

CPC/CPA Public Meeting and Hearing (CPC)

City of Waltham, Massachusetts

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

DATE: Thursday, October 3, 2013

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

SUBJECT: Minutes of September 10, 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. Melnechuk, Mr. Dwyer, Mr. Dufromont, Ms. Young, Program Manager Durkee, Mr. Randy LeBlanc, Mr. Bob LeBlanc, Mr. Fowler.

Absent: none

C. Minutes of June 18, 2013 CPC Meeting

Motion to approve by Ms. Young, Second by Mr. Dufromont. Mr. Melnechuk asks for an amendment. Ms. Young notices that some of the type has been cut off. Statement in minutes that states "CPC plan requires two week notice in a local newspaper" should be deleted. This two week notice requirement is for the public input hearing. Minutes accepted with this change.

D. New Business

1. Organization of the FY 2014 CPC

1a. Election of Chairperson, Vice-Chairperson, Clerk

This election has been continued to the October 8, 2013 meeting.

1b. Schedule Regular Public Meetings

Program Manager Durkee-dates proposed have been handed out to CPC members (attached). The CPC plans to hold eight meetings this year. Dates for meetings in calendar year 2013 and 2014 for FY 2014 are agreed upon by CPC members.

1c. Schedule Public Input Hearings

Program Manager Durkee-The Planning Department may wish to weigh in on how the CPC addresses the public to get more attendance at the public input meeting. A separate public meeting with stakeholders from each of the CPA categories of Open space, Housing and Historic could be held. Chairman Barrett suggested holding such Public meetings at each regularly scheduled Meeting. Member Melnechuk states that one or more public input hearings should be held with two week's notice through publication. Member Young suggests consulting with the Planning Department before having the public input hearing.

3. Accepted Application Hearings (Public Hearings)

City Council Application-Open Space-287 AFT Grove Street-open space for \$82,500

Councillor Gary Marchese present to address CPC. Passes out a handout to the CPC members (attached) showing potential lots for future development created by Mr. Iebba.

The Appraisal states that this parcel is potentially developable. The CPA Application includes the previous award of \$5,000 for the Appraisal, \$7,500 for acquisition costs, and a purchase price of \$75,000. The Councillor notes there are several ways to develop it, and no flood zone impediments.

This parcel is vital to the neighborhood and would be the first purchase of a parcel with CPA funds in Ward 5.

Mayor McCarthy also present to express her support of the acquisition of this parcel with CPA funds. The neighbors plan for use and maintenance is workable and the purchase price of \$75,000 is reasonable.

Per Councilor Marchese, this parcel will be open to the public. Natural barriers should be installed along the borders of the parcel to ensure that neighbors to not use the parcel as

extensions of their back yards. The Beaverbrook Watershed Association, made up of neighbors, has been formed to maintain this parcel. CPC Members Dufromont and Fowler outlined removal of encroachments and continued natural protection of the property boundaries including that these be written into the neighbors plan.

Peggy Iebba of 118 Massasoit Street presents to address the CPC to argue that the parcel is developable with seven to fourteen single-family homes. The drawing was done by her husband, a professional surveyor. She also addressed Member Dwyer's question about barriers stating that most Bright Street properties have fences, and the western edge has the culvert as a barrier. Further that a neighborhood cleanup was underway.

According to Councillor Marchese, residents of the City can use the parcel by parking at the Bright School parking lot which is open to the public and has approximately seventy spaces. A 20 foot public walking entrance off Grove Street is planned. No trails currently exist on this "pristine" property. For Member Zinnell it was noted that no lighting was planned for evening or night activities.

A site view for CPC members scheduled for September 24 at 8 AM. Mr. Weatherbee of the Beaverbrook Watershed Association and the Enith Roe's, 287 Grove St. family would be hosts.

Sonja Wadman, 113 Grove Street, Newton. Program Director of the Waltham Land Trust present to express its support of the acquisition of this parcel.

Councilor George Darcy, 93 Hobbs Road, speaking as a resident, present before the CPC to express his support of this acquisition with CPA funds to be protected in perpetuity as Open Space. It is an opportunity for Open Space in the dense South Side.

No one present to speak in opposition. Public Meeting closed.

