



**Community Preservation Committee (CPC)  
Meeting Minutes  
May 14, 2019**

**A. Call to Order**

Meeting called to order at 7:02 p.m. by Chair M. Justin Barrett, Jr.

**B. Roll Call**

**Present:** Chair M. Justin Barrett, Jr., Clerk Dan Melnechuk, Tom Creonte, Bill Doyle, Bob LeBlanc, Amanda Thibodeau, Sean Wilson, Loretta McClary (arrived at 7:11 p.m.)

**Absent:** Vice Chair Erika Oliver Jerram

**C. Minutes**

Motion made by Mr. Creonte to approve the minutes from the April 9, 2019 meeting. Motion seconded by Mr. LeBlanc. All in favor. Motion passed.

**D. New Business – Public Hearings**

**1. Historic Wellington Farms:** City Councillor George Darcy submitted the application on behalf of himself and Nick Abruzzi of the City of Waltham's Recreation Department. Both City Council and the Recreation Department voted to approve the project. This includes preserving the old grove specimen trees along the driveway, planting new specimen trees where those have died, restoring the historical cherry and apple orchards, repointing some of the stone walls, and the major part is clearing the farm fields and removing the stumps. They hope that the City will issue an RFP for the 6-acre site for farming and beekeeping. Additionally, they would like to plant a wildflower meadow and pumpkin patch. There are 15 parking spaces which will be striped along the driveway.

Mr. Melnechuk asked about the City Council resolution that was provided but isn't signed. Mr. Darcy will obtain a copy of the signed copy for the Committee. Mr. Melnechuk also asked about a few items that were added after the original application that was submitted. Mr. Barrett recommended adding money to the request for a total of \$50,000 in order to ensure all expenses are covered. Mr. Wilson does not remember seeing this coming before the Historical Commission. Mr. Darcy responded that the house isn't part of this project, therefore Historical approval is not required. Mr. Doyle asked about the ongoing maintenance after the project is complete. Mr. Darcy replied that an RFP will be issued by the City. Mr. Barrett added that the RFP could also be funded annually through the CPC. Mr. Doyle would like to see analysis to determine the annual maintenance cost. Mr. Wilson asked if the leasing is only with the land and not the house. Mr. Darcy stated that it would include the house but it would require a separate application through the Historical Commission.

Approved 9-10-2019

Mr. Barrett opened up questions from the general public. There were none. Councillor Robert Logan stood in favor of the project.

Motion made by Mr. Creonte to approve \$50,000 for the clearing, specimen trees, fruit orchards and stone walls. Motion seconded by Mr. Doyle. All in favor. Motion passed.

**2. Francis Cabot Lowell Mill Chimney:** Douglas Yaggy requested funds to restore and preserve the chimney. The owners would like to contribute \$350,000 to the restoration. The chimney is non-functional, but they would like it preserved since it is an iconic part of the Waltham skyline. The chimney is unsafe and either needs to be restored or taken down as it poses a public safety risk. They are seeking \$1,124,598 for the restoration. Bob Perry, Executive Director of the Charles River Museum of Industry and Innovation, read a letter written in support of the restoration by former WHS History teacher and Historical Commission member, Jack Cox. Mr. Perry, Lisa Lorgeree (President of Downtown Waltham Partnership), and City Councillor Robert Logan all spoke in favor of the project. Mr. Doyle asked if they are just repointing or will there also be any sealing of it. Mr. Yaggy replied that they will be doing both. The owner will pay for the maintenance for 35 years after the restoration is done. Mr. Melnechuk asked when the last time the chimney was restored/maintained. Mr. Yaggy replied that he isn't sure, but it's probably lasted 100 years with only minor repairs. Mr. LeBlanc asked if the owners would be willing to put in more than \$350k. Mr. Yaggy replied that he cannot answer that, but they did just contribute \$1M to preserve the rest of The Mill. Mr. Perry noted that their lease is until 2044; they are an at-will tenant with free rent. Mr. Wilson asked how much money CPC has in their account. Mr. Barrett replied that there is \$18M. Mr. Wilson stated that residents would prefer to see the money put back into the community rather than sit in an account. He feels this is one of the most iconic structures in the city. Motion made by Mr. Wilson to approve the requested \$1,124,598, seconded by Mr. Doyle. Roll call vote: Mr. Wilson (Yea), Ms. Thibodeau (Yea), Ms. McClary (Yea), Mr. LeBlanc (Nay), Mr. Doyle (Yea), Mr. Creonte (Nay), Mr. Melnechuk (abstained), Mr. Barrett (Yea), Ms. Oliver Jerram (absent). Motion passed 5:2.

#### **E. Public Input**

No one spoke to recommend future projects to be funded by the CPA.

#### **F. Other New Business**

**1. CPC FY20 Budget:** Mr. Barrett stated that there are no major changes to the proposed budget. The amount being requested by the CPC for fiscal year 2020 is \$160,049. Motion made by Mr. Creonte to approve the budget for FY20, seconded by Mr. LeBlanc. All in favor. Motion passed.

#### **G. Old Business**

**1. Status of the Appropriated CPC Projects:** Mr. Barrett reported that the Leland Home's lottery will be held on May 31<sup>st</sup>. They have five applications and they are looking for another 5-10. The Sacred Heart project is complete and the Music Hall is nearly done. There are no updates on the French Club. The Girl Scouts submitted their quarterly report to the committee last week and work will start soon. The Mill's window replacement project is almost finished.

**2. Conservation Restrictions (CR):** Mr. Melnechuk placed a few documents into CPC's Dropbox pertaining to CRs. A CR is required for the properties that were purchased with CPA funds and the CR needs to be

filed with the State. Mr. Melnechuk suggested putting a moratorium on the CR that is sitting in the Law Department. Mr. Barrett noted that the City cannot be the holder of the CR. He said that the problem is the State oversees it, but the state doesn't agree with the City's language. Mr. Melnechuk pointed out that the rest of the state uses the language that the City of Waltham's Law Department removed. Motion made by Mr. Doyle to write a letter from the full CPC explaining the issue of the lack of CRs and recommending potential solutions to the Law Department and the Mayor, and to allow Chair Barrett to meet with the Law Department to discuss. Motion seconded by Mr. LeBlanc. All in favor. Motion passed.

#### **H. Next Regularly Scheduled Meeting**

The next meeting will be held on Tuesday, June 4, 2019 at 7:00 p.m.

#### **I. Adjourn**

Motion made by Mr. LeBlanc to adjourn, seconded by Mr. Creonte. All in favor. Motion passed. Meeting adjourned at 8:42 p.m.