

CPC/CPA Public Meeting (CPC)
City of Waltham, Massachusetts
CPA/CPC Office, 11 Carter Street, Waltham, MA 02452

DATE: Monday, June 11, 2012

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

SUBJECT: Minutes of the May 15, 2012 CPC Public Meeting

A. CALL TO ORDER at 7:00 PM by Chairman Barrett

Meeting called to order to Chairman Barrett at 7:00PM.

Meeting recorded by the MAC Channel.

B. CALL OF THE ROLL by Clerk

Chairman Barrett, Member Zinnell, Member Dwyer, Member Craig
Member Young, Member Fowler, Member Melnechuk present.

Not present, Members Dufromont and Hovsepian.

Program Manager Durkee present.

C. MINUTES OF THE 4-24-12 CPC Meeting

Motion to amend page 3 by Member Young of the proposed 4-24-12
meeting minutes.

Moves to add to 4-24-12 meeting minutes, "Member Young proposes
that the CPC accept this new application for the Wellington
House for consideration. The proposal is accepted to move the
application through step one of the three meeting requirement
with the intention to deal with the application once the Mayor
has approved."

Member Melnechuk proposes an amendment to page 2, second paragraph of the proposed 4-24-12 meeting minutes. "Member Young's motion to make additions to the Master Plan was passed unanimously. The additions have been attached to these meeting minutes."

Melnechuk moves to accept minutes as amended on May 15, 2012. Member Melnechuk's motion passed unanimously.

D. NEW BUSINESS

1. Discussion of historic goals and criteria provisions of the FY 2012 CPC Plan.

Discussion continued; to be put on agenda for next meeting.

2. Introduction of City Council Application for grant for appraisal for 287 AFT Grove Street for possible future acquisition with a CPA grant.

No problems with application per Manager Durkee.

Councilor Marchese addresses the CPC.

According to Councilor Marchese, this is an important parcel to maintain and to prevent future development. Asks CPC to suspend rules to get funding for appraisal of parcel.

Member Fowler asks if by purchasing this parcel, the City will lose tax revenue on property that cannot be developed anyway.

Councilor Marchese says the parcel is potentially developable by a creative developer. A plan of the site will be drafted for CPC review.

The idea as of May 15, 2012 would be to leave the property vacant. No plans to improve this property.

City Council and Mayor have approved this appropriation per Councilor Marchese.

Member Craig suggests that the appraisal is an appropriate expenditure of CPC funds.

Member Young proposes suspending the rules to allow the CPC to vote now on this expenditure for the appraisal.

Second by Member Craig. Member Melnechuk abstains. Motion carries.

However, there was no public hearing, so this vote had to be reconsidered.

Member Young's new motion is to accept the application and that at the next CPC meeting on June 19, 2012 the rules will be suspended to have both a public hearing and a vote on this application. Second by Fowler. Passed unanimously.

E. OLD BUSINESS

1. Mayor and CPC: Revised Waltham Historical Commission (WHC) Application for completion of Wellington House to WHC occupancy with the CPC Acceptance and intention to table 4-24-12.

Mayor McCarthy present at CPC meeting.

Member Fowler notes that a public hearing was not advertised in the paper, therefore any testimony heard tonight cannot be considered by the CPC.

Chairman Barrett disagrees. The Mayor is simply giving information regarding this application, which is not a public hearing. Member Barrett asks for an opinion from the Law Department on whether Mayor McCarthy's testimony would constitute a public hearing.

Mayor McCarty disagrees with Member Fowler because she states that she is not the applicant, nor is the City of Waltham. She suggests that she does not need to testify, she can just leave the information with the CPC members.

Mayor McCarthy withdraws her request to be heard at the meeting.

Manager Durkee passes out information to all CPC members from Mayor McCarthy.

Chairman Barrett calls a recess.

Meeting called back to order.

Mr. Arthur Bennett, program director WHC present and speaks before the CPC.

Chairman Barrett reiterates that the Wellington House is presenting the CPC with a new application, not an application tabled previously. Currently, the Wellington House is out of money. Therefore, the application before the CPC currently is a new application.

Member Fowler moves to table this Wellington House issue to the next CPC meeting on 6-19-12 and advertise it as a public hearing. Member Craig seconds motion.

Member Craig states that whether or not a project is subsequently approved by the City Council and Mayor is not a valid consideration of the CPC. Member Craig suggests a public hearing on the next date. Also, Member Craig states that if the City Council denies a project after CPC approval, the application cannot be taken out again for one year.

Member Fowler's motion to table and have a public hearing on 6-19-12 passes unanimously.

2. UPDATED CPC TRIAL BALANCE

Member Young - Auditor's office has not completed March trial balance. \$16,242,328.69 is the balance as of February 2012.

Projects: Available amounts through 3-31-12 remain unchanged, however the Wellington House now has no money left in its account.

Four open projects have \$1,816,847.00 left in their accounts.

3. EXTENSIONS OF TIME TO SPEND

Manager Durkee:

3a. Requests for extension of time to spend CPC grants. None at this time.

3b. Expired time to spend and other closed CPC grants. None at this time.

3c. Status of Required Quarterly Reports for CPC grants. All quarterly reports have been received by the CPC.

F. ANNOUNCEMENTS

Manager Durkee-Lyman Estate project with the WHC had a meeting on May 8, 2012. CPA money was recognized at the meeting.

New CPA Amendment is passing through the Mass. Legislature.

67 Crescent Street appraisal has been received by the City Council.

CPC budget-Long Term Debt Committee has invited CPC members to attend meeting regarding the CPC budget on May 21, 2012.

Member Craig cites advisory opinion from the Law Department that clearly states that if the City Council denies a CPC recommendation, CPC cannot bring it back before the Council for one year.

G. CORRESPONDENCE AND MISCELLANY

None.

H. FOR THE GOOD OF THE COMMITTEE

Per Member Melnechuk cpc@city.waltham.ma.us is new e-mail address for the CPC.

Manager Durkee now has a new laptop computer for use as CPC Program Manager.

Chairman Barrett notes that Waltham Channel's website has video of current CPC meetings online.

1. Regularly Scheduled CPC/CPA Meetings

1a. June 19, 2012

I. ADJOURN

Motion to adjourn by Member Fowler. Second by Melnechuk. Motion passes unanimously. Meeting adjourned.