

Community Preservation Committee (CPC) Meeting and Hearings
September 12, 2017
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., CPA Program Manager, Waltham
Community Preservation Committee (CPC)

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community Access Channel) video recorded the Meeting.

B. Roll Call by Clerk Melnechuk.

Present: Chair Diana Young, Sean Wilson, Tom Creonte, Dan Melnechuk, Justin Barrett, Bob LeBlanc, Jerry Dufromont. Absent: two positions vacant. Program Manager: William Durkee -present. A Quorum of seven was declared present. The Chair noted that the applicants to the CPC were due on September 8. Per the ordinance, there needs to be at least five in favor to pass any action.

C. Minutes - Clerk.

Minutes of the June 6, 2017 CPC Meeting. A Motion was made to accept the Minutes as presented. The Motion was seconded, and passed unanimously.

D. New Business

1. Applications and Hearings-Chair. The Chair invited the representative of the Waltham Sons of Italy (WSOI) to present its application.

1a. Edmund Tarallo, 52 Montview Ave. Waltham represented the WSOI. As the club historian, he noted the grant request was for \$214,875.00. The purpose of the request was to bring the historic resource into compliance with all federal, State and local fire and safety regulations. The Waltham Historical Commission (WHC) reported in June that the WSOI was an historic resource according to MA general law 44B, Section 2 under the Community Preservation Act (CPA). The WHC therefore declared the WSOI eligible to receive funds under the Act.

The WSOI is not in compliance with current fire regulations and needs a fire sprinkler system to continue to use the building at full capacity. This caused the club to determine what is needed to get under building and fire compliance as well as handicap accessibility. The WSOI does not have the resources to fulfill those requirements. The WSOI attempted to determine the least costly way to comply. This included the new sprinkler system, a water service line into the building, and fire protection exhaust for the kitchen. Handicap accessibility determined

that the only option was to install a chair lift. This will require rebuilding the steps. Although the chairlift itself would have a cover, the handicap person would need some additional cover until they enter the chairlift during inclement weather. A new cover would require the replacement of the WSOI sign.

The WHC, Professor Vanessa Parravano of Bentley University, Dean Dr. Lisa Battaglino of Bridgewater State University, and the head of the Waltham Public School World Language Dep't, Cynthia Piantedosi extolled the contributions over 100 years of the hard work and fraternity which brought the Italian American community together and their subsequent contributions to the City of Waltham.

After recognizing the approximately 30 persons in favor, with none opposed and none to speak, the CPC questioned Mr. Tarallo and discussed the Application. The owner is the Dante Real Trust. The CPC Application was questioned and the Chair clarified that any recommendation from the CPC would include an Agreement approved by one or both of the Trust and the lodge.

A motion was made to approve the \$210,875.00, less the sign, and with at least two bids (if possible) for each item obtained prior to the commencement of work. The motion was seconded and passed with a roll call vote with seven in favor and none opposed. The Chair will attach the contract to the items to be sent to the City Council for its Meeting of September 25.

D. Old Business:

1. Status of CPC Projects: Chair. The Auditors office is preparing the final FY2017 closeout numbers. The estimate of the amount available for new projects is \$17,730,000 available to the CPC before including the FY18 surcharge and FY17 state match.

2. Housing legal question (Chair). The opinion received is still being studied.

3. Historic Restrictions (Chair). The Boston diocese has agreed to the language for the contract (Agreement) which appear minor and is now before the Law Dep't.

4. The CPC Rental Assistance Program (Chair). The WHA (Waltham Housing Authority) has begun accepting tenants.

G. Good of the Committee:

1. Organization of the CPC - Election of officers (Chair, Vice Chair, Clerk.) The Chair turned the election over to the Program Manager. The Chair, Diana Young, announced her intention to leave the CPC at the end of FY2018. There are no term limits nor staggered election of CPC officers in the CPC local ordinance or State statute. The CPC thanked the Chair for her seven years of service and five years as the Chair, and expressed disappointment of her decision to leave. At the request of the Program Manager for the position of the Chair, a nomination was made for

reelection of the Chair, Diana Young, and the Clerk, Dan Melnechuk, and the Vice-Chair to be Justin Barrett. The elections have been clarified as needing to be open and not by secret ballots. Hearing none in opposition the three nominees were declared elected unanimously as its officers for FY2018.

2. Next Regularly Scheduled CPC Meeting/Hearing. The Chair returned as reelected and noted the next regularly scheduled CPC Meeting/Hearing would be Tuesday, October 3, 2017 with the location to be determined.

3. CPC Member Sean Wilson for the Waltham Historical Commission (WHC) requested clarifications. The reply was negative to the question of whether the CPC participated in any archaeological studies on the Fernald campus. The status of windows as either interior or exterior in the CPA was requested. The CPC has approved both "interior" (exterior structural) and "exterior" (storm windows) projects. At the Wellington House where such window questions have risen there may be funds available for those purposes. The WHC must obtain an occupancy permit there for fire protection, handicap access, and safety, and some of the existing services, such as plumbing have been questioned. If there are insufficient funds a new application may be in order.

4. CPC Applications. Clerk Melnechuk noted that the requirement for multiple bids should be addressed in the CPC application forms to request multiple bids for all major items. It was discussed as a time saving idea and would be placed on the Agenda for October 3.

H. Adjourn. A Motion to adjourn was made, seconded and passed by voice vote unanimously.