

Community Preservation Committee (CPC) Meeting and Hearings
March 20, 2018
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., CPA Program Manager, (CPC)

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community Access Channel) video recorded the Meeting.

B. Roll Call by Clerk Melnechuk.

Present: Chair Diana Young, Sean Wilson, Loretta McClary(7:18), Bob LeBlanc, Erika Jerram, Jerry Dufromont, Clerk Dan Melnechuk, Vice Chair Justin Barrett Absent:, Tom Creonte. Program Manager: William Durkee - present. A quorum of seven was declared present, and later eight.

C. Minutes - Clerk.

Minutes of the February 6, 2018 CPC Meeting. A Motion was made to accept the Minutes as presented, seconded, and passed.

E. Other New Business

1.Municipal Affordable Housing Trust. The Chair attended a meeting of the Council Economic Development Committee. A Motion was made to send a letter of request to the Mayor to allow the Chair to see the documents of the Trust to see that the Community Preservation Act (CPA) requirements are included, which passed.

D. New Business-Public Hearing. Councillor George Darcy presented slides of his Hardy Pond Conservation Area (HPCA) application previously heard during 2013. Clerk Melnechuk recused himself and left the Chambers. Hardy Pond is the only Great Pond in Waltham. The Pond drains into Chester Brook, then Beaver Brook, and ultimately to the Charles River. There are undeveloped green spaces to the West of the Pond. The open space benefits of the proposal were noted with the phases to accomplishment. There are 28 parcels in different states of ownership which need to be secured and restored at a cost of about \$1,200,000. A public speaker was in favor. CPC appraisals were done on six private parcels which indicate their value is \$64,000. The City owns or is working to acquire other parcels, and has filled and allowed utilities on others. Mr. Darcy offered a handout of 2 pages describing the Hibiscus Ave. paper road for a CPC viewing which the Chair noted she had and would give to anyone wanting a site view. Others who helped to create the application may accompany the CPC. The Chair closed the hearing. Clerk Melnechuk returned.

2. Annual CPC Input meeting. The Chair discussed holding the May meeting at the Lyman Estate. The consensus was the Lyman Estate with earlier viewing of the greenhouses was acceptable.

F. Old Business

1. Approvals from the last CPC Meeting. All of the projects recommended at the last meeting were passed by the Council, and sent to the Mayor.

2. Music Hall - Historic. It is a private building, and a first for the CPC. The Agreement (contract) will have a Historic Restriction (HR). It will also have a recapture provision over 30 years to recover the remaining years of value of the grant. The Law Department is preparing the subordination agreement for the mortgage holder.

3. Housing. The CPC sent a letter to Law but has not received any information.

5. Letter on Fernald Restrictions for the Waltham Historical Commission (WHC). The Chair sent a letter to the Law Department December 11, 2016 regarding restrictions. The Chair now proposed a Draft letter re the lack of restrictions, inviting the WHC assistance in resolution (2 pages attached). A Motion was made to send a letter to Law which passed.

4. Restrictions Policy Concerning Accessibility/Safety. The Chair noted that restrictions are not required under the CPA unless the CPC acquires the property. Previously the CPC did not require restrictions when non-acquisition grants were made. A \$50,000 grant for these purposes should not require perpetuity but no formula exists for larger grants. The two CPC culturally acceptable grants to organizations did require perpetuity. The assessed value at 50% maximum of the improvement grant was proposed. If the project such as an elevator had a higher percentage of value over time, then it could be restricted more. The future Waltham Mills chimney deed might eventually be a test of the proposal. A motion was made to require a contract to maintain the improvement for the period of the useful life of the equipment, not to exceed 50 % of the assessed value of the property, and passed.

7. FY 2018/2019 Budget and Finances Updates - Chair. The Chair's updates of CPC projects 2/28/2018 were included in Email and meeting packets (one page attached). The active status of the Arrigo Farm proposal was noted. The Mayor's budget form is different than the Chair's Budget to Actuals 2/28/2018 (1 page, attached). The total amount of CPC funds eligible to be spent is about \$18,000,000.

G. Announcements/Correspondence - Program Manager & Chair

The Chair noted that the court case underway regarding the church in Acton was announced but stays alive as several exceptions were included for future determination. The only current CPC church case is open but is likely to be acceptable as an historical and culturally acceptable location with local public benefits.

1. Application Inquiries. The Chair noted that the Leland Home may come before the CPC at the next CPC meeting.

H. For the Good of the Committee - the next Regularly Scheduled Meeting is Tuesday, April 10, 2018 7:00 PM.

I. ADJOURN. A Motion was made to adjourn and passed.