



**Community Preservation Committee (CPC)  
Meeting Minutes  
February 9, 2021**

**A. Call to Order**

Meeting called to order at 7:01 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, Bill Doyle, Bob LeBlanc, Loretta McClary, Amanda Thibodeau, Sean Wilson

**Absent:** Tom Creonte

**C. Meeting Minutes**

Motion made by Mr. LeBlanc to approve the minutes from the November 24, 2020 meeting, seconded by Ms. Oliver Jerram. All in favor. Motion passed.

**D. New Business – Public Hearings**

**1. New Light Korean Church:** Atty. David Missirian represented the applicant. He noted that the applicant submitted their request in February 2020, however the CPC stopped meeting for several months due to COVID-19. During that time, the steeple deteriorated to the point where the City's Building inspector issued a letter on June 26, 2020 ordering the church to repair the steeple immediately (for safety reasons). Work was completed and the church submitted a new application in September 2020. The CPC consulted the City's Law Department asking if CPA funds could be paid in arrears and was advised that supplanting cannot happen. Atty. Missirian noted that the church was forced to take out a \$140,000 loan through the SBA (not supplanting money they had already). He spoke with the City's Law Dept. and they were unaware of the Building Dept. ordering the repairs. He feels the church needed the money and did the right thing. There was an issue raised re: vinyl siding being replaced in the rear of the church which would not be covered by CPA funds. Mort Isaacson, Chair of the Waltham Historical Commission, stated that he and Katy Holmes from the Commission inspected the church. As far as they could tell, the work on the steeple was done to appropriate standards. Mr. LeBlanc asked if Atty. Missirian has had any conversations with the City's Legal Dept. He replied that he has and that he was told "we cannot answer any questions you ask us; it has to

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come from the board” because they represent the City. Mr. LeBlanc asked about the question of community involvement by the church. Mr. Barrett replied that the project falls under the historic statute; it can’t be voted down due to limited community activity. Mr. LeBlanc would like Atty. Missirian to 1) take out any monies that are not associated with historical renovation; 2) to put in writing to the CPC the points he made tonight that he would like to ask the Law Dept. Mr. Barrett asked Joshua Oh from New Life Korean Church for a breakdown of the work that was done.

Motion made by Mr. LeBlanc for the applicant to provide the CPC with an updated detail of the costs exclusively for the historic restoration of the steeple; and 2) timeline of all the issues regarding the steeple. Motion seconded by Ms. Oliver Jerram. All in favor. Motion passed.

**2. 2Life Communities (Leland Home):** Chair, M. Justin Barrett, Jr. recused himself due to a conflict of interest. The hearing was turned over to Vice Chair, Erika Oliver Jerram. Chris Sintros, CEO of New England Deaconess Association, represented the applicant. He noted that in 2014, Bruce Burke, Chair of the Leland Home’s Board, engaged the Deaconess to support the Leland Home to help with management and to help Leland Home find the strategic mission for their future. The biggest concern among older adults is affordability. Lizbeth Heyer, 2Life Communities’ Chief of Real Estate and Innovation, gave a presentation to restore and expand the Leland Home for the benefit of Waltham’s low-income seniors. The median income of 2Life residents is \$10,146/year. They offer daily activities and programs to eliminate loneliness. They have round-the-clock staff. They are proposing 100% affordable units for Waltham seniors (with 70% local preference given), 63 or 79 1- and 2-bedroom apartments (35% below 50% AMI; 33% below 60% AMI; 30% below 100% AMI) with a .5 parking ratio. They plan to coordinate activities with the abutting Waltham Senior Center. If they develop 63 units, they would be requesting \$4.5 million in CPA funds. Their plan is to work on the programming, design, permitting and obtaining local funding throughout 2021. December 2021 – August 2022, they hope to secure state funding, April 2023 – August 2024 would be the construction phase, with occupancy in September 2024. Mr. LeBlanc asked how much a month a typical resident would have to pay for a 1-bedroom. Ms. Heyer replied that there are 3 tiers. Under the 50% median, there are capital subsidies that would lower the monthly rate. Those residents would only need to pay 30% of their income for rent. For the 50-60% rents, the rate is \$1100 - \$1200 per month and the 60-100% median is \$2,000 per month. Mr. LeBlanc stated for the public that there would be a complete demolition of the current building and a new structure going up. Mr. Melnechuk asked when they will know if they will build 63 or 79 units. Mr. Sintros replied that permitting is part of it. Mr. Melnechuk asked about ownership of the property. Mr. Sintros stated that all three boards (Leland Home, Deaconess, and 2Life) have taken action towards this partnership and they have a letter of intent. Mr. Melnechuk asked about kitchens and baths. Ms. Heyer responded that each unit will have a full kitchen and full bathroom. Mr. Wilson

