



**Community Preservation Committee (CPC)  
Meeting Minutes  
October 15, 2019**

**A. Call to Order**

Meeting called to order at 7:00 p.m. by Chair M. Justin Barrett, Jr.

**B. Roll Call**

**Present:** Chair M. Justin Barrett, Jr., Vice Chair Erika Oliver Jerram, Clerk Dan Melnechuk, Bob LeBlanc, Amanda Thibodeau, Sean Wilson (arrived at 7:03 p.m.), Loretta McClary (arrived at 7:07 p.m.), Bill Doyle (arrived at 7:07 p.m.)

**Absent:** Tom Creonte

**C. Minutes**

Motion made by Mr. Melnechuk to approve the minutes from the September 10, 2019 meeting with the amendment that the public hearing portion of the UMASS Field Station was closed. Motion seconded by Mr. LeBlanc. All in favor. Motion passed.

**D. New Business – Public Hearings**

**1. UMASS Field Station & Farm Acquisition Proposal:** Mayor McCarthy updated the committee on the status of the acquisition. Both UMASS and the City had appraisals conducted on the property and both appraisals are close in price. UMASS had a title search done, which the City's Law Dept. is looking at. The tenants would remain on the property. Draft legislation has been prepared. Mayor McCarthy put in a request for additional environmental testing. She would not be requesting more than \$14,000,000 of CPA funds. Any additional money needed would come from the City.

Mr. Melnechuk asked who will pay for the remediations and how can the CPC be ensured the remediations will happen once the City purchases the property. The Mayor replied that some of it will take place before the purchase, some will happen after the purchase and others will be treated as an offset. Mr. Melnechuk asked how long the tenants would be allowed to stay. Mayor McCarthy replied that they would negotiate for the tenants to stay long-term. Mr. LeBlanc asked if things are still on course to close at the end of the year. Mayor McCarthy stated that the final agreement will be completed by the end of the year. The additional environmental testing is the only thing left to be done. Ms. Thibodeau asked who would have control over the land. The mayor replied that most of the land would primarily fall under the Recreation Department, and the remainder would be the Planning Department. Mr. Barrett commented that this is a once in a lifetime opportunity and he strongly supports it.

Motion made by Mr. LeBlanc to approve the \$14,000,000 application for purchasing the Beaver Street Farm (UMASS Field Station and Farm) seconded by Mr. Doyle. All in favor. Motion passed.

**2. Waltham Housing Authority: Beaverbrook Apartments Roof Replacement:** Executive Director John Gollinger and Assistant Executive Director Mark Johnson represented the Waltham Housing Authority. They requested funding for major improvements to their property. They need to preserve their housing and replace the roofs at two of their properties. Beaverbrook Apartments has a flat, rubber roof which has outlived its useful life. It is very expensive to replace (much more than shingles). It's been patched several times but now needs to be replaced.

Mr. Melnechuk stated that he did some research to confirm that roofing can be paid for with preservation funds. Mr. Barrett noted that another roofing project had been approved in the past.

Atty. McClary asked if there is an opportunity to change the pitch of the roof (so that it is no longer flat). Mr. Gollinger stated that it would be very expensive to do so. Mr. LeBlanc asked what the life of the new roof will be. Mr. Johnson replied that it would be 25-30 years. It will be a complete replacement. Mr. Doyle asked which roof needs to be replaced more. Mr. Gollinger replied that both are equally in disrepair. Mayor McCarthy spoke in favor of both projects. She asked if the CPA Housing fund has enough money to cover both projects. Mr. Barrett replied that money is becoming available from the CPA tax revenue and the state match. Motion made by Ms. Oliver Jerram to approve the \$910,800 request for the Beaverbrook roofing project, seconded by Mr. Doyle. All in favor. Motion passed.

**3. Waltham Housing Authority: Prospect Terrace Apartments Roof Replacement:** Mr. Gollinger stated that this request is lower than Beaverbrook because of the materials being used (rubber vs. shingles). They are wanting to have high quality, architectural shingles installed.

Motion made by Ms. Oliver Jerram to approve the \$517,500 request for the Prospect Terrace roofing project, seconded by Ms. Thibodeau. All in favor. Motion passed.

## **E. Other New Business**

**1. Fernald Historical Survey Presentation:** Bryan Papciak-Parcival, Director of Handcranked Productions, gave a presentation of the pictures he and his company have been taking of the interior and exterior buildings at the Fernald. They are also documenting the history of each building. Once completed, all of the information will be made available to the public. Mr. Wilson asked where they are pulling the information from. Mr. Papciak-Parcival replied that it's coming from the State Archives. Mr. Wilson also suggested they reach out to the City of Waltham's Historical Commission. Mr. Doyle suggested that the Historical Commission take charge of the documents that are at the Fernald.

**2. Election of Officers:** Nominations were opened up for Chair. Ms. Oliver Jerram nominated Mr. Barrett, who accepted the nomination. Motion seconded by Mr. LeBlanc. Julie asked if there were any other nominations for Chair. There were none; nominations were closed.

Nominations were opened up for Vice-Chair. Mr. Barrett nominated Ms. Oliver Jerram, who accepted the nomination. Motion seconded by Mr. Wilson. Julie asked if there were any other nominations for Vice Chair. There were none; nominations were closed.

Nominations were opened up for Clerk. Mr. Barrett nominated Mr. Melnechuk, who accepted the

nomination. Motion seconded by Mr. Wilson. Julie asked if there were any other nominations for Vice Chair. There were none; nominations were closed.

Motion made by Mr. Doyle to accept the nominations, seconded by Mr. LeBlanc. All in favor. Motion passed.

#### **F. Old Business**

**1. Status of the Appropriated CPC Projects:** Mr. Barrett reported that a few projects have been completed, will be closed out, and the remaining balances will go back into the general fund.

#### **G. Adjourn**

Motion made by Mr. Doyle to adjourn, seconded by Mr. Melnechuk. All in favor. Motion passed.

Meeting adjourned at 8:25 p.m.