

CPC/CPA Public Meeting and Hearing (CPC)

City of Waltham, Massachusetts

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

DATE: Monday, November 5, 2012

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

SUBJECT: Minutes of October 16, 2012 CPC Public Meeting & Hearing

A. Call to Order at 7:00 PM

Call to order by Chairman Barrett. Meeting recorded by MAC-TV.

B. Roll call by clerk

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

Absent: Mr. Melnechuk, Mr. Hovsepian

C. Minutes (clerk)

1. Minutes from the June 19, 2012 CPC meeting (corrected

Motion to accept minutes by Mr. Zinnell, second by Mr. Fowler, minutes unanimously accepted.

2. Minutes from the September 18, 2012 CPC meeting

Motion to accept minutes by Mr. Fowler, second by Mr. Zinnell, minutes unanimously accepted.

D. New Business

1. Hearings:

1a. Gore Place Society-Carriage House-\$250,000.00

Application has been accepted. Jim Honeywell from the Gore Place Society addresses the CPC. Full basement proposed for new building once relocated for storage and infrastructure.

Basement will not have windows.

Glass in windows of carriage house will be fine. Building will be moved intact and no damage to windows is anticipated. Site is flat, the move will be easy.

With respect to the move, the goal is to move it as close as possible to its original site on Gore Street.

Earthquake @ the 11:40 minute mark of meeting. 4.0 magnitude. Meeting continues.

Carriage House building is suffering at current location.

Susan Robertson, Executive Director of the Gore Place Society also addresses the CPC. Carriage House will not be lit from the outside.

Total project cost is 1.8 million dollars. Request of the CPC is for \$250,000.00 at this point in time.

Applicants do not have to attend next CPC meeting on 11-20-12.

1b. Christ Church-Request for Extension of Time to Spend
CPC/CPA Grant \$140,150.00

Mr. Fowler suggests that he has a conflict; Chairman Barrett suggests that it is not necessary for Mr. Fowler to leave meeting.

Mr. Jonathan Duce, Senior Warden, Christ Church, addresses the CPC. Motion to extend time for one year to 12-31-13 made by Chairman Barrett.

Dufromont seconds motion. Motion passes unanimously.

2. Changes to the FY 2013 PLAN

With Mr. Melnechuk not present, this discussion is continued to another date. Program Manager Durkee does mention the need to have attested signatures on each and every application from authorized individuals.

On City applications, the Mayor's signature is necessary.

It is agreed that all applications will have an attestation clause. Mr. Craig will draft and Member Melnechuk will incorporate into CPC Plan.

3. Acceptance Discussions-Waltham Housing Authority-101 Prospect Street-Historic Roof-Application

Mr. Walter Maguire, Executive Director WHA, Mr. Mark Johnson and Mr. Gregg Yanchenko from Helene Karl Architects present at meeting.

WHA requesting funds in the amount of \$848,891.00 in addition to funds already authorized (\$45,500 for survey of problems with roof and any hidden issues relating to the roof) in order to provide a new slate roof and structural repairs necessary to maintain the historical integrity of the building installing a roof material that will last.

Request is made under the "community housing" portion of the CPA.

Mr. Yanchenko addresses the questions from CPC Members. An asphalt roof, rather than a slate roof, will only cost about \$100,000 less than a slate roof, but a slate roof will last over 100 years. Better overall value to use slate. Will reduce overall maintenance to the building.

Old slate on building cannot be salvaged or re-sold due to the fact that it is over 120 years old and is brittle.

Application has been reviewed by all CPC Members.

Mr. Fowler wants to vote to pay for the slate under the "historic" portion of the CPA to justify the extra \$100,000.00 cost for the slate roof and pay for the rest under "housing."

Chairman Barrett suggests the whole project should fall under the heading of "housing." Project will be easier to manage if it is categorized under one category.

Ms. Young also would like to categorize the project as a "housing" project and suggests the slate roof is a sensible extra expense because it will last for one hundred years.

Motion to accept application made by Mr. Young. Seconded by Mr. Fowler. Application accepted unanimously.

4. Allocation of FY 2012 State Matching Funds

\$642,082.00 is state match for CPA funds for FY 2012.

Motion to accept made by Member Young.

10% (\$64,208.20) to each of the three reserves and 5% (\$32,104.10) to CPC Administrative Reserve.

Second by Member Dufromont. Roll call vote taken. Motion passed unanimously.

5. Acceptance Discussions-Payne Estate Elevator/Restrooms

No proper owner shown on application. Application cannot be acted on. May be necessary to have a special meeting.

6. Available Funds Report (Member Young)

No new trial balance. An estimated trial balance is over \$20,000,000.00. Exact number should be ready by next meeting.

F. Announcements/Correspondence (Program Manager)

None.

G. For the Good of the Committee

1. Next Regularly Scheduled Meeting/Hearings-Tuesday, November 20, 2012.

H. Adjourn

Motion to adjourn passed unanimously.