asked if there are any asset limitations for residents. Ms. Heyer stated that there are, but they're fairly low. The tax credit calculation takes a combination of somebody's recurring income, then adds a .02% draw of their assets to figure out their eligibility. Mr. LeBlanc asked how they handle laundry. Ms. Heyer replied that there will be laundry rooms on every floor. Mr. LeBlanc asked for more information on the services they offer. Ms. Heyer stated they have Residence Service Coordinators (typically they are trained Social Workers) with a ratio of 1:70-80 residents. Mr. LeBlanc asked if they plan on applying for permitting through a 40B process. Ms. Heyer replied that it is the most likely route, but they are also considering a special permit. Mr. LeBlanc asked if it would be a friendly 40B. Rose White, 2Life Communities, stated that it would be. She also wanted to point out that all utilities are included in their rents. Ms. Heyer also stated that access to their 24/7 staff in the building is included in the underwriting for the project to ensure that there are two people in the building at all times to respond to maintenance and pull-cord emergencies. Ms. Thibodeau asked if there are any historical restrictions on the building. Mort Isaacson, Chair of the Waltham Historical Commission, noted that the building is historic and that it would need to come before the commission. There could be a 1-year demo delay put on the project. Mr. Melnechuk commented that CPA funds were used to repair the roof several years ago, which was able to be done because the building is historic. Ms. Oliver Jerram asked why 2Life chose Waltham. Ms. Heyer replied that it's an amazing community, the Leland Home history and reputation, that it is in a fabulous location and is adjacent to a senior center. Ms. Oliver Jerram asked if the units would be considered on the state subsidized housing index. Ms. Heyer stated that they would be. Ms. Oliver Jerram asked about the small size of the lot and if there would be sensitivity to the neighbors on the design. Ms. Heyer replied that they would be working with the neighbors and community on the design. Mr. Wilson noted that the Leland Home is a very historic building and he would like the Waltham Historical Commission to have an opportunity to be involved in the process and be used as a resource. Leland Home board member Marcia MacClary mentioned that her mother was at the Leland Home and was happy there. Ms. MacClary read a letter that Pilar Dowdy of Lincoln, MA wrote in support of the rebuilding and reopening of the Leland Home. Mr. Melnechuk asked if they have community support from outside the Leland Home Board of Directors. Christine Battisti, Executive Director of the Leland Home, replied that they have had meetings with Mayor McCarthy, and the Leland Home had a presentation with 2Life which Mayor McCarthy and Councilor Joey LaCava joined. Councilor LaCava also met with them recently. Ms. Heyer noted that the senior center is also in support of the project. Mr. LeBlanc spoke in favor of the project. Ms. Oliver Jerram opened up comments from the public. There were none. The committee would like to continue the hearing until the next meeting in case any questions arise which can be addressed in March.

Motion made by Mr. Doyle to continue until the next meeting, seconded by Mr. LeBlanc. All in favor.

Motion passed.

The meeting was turned back to Chair M. Justin Barrett, Jr.

#### **E. Old Business**

**1. Approval of the Extension of Open Applications:** The following open projects were voted on to be extended until the end of the year: Wayside Trail Design, Elsie Turner Field/Graverson Playground, Hardy Pond Conservation Area, Fernald Demolition of Shriver, CERC, Kelly and Greene Buildings, Wellington Farm Fields, Waltham Housing Authority Roof Replacements, Wellington Interior, Fernald Historical Survey, Stone Walls Survey, City Hall Design Study, Sons of Italy, Stonehurst Design Services, Storer Conservation Planner, MetFern Cemetery Restoration, Lyman Estate Vale Restoration, Waltham Historical & Architectural Survey. Motion made by Ms. Oliver Jerram to extend the open projects until December 2021, seconded by Mr. Doyle. All in favor. Motion passed.

**2. Approval of New Pay Rate for Program Manager:** Motion made by Mr. Doyle to approve the new pay rate for the Program Manager in accordance with Council Order #34979, retroactive to 7-1-2019, seconded by Ms. Oliver Jerram. All in favor. Motion passed.

**3. CPA Laws:** Mr. Melnechuk read a letter he wrote to the CPC members, Waltham elected officials, and Citizens of Waltham re: the rules and regulations of the CPA Laws. He suggested having City Councilors and the Mayor attend the next meeting or hold a special meeting to discuss CPA rules and regulations. After some discussion, it was decided that a subcommittee would be formed with Mr. Melnechuk, Ms. Oliver Jerram and Ms. Toole to take a look at the current CPA rules and regulations to see if anything needs to be updated and to educate the rest of the committee.

#### **G. Adjourn**

Motion made by Mr. Doyle to adjourn, seconded by Ms. Oliver Jerram. All in favor. Motion passed. Meeting adjourned at 9:25 p.m.