

CPC/CPA Public Meeting and Hearing (CPC)

City of Waltham, Massachusetts

CPA/CPC Office, 11 Carter Street, Waltham, MA 02452

DATE: Monday, July 29, 2013

FROM: Kevin Dwyer, Clerk, Waltham Community Preservation Committee (CPC)

SUBJECT: Minutes of June 18, 2013 CPC Public Meeting & Hearing

A. Call to Order at 7:00 PM

Call to order by Chairman Barrett.

B. Roll call by clerk (Dwyer)

Present: Chairman Barrett, Mr. Zinnell, Mr. Dwyer, Mr. Dufromont, Ms. Young, Program Manager Durkee, Mr. LeBlanc

Absent: Mr. Melnechuk, Mr. Fowler

C. Minutes

1. Minutes of April 9, 2013 Meeting

Motion to accept Minutes as written by Member Young, Second by Member LeBlanc, motion passed unanimously.

2. Minutes of Special Meeting of May 23, 2013

Member Dufromont moves to accept Meeting Minutes as written. Second by Member Young. Motion to accept Meeting Minutes as written passed unanimously.

D. NEW BUSINESS

1. Application Acceptance Meetings

1a. City Council Application-Open Space-287 AFT Grove Street., \$82,500

Councillor Marchese addresses the CPC. Asking for CPC Funds to be appropriated to purchase this parcel. Councillor Marchese

summarizes the appraisal of this parcel which has been completed. This parcel could possibly be developed down the road, according to Councillor Marchese.

Beaverbrook Watershed Association has been organized by neighborhood residents to maintain this parcel.

Ms. Peggi Iebba 118 Massasoit Street, addresses the CPC. There are 33 members of the Beaverbrook Watershed Association. Association intends to clean up parcel of debris. Association is hoping to partner with the Waltham Land Trust

Member Young moves the accept application. Second by Member Dwyer. Motion to accept application passed unanimously.

1b. City Council Application-Open Space/Historic Arrigo Farm  
\$3,296,250

Councillor Darcy present to address the CPC.

Arrigo Farm is a 4+ acre parcel on Watertown border. Heirs want to see if the City is interested in purchasing this parcel. City Council gave the application a 12-0 vote in favor. This parcel has not been appraised yet.

Chairman Barrett is concerned over the upkeep of the house on the property.

Motion to accept Arrigo Farm application made by Mr. Dufromont. Second by Member Don LeBlanc. Application accepted unanimously by the CPC.

Motion to use CPC administrative funds to finance an appraisal and a 21E report for the Arrigo Farm property made by Ms. Young, second by Mr. Dufromont. Motion passes unanimously.

Dee Kricker of the Waltham Land Trust addresses the CPC and states her support for the Arrigo Farm application.

1c. City Council Application-Open Space/Recreation Hardy Pond  
Conservation Area \$1,253,500

Councillor Darcy present to address the CPC. This project is not under the time constraints that the Arrigo Farm project is.

This application was approved by the City Council 12-0. Application is from the City Council. Several individuals in the Hardy Pond Association support this application to protect the western portion of the Hardy Pond. This portion is undeveloped with about 30 different lots owned by 15 different owners. To improve the wetlands on the sight and to reduce flooding, this is an important project for the neighbors. The plan is to consolidate the various parcels into one large parcel.

Project has the full support of the neighbors and the Waltham Land Trust. Each parcel will be appraised individually.

Dee Kricker of the Waltham Land Trust addresses the CPC. The Hardy Pond Committee of the Waltham Land Trust is committed to maintaining this wetland area and testing the water quality.

Motion to accept application made by Mr. Dufromont. Second by Ms. Young. Motion to accept application passed unanimously.

E. Old Business

1. FY 2014 Budget Discussion

1a. FY 2014 Budget Proposal (Member Young, Chairman Barrett, Program Manager)

City Council passed the majority of what Ms. Young proposed on behalf of the CPC except the Council reduced the CPC's request for office help from \$15,000 to \$5,000.

The Waltham CPC needs an opinion from the Law Department on the requirement of third parties to hold the properties acquired by use of CPA funding.

1b. Conservation Restrictions

2. Changes to the CPC FY 2013 Plan

Member Melnechuk is not present. Changes to the CPC FY 2013 Plan will be discussed at a later meeting.

### 3. Status of Appropriated CPC Projects (Program Manager)

Program Manager Durkee addresses the CPC. He has asked projects to submit their quarterly reports. Member Young passed out spreadsheet with list of current CPC funded projects.

Grove Hill Cemetery-project still pending

Lyman Estates-project still pending

Bright School (with three different accounts): record retention project will be completed by the end of the fiscal year.

Archives project is active pending completion, fire suppression system still pending as well.

Christ Church-no money left to spend. Much of the work is completed.

Paine Estate (also has three accounts)-Restrooms and elevator are almost finished.

According to Chairman Barrett, \$6,636 should be returned to the general fund from Paine Estate project and work is slow and not close to completion.

The Gore Estate-project still ongoing. Still trying to find exact location to move Carriage House to.

101 Prospect Street-RFP is out on the roof. This project should be taken off the list according to Chairman Barrett. According to Program Manager Durkee, the project is moving forward.

Wellington House-Manager Durkee does not know status of project. CPC money has not been used.

### 4. Available Funds Report (Member Young)

No new numbers since last CPC Meeting. \$18,662,000.00 was last trial balance. No change in Fernald School potential acquisition.

### F. Announcements/Correspondence (Program Manager and Chairman)

None.

### G. For the Good of the Committee

Program Manager Durkee-new Planning Director to be the new supervisor of the CPC.

Public Notice for hearings-may not need to publish notice in newspaper.

1. Next Regularly Scheduled Meeting-Organization Meeting

H. Adjourn

Motion to adjourn by Mr. Zinnell. Second by Mr. Dufromont.  
Meeting adjourned.