

CPC/CPA Public Meeting (CPC)

City of Waltham, Massachusetts

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

DATE: Tuesday, September 4, 2012

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

SUBJECT: Minutes of the June 19, 2012 CPC Public Meeting

A. CALL TO ORDER AT 7:00 PM BY CHAIRMAN BARRETT

WCAC recorded this meeting.

B. ROLL CALL BY CLERK DWYER

Chairman Barrett, Members Dufromont, Craig, Young, Melnechuk, Dwyer Zinnell, and Fowler all present. Member Hovsepien was absent. Program Manager Durkee was present.

C. MINUTES OF THE MAY 15, 2012 CPC MEETING

Meeting Minutes from 5-15-12 meeting.

Member Young moved to accept minutes as written. Second by Member Fowler. Motion passed unanimously.

D. NEW BUSINESS-Historic Needs and Goals Provisions for FY 2012 CPC Plan

Member Melnechuk has contacted the Waltham Historical Society, Waltham Historical Commission and the Waltham Museum to add historic goals to CPC Plan.

Member Zinnell states that the Historical Commission does not have anything to add to CPC Plan. Individuals apply for CPA funds, not the Waltham Historical Commission.

Chairman Barrett noted that this portion of the plan does not have to be completed tonight.

Current historic goals in CPC plan discussed.

Member Melnechuk will contact these three City organizations during the summer for their input into the Waltham CPC Plan.

Discussion is continued to the September 2012 meeting.

E. OLD BUSINESS

1. Hearing-City Council Application for grant for appraisal for 287 AFT Grove Street for possible future acquisition with a CPA grant.

City Council application for funds for appraisal of 287 AFT Grove Street in the amount of \$1,600.00 for possible purchase with CPA funds. City Councilor Gary Marchese present and addressed the CPC.

1.97 acre parcel of open space.

If acquired, opportunity for development would be terminated. 75K to 125K is estimated value of property.

Owners of parcel and many neighbors are also present at this hearing in support.

Member Young and Chairman Barrett noted that these funds should have come out of the CPC's Administrative Fund, but this fund was denied by the City Council. This denial has delayed the funding of the appraisal.

Councilor Marchese stated that last appraisal purchased by owners stated that parcel cannot be developed.

Peggy Ebba of Massasoit Street addressed the CPC. This acquisition has the support of many neighbors. She is concerned about potential development of parcel.

Many Bright Street neighbors want to keep parcel as open space for drainage issues as well. Neighbors are willing to create an entity to maintain property.

Sonja Wadman of the Waltham Land Trust addressed the CPC. She is advocating for the acquisition of this parcel with CPA funds.

Appraisal purchased with CPC funds will state if land can be developed.

Member Young-motion to suspend rules to vote on \$1,600.00 expenditure for appraisal.

No opposition from Member Melnechuk. Member Melnechuk clarified that while he had no opposition based on the small amount and the timing due to the fact that the CPC should be able to allocate such funds for appraisals from the 5% allowed for CPC expenditures, he expressed concern that suspension of the rules should not become the standard practice to get around having applications take the standard three meetings".

Member Dufromont-questioned if this parcel could ever be built on at all and will not support this expenditure.

Member Fowler wants the Application to have figures on this piece of property to see if it could ever be built on.

Member Craig wants the appraisal to state if the parcel can be built on.

Chairman Barrett wants the appraisal to state what could go into this parcel if a special permit was granted.

Member Young's motion seconded by Member Dwyer.

Dufromont is only opposition. Motion Carried for \$1,600.00 for the Appraisal of 287 AFT Grove Street., to include information on whether the lot is a buildable lot and what could be included with a Special Permit.

2. Hearing: Revised Waltham Historical Commission (WHC) Application for completion of Wellington House to WHC occupancy.

Angie Emberley addressed the CPC from the Waltham Historical Commission. Incoming Chairperson Alex Green was present.

Mayor McCarthy has requested the WHC to withdraw their application for the Wellington House at this time.

Alex Green addressed the Waltham CPC as the new Chairman of the Waltham Historical Commission.

WHC will be sending in applications for both Wellington House and the Paine Estate.

Motion by Member Fowler for WHC to withdraw Wellington House application. Second by Member Young. Motion passed unanimously.

3. Monthly updated CPA Trial Balance

Member Young passed out copy of updated spreadsheet. Very little has changed from last report.

Grove Hill Cemetery funds are now encumbered. Some of Bright School funds are now encumbered.

\$16,159,978.69 available for projects.

4. Status of Appropriated CPA projects

Program Manager Durkee-All historic projects have submitted a quarterly report at this time.

Chairman Barrett is interested in ongoing projects.

Member Melnechuk asked about Arcadia Ave. project. Law Department is in the process of drafting a Purchase and Sale Agreement, per Chairman Barrett.

Member Dufromont stated that three current CPC Members should not have voted on expenditure of appraisal earlier in the meeting because they are Waltham Land Trust board members.

Chairman Barrett disagreed. He believes that there is no conflict. The City Council was the applicant, not the Waltham Land Trust.

F. ANNOUNCEMENTS

Members Melnechuk, Young, Dwyer, and Craig were all re-appointed to the CPC by the City Council.

G. CORRESPONDENCE and MISCELLANY

The CPC Budget was passed by the City Council. The CPC Budget is as follows:

\$37,323-personnel

\$15,800-general expense

\$1,000-equipment and unusual

\$54,123.00 for FY 2013 is CPC total budget.

\$5,000 was included for a part-time CPC employee.

H. FOR THE GOOD OF THE COMMITTEE

Member Young recommended that Program Manager Durkee become more familiar with Excel to help in the preparation of CPC documentation.

I. ADJOURN

Motion to Adjourn by Member Fowler, second by Member Dufromont.
Motion passed unanimously. Meeting adjourned.