2. Application Acceptance Meetings (not Public Hearings), Waltham Housing Authority, Bentley University Application/Open Space Recreation-Playground \$8,500

1A) Walter Maguire, Executive Director, Waltham Housing Authority (WHA) present to address the CPA. Application for \$8,500 to match a donation \$76,500 arranged by KaBoom! for playground equipment at the Prospect Hill Housing Development, which runs from 42 Prospect Hill Rd. to Dermody Road. KaBoom! is a national non-profit which builds playgrounds. Bentley University, Brandeis University, the Waltham Police Department and the WHA applied for a grant from KaBoom!. The contributing organizations of the \$76,500 for playground equipment are the New England Patriots Foundation and United Health Care. The \$8,500 is a 10% match for the \$76,500 funds and a total of \$85,000. Other parties will pay for soft costs such as feeding the expected 250 volunteers.

PO June Conway, Waltham Police-Housing Liaison Officer present to express her support of this project. The kids will raise funds. They will design the new playground and are expected then to "own it" and keep it clean and in good repair. There is public access about 50 feet from Jennings Rd. in a sheltered area which can be supervised within the WHA buildings. It is expected that the Chesterbrook Tenants Ass'n will loan the \$8,500 until they are repaid. There is no current playground equipment. It will meet all Accessibility standards. This money will be used only for playground equipment expenses. The WHA will accept the maintenance responsibilities.

Jeanette McGuinness from Bentley University also present before the CPC to express Bentley's support of this project. She expressed her gratitude for the opportunity for the students to participate in service to the Community.

Manager Durkee noted that the 2007 Master Plan expressed an overwhelming need for playgrounds. Member Melnechuk read the criteria in the CPC PLAN which echoed the plans for this project. It is specially significant in that the CPA funds are exceptionally leveraged.

Member Fowler suggests suspending the rules and vote in favor of application. Member Young states that there needs to be a public meeting with Notice, which has not been done at this point. Member Dufromont suggests holding the public meeting at the October CPC meeting. Motion to accept Application by Member Dufromont, second by Member Melnechuk which passed unanimously.

1B) The Leland Home Application-Historic-Building & Roof
\$27,000

Leland Home Application-Historic building and roof-\$27,000. No one from the Leland Home present.

Member Dufromont suggests moving the Application acceptance hearing to the next meeting. Application from the Leland Home not accepted at this time. Motion to file this application for the next CPC meeting made by Member Dufromont, second by Member Melnechuk, motion passes unanimously.

4. CPA Program Manager within Planning Department status-
Program Manager Durkee

Program Manager Durkee has met with the new Planning Director. Planning Director is trying to change the hours worked by the Program Manager. The Planning Director, Catherine Cagle, will be meeting with Chairman Barrett shortly as well.

D. OLD BUSINESS

1. FY 2014 Budget Updates

1a. Member Young. FY 2014 Administrative Budget. The CPC's FY 2014 administrative budget now has additional funds for conservation restrictions, appraisals, closing costs, 21E's and other administrative costs which previously required separate Council approval.

Arrigo Farm. Per Manager Durkee the appraisal for this parcel has not been completed at this time, but the Mayor has clarified the situation and the Planning Department will arrange the appraisal.

1b. Member Young. Conservation Restrictions. Any property acquired with CPA funds needs a conservation restriction on it. The city has been told that according to the CPA it cannot hold this restriction on a property that the city owns. The Law Department believes that the City can in fact hold a conservation restriction on a parcel of land owned by the city. This needs to be determined. Member Young has been trying to meet with the Law Department to resolve this issue as to conservation restrictions. The TTOR (The Trustees Of

Reservations) have given funds which may be useable for such restrictions.

2. Changes to the CPC FY 2013 Plan

Member Melnechuk does not have anything to add tonight.

3. Status of Appropriated CPC Projects

Program Manager Durkee-Quarterly reports due at the end of September. Not available at this time.

Currently there are several open projects pursuant to hand-out provided to CPC members at meeting by Member Young (attached).

4. Available Funds report-Member Young

About \$17,653,000 total left to spend at this time. On September 15, 2013, the state should be providing the matching funds.

E. Announcements/Correspondence

WATCH invited Manager Durkee to be their Speaker regarding the CPA and future affordable housing. The Planning Director suggested asking the CPC to consider the Manager's time. Member Young noted the incomplete Housing portion of the current PLAN. Member Melnechuk volunteered to be the speaker. He has received a letter from WATCH regarding their goals. He will send the letter from WATCH with how it fits the CPC PLAN. The CPC agreed.

F. For the Good of the Committee

Next CPC meeting is October 8, 2013.

G. Adjourn

Meeting adjourned at 9:22 PM.