



**Community Preservation Committee (CPC)
Meeting Minutes
September 15, 2020**

A. Call to Order

Meeting called to order via Zoom 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, Tom Creonte, Bill Doyle, Bob LeBlanc, Amanda Thibodeau

Absent: Loretta McClary, Sean Wilson (joined meeting at 7:04 p.m.)

C. Minutes

Motion made by Mr. Creonte to approve the minutes from the June 19, 2020 special meeting, seconded by Ms. Oliver Jerram. All in favor. Motion passed.

D. New Business – Public Hearings

1. Public Hearings and Meetings

a. New Light Korean Church: Joshua Oh represented the applicant. He noted that they applied in February and the CPC requested a second quote for the work. They planned on attending the March meeting, but due to COVID-19, there was no meeting. On June 26th, a piece of the steeple fell off and the Building Department closed the building until repairs were made. Repairs have been made and work is complete. Mr. Barrett opened up questions from the committee. Mr. Barrett asked if Mr. Oh received letters of support from the community. Mr. Oh listed the support letters they've received. Mort Isaacson, Chair of the Waltham Historical Commission, stated that the church is listed on the National Register of Historic Places and is one of Waltham's most historic buildings. He noted that the work needs to be done to the Secretary of Interior Standards for historical renovations. A member from the Historical Commission can certify if the work completed meets the standards. After some discussion, a motion was made by Mr. Creonte to table the item until the Historical Commission can inspect. Motion seconded by Mr. LeBlanc. All in favor. Motion passed.

Approved 11-24-2020

b. Stonehurst at the Robert Treat Paine Estate: Ann Clifford, curator at the Paine Estate, stated that they submitted an application for \$754,163.00 for the exterior preservation of the building. There is a lot of decay across the building which allows water into the building, causing structural damage. They are also replacing all of the exposed shingles that have exceeded their lifetime and are falling off, mossy, and rotting. Mr. Barrett opened up questions from the committee. Mr. Melnechuk asked if they can make cedar shingles that will last longer than 35 years. Ms. Clifford replied that they are following the Secretary of the Interior's standards which require that the shingles be cedar. They will be adding a protective coating on the new shingles to hopefully last a little longer than 35 years. Mort Isaacson noted that the architect attended the Historical Commission's meeting the night before. He is quite satisfied with the work the architect is proposing. Ms. Clifford noted that they also received a sign-off from the state for the work.

Motion made by Ms. Oliver Jerram to approve the restoration of the Paine Estate Exterior, seconded by Ms. Thibodeau. Mr. LeBlanc asked for the timeline. Ms. Clifford replied that the anticipation completed date is December 2021. Mr. Barrett took a vote on the motion. All in favor. Motion passed.

c. Homes for Veterans Network Launch: David DiGregorio, Sr. stated that while doing research on veterans, he found that 127,359 veterans in the Commonwealth of MA earn less than \$40k per year. His organization, Launch Foundation, is looking to purchase the property at 49 Pleasant Street to house 6-7 homeless veterans from Waltham. While the vets are at the home, they will be helped to find permanent housing. Mr. Creonte asked who will maintain the building. Mr. DiGregorio replied that they will maintain it and will hire a landscaper for the outside. Mr. Creonte asked if they will be charging the veterans rent. Mr. Creonte is concerned about the maintenance. Mr. DiGregorio stated that they will have volunteers to take care of it. Roland Butler noted that veterans receive \$900 - \$1300 per month to pay for rent. He also stated that they have landscapers who will donate their services and high school students will come occasionally to help with the upkeep. Mr. Melnechuk pointed out that a deed restriction would have to be placed on the property and it would always have to be for affordable housing. He asked if there is some sort of certification that is required to run a facility like this. Mr. Butler replied that there is not since this isn't a psychiatric facility. Ms. Oliver Jerram asked about their plans for sustainability or if this organization is no longer operating the house, and how does the CPC ensure it is maintained. Mr. LeBlanc asked if it is a lottery system for housing the veterans. Mr. Butler stated that there will be a vetting system. Mr. Melnechuk and Ms. Oliver Jerram noted that the application is missing information. Mr. Barrett stated that City Councilors Cathyann Harris, Sean Durkee and Tom Stanley are in support of this. The committee requested additional local support. The main purpose of the home is to get veterans a job and a permanent place

to live. Mr. LeBlanc asked if they could get an extension (beyond the planned closing of January 28, 2021). Mr. DiGregorio replied that he can't push it back any further. After some discussion, it was decided that the applicant provide the committee with information that was missing from the application. It was agreed that the information would be submitted by Thursday, Sept. 24, 2020 and a special meeting would be held on Tuesday, Sept. 29, 2020 at 6:00 p.m.

Motion made by Mr. Creonte for the applicant to provide a pro forma and operational budget by Thursday, Sept. 24, 2020 and a CPC special meeting to be held at 6:00 p.m. on Tuesday, Sept. 29, 2020. Motion seconded by Ms. Oliver Jerram. All in favor. Motion passed.

d. City of Waltham McDonald and Thompson Playground Renovations: Bob Waters and Jimmy LaCrosse represented the City of Waltham. They are seeking \$2,811,096.79 for the reconstruction of two city playgrounds. The total cost of the project is \$3,246,096.79. They will be receiving the difference from a Block Grant. Mr. Barrett stated that if this project is approved, the CPC will not have the funding for it until November. He suggested earmarking the money. Mr. LeBlanc asked the timeline of the project. Mr. LaCrosse replied that the project would go out to bid at the end of November and work is planned to begin in the spring.

Motion made by Ms. Oliver Jerram to support the City of Waltham's proposal to spend \$2,811,096.79 for renovations at Thompson and McDonald playgrounds. Motion seconded by Mr. Creonte. All in favor. Motion passed.

2. Election of Officers

Mr. Doyle nominated the current panel, M. Justin Barrett, Jr. (Chair), Erika Oliver Jerram (Vice Chair), and Dan Melnechuk (Clerk) as officers for the next year. Roll Call: Sean Wilson (Yes), Amanda Thibodeau (Yes), Bob LeBlanc (Yes), Bill Doyle (Yes), Tom Creonte (Yes), Dan Melnechuk (Yes), Erika Oliver Jerram (Yes), M. Justin Barrett, Jr. (Yes)

3. Next Meeting Date

The next regular CPC meeting was changed from October 6th to October 27th.

E. Adjourn

Motion made by Mr. LeBlanc to adjourn, seconded by Mr. Creonte. All in favor. Motion passed. Meeting adjourned at 9:37 p.m.