

CPC/CPA Public Meeting and Hearing (CPC)

City of Waltham, Massachusetts

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

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

SUBJECT: Minutes of November 20, 2012 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. Dwyer, Mr. Dufromont, Ms. Young, Program Manager Durkee, Mr. Melnechuk, Mr. Craig.

Absent: Mr. Hovsepian, Mr. Zinnell, Mr. Fowler.

C. Minutes

1. Minutes of October 16, 2012 Meeting

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

2. Minutes of November 2, 2012 meeting minutes

Member Young asks for Meeting Minutes from 11-2-12 to be changed as follows:

Second page of 11-2-12 Meeting Minutes, the amount of \$686,000 goes to "undesignated budget reserve" not the "administrative reserve." "CPC budget reserve" should be the "undesignated budget reserve."

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

D. NEW BUSINESS

1. Public Hearings:

1a. Application-Mayor-City of Waltham Paine Estate- Universal Access Improvements Elevator and Toilet Rooms, \$354,200.00.

Mayor McCarthy present to address the CPC. CPC has received the application. Waltham Historic Commission is in support of application. Alex Green present from the Waltham Historical Commission. Construction is scheduled to begin in January 2013.

Member Dufromont suggests suspending the "three meeting rule" of the CPC to move this project forward due to time issues. Member Dufromont wants to get this project moving so work can be completed before the wedding season at the Paine Estate. Member Dufromont moves to suspend the rules. Mayor McCarthy also is support of moving project forward as quickly as possible so the Paine Estate is ready for spring.

No members of the public present in support of or in opposition to this project.

Chairman Barrett closes the Public Meeting with regard to the Paine Estate Application.

Motion by Member Dufromont to suspend rules requiring three meetings and to vote to approve funding pursuant to the Paine Estate application. Second by Member Young. Member Melnechuk abstains. Motion to suspend rules passed.

Member Dufromont makes motion to accept application for Paine Estate improvements and to authorize money to be issued to the City of Waltham. Second by Melnechuk. Motion passed unanimously

1b. Application- Waltham Housing Authority- 101 Prospect Street Housing Roof-\$848,891.00

Mr. McGuire and Mr. Johnson from the Waltham Housing Authority present.

Mr. McGuire answers several questions about the project posed by Member Craig, Member Melnechuk and Member Dwyer.

The WHA wants to start the bidding process in January 2013 in order to get the project completed by the beginning of the summer of 2013.

Member Dufromont is concerned over the cost of this project. Member Dufromont does not feel that the slate roof is necessary. He would like the opportunity to visit the site. He would like to see the cost of the project with installation of the slate roof and alternatives. Member Dufromont suggests getting an alternative bid without the slate roof and then calling a Special Meeting of the CPC in December of 2012 if necessary.

No members of the public wish to speak in favor of or against the WHA application for 101 Prospect Street.

A capital improvement to this building is covered by the amendment to the CPA as of 2012 per Chairman Barrett who spoke with the City of Waltham Law Department.

Public Hearing closed by Chairman Barrett.

Member Young would also like to see the building prior to any vote on the project and wants to be sure that this project is covered by the CPA. Member Melnechuk agrees with Member Young and would like to see building as well. Member Melnechuk would like to make sure that this project is covered by the CPA as well.

Member Melnechuk moves to have a future Special Meeting of the CPA to vote on this application. Second by Member Young. Melnechuk, Young, Dufromont, Member Dwyer vote yes to have Special Meeting. voting no: Member Craig, Chairman Barrett. Vote carries. Special Meeting to be held on 12/4/12.

## 2. Changes to FY2013 Plan

Member Melnechuk has no changes for the CPC to consider at this time.

## 3. Late filed (11-15-12) amended City Council Application for appraisal (\$5,000) for 287 AFT Grove Street for possible future possible acquisition with a CPA grant.

New Application for \$5,000.

Vote to rescind previous grant of \$1,600 for appraisal by CPC. Motion to withdraw previous grant by Member Craig. Second by Member Young. Motion to rescind passed unanimously.

Amended application for \$5,000.00 for appraisal presented by Councilor Marchese. Appraiser needs to conduct research on whether the parcel is a buildable lot and would be developable with or without a special permit. A simple appraisal would cost approximately \$1,600.00.

Member Dufromont moves to accept the application for \$5,000 so that the project can move forward. Second by Member Craig. Motion passes unanimously. Public Hearing to be scheduled for CPC Special Meeting on 12-4-12.

E. Old Business

1. CPC Decision Meeting, Gore Place Society-Carriage House \$250,000

Susan Robertson, Executive Director at the Gore Place was present to address the CPC. Project to move the Carriage House is 1.8 million dollars in total.

Member Young moves to approve the expenditure of funds. Second by Member Dufromont. Motion passed unanimously.

2. Status of Appropriated CPC Projects, Requests for Extensions of Time to Spend CPC Grant Funds

2a. Motion by Member Dwyer to extend the time to spend the encumbered funds (\$30,790.66) for the CPC/CPA project known as the Paine Estate fire suppression system to 12-31-13. Second by Member Dufromont. Motion to extend time passed unanimously.

2b. Motion by Member Dwyer to extend the time to spend the encumbered funds (\$17,809.54) for the CPC/CPA project known as the Paine Estate elevator and restrooms to 12-31-13. Second by Member Young. Motion to extend time passed unanimously.

2c. Motion by Member Dwyer to extend the time to spend the encumbered funds (\$9,484.86) for the CPC/CPA project known as the records retention project sponsored by City Clerk Malone to

12-31-13. This is separate project from Bright School project. Second by Member Dufromont. Motion to extend time passed unanimously.

2d. Motion by Member Dwyer to move unencumbered funds (\$2,314.52) to the CPC reserve fund for the CPC/CPA project known as the records retention project sponsored by City Clerk Malone.

Second by Member Dufromont. Motion to move unencumbered funds passed unanimously.

2e. Motion by Member Dwyer to extend the time to spend the encumbered funds (\$207,000) for the CPC/CPA project known as the Lyman Estate project to 12-31-13. Second by Member Melnechuk. Motion to extend time passed unanimously.

2f. Motion by Member Dwyer to extend the time to spend the encumbered funds (\$45,500.00) for the CPC/CPA project known as the 101 Prospect Street roof study to 12-31-13. Second by Member Young. Motion to extend time passed unanimously.

3. Available Funds Report-no update needed from Member Young

F. Announcements/correspondence-Manager Durkee-

1a. CPC got an email regarding Coalition training.

2a. If a CPC member wants to see the WHA site with Mr. McGuire, please e-mail Manager Durkee

G. For the Good of the Committee

None at this time.

H. Adjourn-motion by Member Dwyer, Second by Dufromont. Motion passed unanimously, meeting adjourned.