

## Community Preservation Committee (CPC)

City of Waltham, Massachusetts  
CPC/CPA Office, 11 Carter. St., Waltham, MA 02452



Date: May 12, 11

From: William W. Durkee Jr., Community Preservation Act Program Manager

Cc: M. Justin Barrett Jr., Chairman, Community Preservation Committee (CPC)

Subject: Minutes of May 12, 2011 CPA Public Meeting & Hearing

A. Call to Order 7:00PM – Chairman M. Justin Barrett Jr. gaveled the CPC Meeting to Order.

1. The Chairman noted that the WCAC Cable channel was videotaping the meeting and asked anyone recording or videotaping to please let the CPC know. He also requested that a “sign in” Form be used for all persons giving testimony.

B. Roll Call (Joseph Salvo – Clerk) Present: M. Justin Barrett Jr., Carl Zinnell, Joseph Salvo, Scott Hovsepian. Absent: Jerry Dufromont. A quorum was noted as present. CPA Program Manager, Bill Durkee was present.

C. Announcements (Program Manager Durkee):

1. The City Council amended the CPC/CPA Ordinance. The current mandatory five Members will be increased to nine. The four additional Members will be added from the general public, with exclusions of any current Members of City Boards or City employees. A Resolution currently before the City Council regarding the process and schedule to seek those additional Members was distributed (attached).

2. The Preservation Coalition had asked the Waltham CPC, its representatives in the General Court, other City agencies and other CPA stakeholders to send testimony to a hearing of the Joint Committee for Community Development and Small Business on April 13 at the State House. Testimony was presented from local agencies, Boards, and Commissions. The City of Waltham State Senator Susan Fargo, Representatives Stanley and former Representative Peter Koutoujian all signed the new Bill as Co-sponsors. The new State Representative will be requested to support the CPA. The Coalition asked that the CPC recognize and thank the Waltham Historical Commission and all those that did send testimony.

D. February 24, 2011 CPC Meeting/Hearing Minutes: (Joseph Salvo– Clerk)

A Motion was made by Member Hovsepian to accept the Minutes, second by Member Salvo, and the Motion passed without dissent by roll call vote.

E. New Business.

1. Applications (Manager) – New Applications (Hearings)

1a. Historic - Waltham Historical Society (WHS)/ Waltham Historical Commission (WHC) – Restoration Grove Hill Cemetery Markers \$9,750 (continued from the CPC Meeting of February 24, 2011)

Manager Durkee. The Application of the WHS and Co-Applicant WHC to restore and reset 28 historical markers dating from the 1700's and early 1800's was received February 15 and tabled after a hearing February 24 for more information. The information was received and the hearing scheduled to be continued this evening. The Mayor noted her support and that she signed the original Application. The Cemetery Division Asst. Superintendent Mike Russo and Commissioners sent a "glowing" letter of support. And, the Purchasing Department explained that for an amount under \$10,000, three letters from qualified contractors with their price, on their letterhead, would be sufficient to award the work without formal bids. In this work of historic grave restoration and preservation there are few qualified contractors. The Application now appeared to be complete and ready for CPC action.

John Cox, 23 Windsor Terrace, Waltham. He is the Assistant Treasurer of the WHS and a Member of the WHC. Grove Hill Cemetery is a unique Historical asset. It existed 35 years prior to the existence of the City. The earliest stone is dated 1703 for a woman named Susanna Hastings who died at the age of 21 years. It is an artifact of the time when Waltham was part of Watertown. "It was the final resting place of Waltham's first citizens". General Banks of the Civil War era is buried there. It is artistically important as well as historical. Famous stone "carvers" of the Boston area created some of the stones. Visitors walk the grounds. The restoration will include 20 slate stones including the Puritan stones from the 1700's through the 1800's, including marble stones which date to the 1820's.

Member Salvo. Asked about the process of restoration.

Mr. Cox. Some are sunken to become unreadable and need to be lifted and a type of special soil placed beneath them to allow drainage. They will be cleaned and reset. If they are cracked they can be coated with an adhesive, clamped and restored.

Member Hovsepian. Asked for the estimated time for completion.

Mr. Cox. Because of the difficulty in using the adhesive at cold temperatures, it is planned to have the work done by November 1.

A Motion was made by Member Salvo to Recommend the amount of \$9,750 as sought in the Application be approved, second by Member Zinnell, and the Motion passed without dissent by roll call vote.

1b1. Open Space, Open Space Recreation & Historic Preservation –  
Rescind Previous CPC Approval of the Acquisition of 385 Trapelo Rd. \$395,000.

Manager Durkee. There are two Applications for the property. The first action is to rescind the previous Application which is pending in the CPC. It is basically the same as the new Application except that the current owner has modified the property over the past year. The previous Application came to the CPC for Open Space, Open Space Recreation and Historic Preservation. The three CPA categories need to be treated separately. With the advice of the Law Department the CPC cannot accept an Application for any category which is not funded.

Chairman Barrett. As noted the previous Application it was funded for \$(395,000) on March 16, 2010. A vote to rescind that CPC recommendation will clear the way for the new Application as amended to meet the Law Department advice. He then read a Motion (attached) as voted by the CPC March 23, 2010.

A Motion was made by Member Salvo to Rescind the action of the CPC for the amount of \$395,000 as sought in the previous Application, second by Member Hovsepian, and the Motion passed without dissent by roll call vote (attached).

