



**Community Preservation Committee (CPC)  
Meeting Minutes  
November 24, 2020**

**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, Tom Creonte, Bill Doyle, Bob LeBlanc, Loretta McClary, Amanda Thibodeau, Sean Wilson joined at 7:01 p.m.

**Absent:** None

**C. Meeting Minutes**

Motion made by Ms. Oliver Jerram to approve the minutes from the September 15, 2020 meeting, seconded by Mr. Creonte. All in favor. Motion passed.

Motion made by Ms. Oliver Jerram to approve the minutes from the September 29, 2020 special meeting, seconded by Mr. Creonte. All in favor. Motion passed.

Motion made by Ms. Oliver Jerram to approve the minutes from the November 18, 2020 special meeting, seconded by Mr. Creonte. All in favor. Motion passed.

**D. New Business – Public Hearings**

**1. New Light Korean Church:** Joshua Oh appeared before the Committee to request that the denial for CPA funding from the city's Law Department be reconsidered. Mr. Barrett noted that the Law Department stated that their project is not eligible because money can't be paid in arrearage (the project was completed before CPA money was granted to them). Mr. Oh stated that they applied for the grant (in February 2020) before the pandemic hit. Their hearing was continued to March 2020 but the CPC meetings were cancelled in the spring. They were forced to make repairs to the building because the Building Department shut them down. Mr. Doyle suggested Mr. Oh write a letter to the CPC indicating that when he first applied, the work had not begun. The CPC would then present the letter to the Law Department. Mr. Creonte asked how much money was put into the building to make it safe. Mr. Oh replied that they paid \$145,000. Mr. LeBlanc asked if Mr. Oh has documentation from

Approved 2-9-2021

the City telling him that they had to make repairs at that time. Mr. Oh responded that he does.

**2. Metro West CD - Waltham Armory:** Jennifer Van Campen, Executive Director, of Metro West CD stated there are four things they look for when they put together an affordable housing development: location, local funding, zoning and state/federal funding. They feel they have a do-able project with the armory, creating 23 units for affordable housing within the historic structure. There would be 1, 2 and 3-bedroom units all at or below 60% of the Area Median Income. They are requesting \$5M of CPA funds, with the remaining \$8M coming from state, federal and private resources. They do have the support of the Waltham Historical Commission. Mr. Melnechuk asked what the current status is with the owner of the building. Ms. Van Campen stated that they have an informal agreement for a \$3.5M acquisition. The owner is not currently actively selling it. If CPC and City Council approve the project, Ms. Van Campen will make a formal offer to purchase the property. Mr. Doyle asked if she would be requesting a 40B or change the zoning. Ms. Van Campen replied that she believes a 40B would be the easier and faster path. Mr. Creonte asked where the rest of the money will come from. Ms. Van Campen replied that \$2.5M would come from a federal low-income housing tax credit program, \$2M from historical state and federal tax credits, a \$2.5M loan, and \$1.1M from state subsidy programs. Mr. Doyle asked if they risk losing historical support at the state level if they make changes to the building. Ms. Van Campen stated that due to the historical restriction placed on the building, they are limited in the changes they can make. She noted that the design that is proposed and reviewed is supported by the Waltham Historical Commission. Mr. LeBlanc noted that there are two online 40B projects with the city, and when they are completed, he believes the city would be in ratio for affordable housing. The current proposal may not come to fruition because the city will no longer be obligated to do a 40B. He is also concerned about the high cost per unit. Ms. Van Campen noted that their project would receive state subsidies, therefore they could use Chapter 40B. The high cost is they are paying a premium for the site, and there is a historic restriction. Mr. Melnechuk asked where Waltham is on the affordable percentage scale. Ms. Van Campen stated it's around 7.7%. Mr. Creonte is concerned about the cost per unit of \$545k. Mr. Barrett asked how a \$3.5M purchase price can be justified with a \$2.9M appraisal. Ms. Van Campen replied that they would enter into to a Purchase and Sale Agreement to purchase it at the appraised value. If they are able to get a new appraisal after the awarding of the comprehensive permit...Mr. Barrett interrupted to say that he doesn't agree with this because it makes the owner's property more valuable. He asked if any City Councilor is on board with the project. Daria Gere, WATCH CDC Executive Director, stated that the Mayor is in favor as well as Ward 9 Councilor, Jonathan Paz. Mr. Melnechuk noted that Metro West CD would own the building, 100% affordable, and there would be a deed restriction. He asked who would own the restriction. Ms. Van Campen replied that the State of Massachusetts would have a deed restriction and the City of

Waltham would probably be the co-signer. Councilor Paz spoke in support of the project. Mr. Doyle asked if the units would generate more taxes for the City. Ms. Van Campen did not know, but did say that it will generate more than a vacant building. Mr. LeBlanc asked about the parking situation. Ms. Van Campen replied that there would be 1.5 parking spaces per unit. From the YouTube chat comments made during the meeting, 10 commenters were in favor of the project and 2 were opposed. CPC has also received 13+ support letters.

Motion made by Ms. Oliver Jerram to approve the request for the \$5M for the Armory project, seconded by Mr. Melnechuk.

**Roll call vote:**

Sean Wilson (No)  
Amanda Thibodeau (Aye)  
Loretta McClary (Aye)  
Bob LeBlanc (Aye)  
Bill Doyle (Aye)  
Tom Creonte (No)  
Dan Melnechuk (Aye)  
Erika Oliver Jerram (Aye)  
M. Justin Barrett, Jr. (No)

**6 Ayes, 3 Nos: Motion passed**

**E. Old Business**

**1. 2021 Meeting Dates:** Proposed meeting dates for February – June 2021 were distributed to the CPC.

**2. FY2021 Budget and Finance Updates:** No updates.

**3. Hardy Pond Conservation Area:** Mr. Barrett noted that Councillor George Darcy and the Law Department were asked for the status on this and we're waiting for a response.

**4. Zoom Webinars:** Mr. Melnechuk proposed switching the meeting format to a Zoom Webinar. The cost is \$40 per month for up to 100 attendees. Mr. Barrett suggested trying it at the February 2021 meeting. Motion made by Ms. Oliver Jerram to approve one month of the Zoom Webinar feature, seconded by Mr. Doyle. All in favor. Motion passed.

**G. Adjourn**

Motion made by Ms. Oliver Jerram to adjourn, seconded by Mr. Creonte. All in favor. Motion passed. Meeting adjourned at 8:22 p.m.

Approved 2-9-2021