava asked good, detailed questions. Councillor LeBlanc moved to request that a copy of the contract for the Leland Home property be provided to the Mayor and Law Department for their review. The motion was adopted on a voice vote. Councillor Darcy asked questions about where the current residents would be relocated, if 100% preference should be given to Waltham residents and if the historic aspect of the building and grounds would be preserved. Councillor Paz asked questions about the 40B process for the property and asked about the

number of residents who owned vehicles. Councillor Harris asked several follow up questions including the construction timeline, the traffic impact during construction, affordability, average rents and Waltham preference. Councillor LaCava moved to table the matter. The matter was tabled on a voice vote, with no audible objection.

6. A request was received from the Mayor to approve the “friendly” taking of the property located at 33 Exchange Street. Councillor Durkee stated his support for the taking explaining the financing had already been approved by the Council. Vice-President McMenimen read the taking order. Councillor Durkee moved to approve the taking order. On the motion, Councillor Mackin stated her opposition for the matter and further stated the \$1.4 million could be better spent towards establishing public transit routes, similar to what is in Lexington. Vice-President McMenimen explained the City had done this type of program over 15 years ago and it proved unsuccessful. Councillor Mackin responded it should not be the reason to not relook at the program. Councillor O'Brien stated that public transit is unreliable and it is an historic opportunity to purchase parking for the Library and the Boys & Girls Club. The motion of Councillor Durkee to approve the taking order was adopted on a roll call vote of 13 in favor (Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley, Vidal, and Vice-President McMenimen), 1 opposed (Mackin) and 1 absent (President Brasco).
7. A motion by Councillor LaFauci to adjourn was adopted on a voice vote, and the Chair declared the Committee adjourned at 9:40pm.

Paul G. Centofanti – Clerk to the Committee of the Whole