1b2. Open Space – Waltham City Council (Councillor Darcy)/Mayor –  
Acquisition of 385 Trapelo Rd parcel \$390,000

Manager Durkee. There is still an opportunity to acquire this parcel. There is a potential historic home on the property but the question of whether it can be used for any purpose is unknown. The proposal is to acquire the property then look at the other aspects later. Properties which are acquired with CPA funds can also be used for Open Space Recreation purposes. And the presence of an historic home on the property could be the basis for a separate Application. The applicant is unique as it is the first Application which was the result of a directive from the Law Department. The previous Application came to the CPC from applicant George Darcy, who happened to be a Councillor, but without representing the City Council as a body. This applicant has now gone before the City Council and received a two thirds vote of the Council to have Councillor Darcy represent the Council as a body. Assuming the CPC approves the Application the applicant can then proceed to implement the acquisition through the normal City process. The Application was vetted and is similar to other acquisition Applications which have proceeded through the Law Department review and is therefore deemed to be complete and ready for CPC action. Applicant George Darcy is present.

Chairman Barrett did not receive any questions for Councillor Darcy from the CPC Members. His concern was that this Application was solely for the acquisition of the property and no other purpose, to which Councillor Darcy stated “exactly”.

A Motion was made by Member Zinnell Salvo to Recommend approval of the Application for the amount of \$390,000, second by Member Salvo, and the Motion passed without dissent by roll call vote.

1c. Historic – Society for the Preservation of New England Antiquities, Inc. (dba SPNEA, Historic New England [HNE], and The Lyman Estate) - Historic Preservation Work at The Lyman Estate \$207,000

Manager Durkee. The Society for the Preservation of New England Antiquities, Inc. (dba SPNEA, Historic New England [HNE], and the Lyman Estate) in discussions with Historic Massachusetts, which is the State equivalent to the WHC, resulted in a successful Application of SPNEA for exterior renovation at the Lyman Estate. The Lyman Estate house has been closed for functions for the balance of 2011. A CPA Application for \$207,000 was received April 11, 2011 for complementary projects which can be done for preservation at the house and the carriage barn while the exterior renovation is underway. All of these projects are under the guidance and approval of Historic Massachusetts which holds an historic restriction on the property. There is a time restraint as the work must be done during 2011 to receive matching Historic Massachusetts funds. There are two representatives of SPNEA present.

Ben Haavik, works for HNE, and based at the Waltham Lyman Estate. The project is about \$1,000,000 which in part depends on the Waltham CPA Application. The seed money was a \$310,000 grant to do energy weatherization within the sensitivity of the historic property. The results will be a part of a study to describe principles for owners of other historic properties throughout New England. The property will be closed for a year which raised other opportunities for needed preservation projects at the house. For example the roof is slate and copper which has a long life but needs to be restored as there are some broken joints which need solder and some missing slates to keep water out. The veranda and other outside aspects also need restoration. The carriage barn has structural issues which can be restored and clapboards replaced. As work inside began it was noted that the wiring is dated to the 1917 restoration which they would like to rehabilitate. Wooden floors from 1917 would be restored with preservative to extend their life. Overall HNE is very excited about the project. They will participate in the Waltham Historic Days through an open house to describe the aspects of the restoration. The experience gained in the project will be presented to Waltham and regional audiences.

Member Salvo. He requested confirmation that the total cost was greater than \$1,000,000, which Mr. Haavik confirmed as the estimate. Without the CPA grant there is about \$850,000 currently confirmed as available.

Chairman Barrett: No other Members had questions. The project Application was very well done and the "business plan is unbelievable". In the "Goals" of the project he calculated a total of \$1,167,000, which he described as a \$117,000 discrepancy. On page 2 of 12 there is a difference with the numbers on page 10 of 12.

Mr. Haavik. The \$650,000 grant was split between three organizations of which the Lyman Estate received \$310,000 from the Department of Energy.

Chairman Barrett. His recalculation is a total of \$827,000.

Mr. Haavik. Adding the \$310,000 and an additional \$243,000 of grants as shown on page 11 includes the details of the funding. His quick addition shows \$843,000 and the CPA Application would add \$207,000 plus about \$100,000 Historic Massachusetts match for a total of \$1,050,000.

Chairman Barrett agreed. As to the Lyman House, he asked whether discounts were given to Waltham residents. He believes discounts should be given as a part of the CPC grant as the money is that of the residents.

Mr. Haavik. There is no admission charged at the Lyman Estate. The grounds are free, the greenhouses are free for access, and the house generally closed to the public. It is opened for the Waltham Historic Days tour, other special events and tours by appointment. There are no collections on the first floor. It is a rental property, and HNE has administrative offices in the house. He did not know whether there was a discount for Waltham residents. He would bring the question of rental discounts to HNE and believed it would be “warmly received”.

A Motion was made by Member Hovsepien to approve the amount of \$207,000 for restoration as requested in the Application, second by Member Salvo, and the Motion passed without dissent by roll call vote.

Manager Durkee. There is a SPNEA reference book with additional details of the work which will be kept at the CPA office.

#### F. Old Business.

##### 1. Applications (Chairman) – Status of Old Applications

The resolution of the payment of the contractor of the Charles River Museum of Industry & Innovation (CRMII) is expected to be completed by the Law Department imminently. This is a problem existing since 2008 and the CRMII has the apologies of the CPC.

#### G. Correspondence and Miscellany (Program Manager)

1. June CPC Meeting. There are no current items for the CPC which require a June CPC Meeting. Per the Chairman, without disagreement from the Members, the June 14 CPC Meeting will be postponed, and any new matters will require scheduling the next meeting.

2. Member Salvo. The Chairman noted that Mr. Salvo has resigned from the Board of Parks and Recreation and therefore will no longer be eligible to be the appointee

of the Board to the CPC. His service will be sorely missed and thanked him for that service on behalf of the CPC.

Member Salvo. He enjoyed his time on the CPC despite some “rocky moments” and was grateful for the opportunity to have served.

#### F. ADJOURN

The Motion to adjourn was made by Member Salvo, second by Member Zinnell and passed unanimously by the Members voting, without dissent.