



Community Preservation Committee Meeting Minutes October 17, 2023

1. Call to Order

Meeting called to order at 7:00 p.m. by Chair M. Justin Barrett, Jr. This meeting was held via Zoom.

2. Roll Call

Present: Chair M. Justin Barrett, Jr., Clerk Dan Melnechuk, Vice Chair Erika Oliver Jerram, Tom Creonte, Bob LeBlanc, Loretta McClary, Amanda Thibodeau, Sean Wilson, Bill Doyle (joined at 7:02 p.m.)

Absent: None

3. Meeting Minutes

Motion made by Mr. Creonte to approve the meeting minutes of June 13, 2023, seconded by Mr. LeBlanc. All in favor. Motion passed.

4. New Business

A. Election of CPC Officers

Motion made by Mr. Creonte to nominate Mr. Barrett as Chair of the CPC, seconded by Mr. LeBlanc. All in favor. Motion passed.

Motion made by Mr. Barrett to nominate Ms. Oliver Jerram as Vice Chair and Mr. Melnechuk as Clerk of the CPC, seconded by Mr. Creonte. All in favor. Motion passed.

B. Public Meeting

1. Opportunities for Inclusion Housing Application

Atty. Shawn Keefe represented the applicant. He noted that Opportunities for Inclusion, formerly GWArc, was founded over 65 years ago in Waltham to provide care and services for loved ones with intellectual and developmental disabilities. They are seeking funding for a new group home at 46 Chestnut Street, which is located next door to their headquarters. It will provide affordable housing for low-income individuals with intellectual and developmental disabilities, including autism. They are requesting \$1.7M of CPA funds for development costs, which is roughly 50% of the proposed budget. This is a full renovation which will include 5 bedrooms and 2 fully accessible bathrooms. Gabriel Vonleh, Chief Executive Officer, added that these units will be for individuals to age in place.

Mr. Barrett opened up questions from the committee. Mr. Melnechuk asked if there will be

room for staff to live there. Atty. Keefe replied that it will be staffed 24/7, but it will be staffed in shifts. There wouldn't be permanent occupancy.

Mr. Barrett pointed out that if this project is funded with CPA money, an automatic deed restriction would be placed on it in perpetuity. Mr. Creonte asked if there is enough parking on site for staff. Mr. Barrett replied that there is a garage plus parking for six cars in the driveway. Mr. Vonleh reiterated that Opportunities for Inclusion is next door with additional parking and there is a city lot across the street. Ms. Oliver Jerram asked about this being an affordable housing project and if the property will be listed in the SHI (Subsidized Housing Inventory) or is it in a different category. Bob Guinto replied that they are contracting directly with DDS (Department of Developmental Services). Ward 8 City Councilor Cathyann Harris spoke strongly in favor of the project. Mr. Barrett asked for comments from the public. There were none.

Motion made by Ms. Oliver Jerram to recommend to City Council that the \$1.7M be taken from the CPA Housing and Undesignated accounts, seconded by Mr. LeBlanc. All in favor. Motion passed.

5. Old Business

A. Conservation Restrictions (CRs): Mr. Barrett noted that the nine outstanding CRs have been approved by City Council to be filed with the state.

B. Hardy Pond Conservation Area Project: Mr. Melnechuk stated that a couple of City Councilors are putting through the naming proposal for the area of the western side of Hardy Pond and naming it Hardy Pond Conservation Area. Until it gets ironed out, he requested it be put on hold. Mr. Barrett requested that it be taken off the agenda for the time being.

C. Proposed Changes to CPC Rules: Mr. Melnechuk spoke with Stuart Saginor of the Community Preservation Coalition. They discussed that no work can be done on open spaces until there is a conservation restriction. Mr. Melnechuk would like this included as part of the application and Mr. Saginor agreed that it should be on there. Mr. Melnechuk would like to take this item off the agenda for the moment to see how the CRs being sent to the state go.

D. Outstanding Projects: Mr. Barrett read the status of all open CPA-funded projects.

E. CPA Account Balances: Mr. Barrett gave the current balance in each account, as of October 1, 2023: Open Space: \$1,799,154.46, Historical: \$0, Housing: \$1,292,014.58, Undesignated: \$5,953,554.87).

6. Announcements/Correspondence

A. Next meeting: November 21, 2023

7. Adjourn

Motion made by Mr. Creonte to adjourn, seconded by Ms. Oliver Jerram. All in favor. Motion passed. Meeting adjourned at 7:40 p.m.