



**Community Preservation Committee
Special Meeting Minutes
July 30, 2021**

1. Call to Order

Meeting called to order at 2:00 p.m. by Vice Chair Erika Oliver Jerram

2. Roll Call

Present: Vice Chair Erika Oliver Jerram, Clerk Dan Melnechuk, Bill Doyle, Loretta McClary, Amanda Thibodeau

Absent: Chair M. Justin Barrett, Jr. (recused himself due to a conflict of interest), Tom Creonte, Bob LeBlanc, Sean Wilson

3. New Business

2Life Communities: Proposed Changes to Leland Home Redevelopment Project

Lizbeth Heyer and Ithzel Polanco-Cabadas, 2Life Communities, and Christine Battisti Keane, Leland Home, appeared before the CPC to outline changes they made to their project after discussions with City Councilors and the community. Changes include: decreasing the number of units from 79 to 68, decreasing the height of the building from 4 stories to 3, increasing the number of parking spaces from 40 to 51, lowering the AMI to allow all affordable housing units (with the exception of 2 live-in units), and decreasing the amount of tax credit (LIHTC) rents from \$1,330 to \$1,200 for a 1-bedroom unit, and from \$1,600 to \$1,450 for a 2-bedroom unit. Additionally, the three mature trees on site will be preserved, there will be an active drop off and pickup zone on Newton Street, and left-hand turns onto Newton Street will not be permitted. A covered front porch is also being proposed. The amount of the request remains at \$6M. Ms. Oliver Jerram opened up questions from the committee. Mr. Melnechuk stated that he is appreciative of the targeting to lower income residents. He pointed out the comparisons of price per unit to other recent projects that have come before the CPC. The price per unit for the redevelopment of Leland Home is \$485,306. Mort Isaacson, Chair of the Waltham Historical Commission, joined the meeting. He mentioned that since 2Life hasn't come before the commission yet, he could only speak on behalf of himself and not the whole Historical Commission. He feels it is better that the proposed size of the building has been reduced. He will miss the historic building, and he would be happier with the project if they could agree on some salvage items from the existing house, as well as the erection of a historical marker on the site. Mr. Isaacson invited 2Life to attend their meeting in September.

Motion made by Mr. Doyle to approve the proposed changes, seconded by Ms. McClary.
Discussion of the motion: Mr. Melnechuk clarified the motion that the revised 2Life Communities/Leland Home application was submitted on July 29, 2021 in the amount of \$6M and the funding is to be taken from the remaining balance in the CPA Housing and Undesignated accounts. All in favor of the motion. Motion passed.

4. Adjourn

Motion made by Mr. Doyle to adjourn, seconded by Mr. Melnechuk. All in favor. Motion passed. Meeting adjourned at 2:32 p.m.