

**Community Preservation Committee (CPC) Public Input
Meeting and Hearings - May 8, 2018
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451**

Recorder: William W. Durkee Jr., CPA Program Manager,
Waltham Community Preservation Committee (CPC)

Note: This meeting was held in the Charles River Museum of Industry and Innovation (CRMII), 154 Moody St., Waltham, MA 02453.

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community Access Channel) video recorded the Meeting.

B. Roll Call by Clerk Melnechuk.

Present: Chair Diana Young, Dan Melnechuk-Clerk, Justin Barrett Vice-Chair, Jerry Dufromont, Erica Jerram (7:13), Bob LeBlanc, Loretta McClary, Sean Wilson Absent: Tom Creonte Program Manager: William Durkee - present. A Quorum of seven was declared present.

C. Minutes - Clerk.

Minutes of the April 10, 2018 CPC Meeting. A Motion was made to accept the Minutes. The Motion was seconded, and passed unanimously with six in favor ("Final", 2 pages, attached).

D. Input Hearing - Chair

1. Public Informational Input Hearing.

a. Thanked Bob Perry and the CRMII for hosting this CPC Meeting. The Chair presented aspects of the CPA funds, the available funds \$17,636,647 for new projects and administration of the CPC. The approved projects were described for FY2018 \$5,847,623. After the Input Hearing the CPC would discuss new projects. The CPA Chart from the CPC Coalition was described. (Attached, 6 pages).

The CPC Members were introduced, their CPC positions.

2. Public Input Speakers

• Robert Logan, City Councillor Ward 9, described his idea for creation of Affordable Housing (AH) in his densely

populated and historic 1849 South Side.

- Dee Kricker. Member of the Waltham Land Trust and WATCH (Waltham Association to Create Housing) She would like to have a forum. WATCH is holding a session to create additional AH. The CPC Arrigo Farm and Hardy Pond Conservation Area (HPCA) projects were environmentally and historically important.

- Sonja Wadman. Executive Director, Waltham Land Trust. Thanked the CPC for preservation of open space in the City. The Fernald, Arrigo Farm, the CRMII, and Wayside Rail Trail projects cross the City and State connecting environmental spaces. The WLT may seek a connection to the Western Greenway from the Rail Trail and is looking to build the trail on the Lyman Estate.

- Ariela Lovett, working with WATCH CDC for AH. The current market does not provide adequate affordable AH for residents. She provided statistics.

- Bill Doyle, past Chairman of the Conservation Commission (ConCom). The ConCom was assigned preservation of the lands of the Paine Estate and plans to apply for a CPC forestry management plan.

Hearing no further requests from the public to speak, the Chair closed the Public Input Hearing and invited the audience to stay to hear the project proposals which were described.

E. New Business: Public Hearings on:

1. Leland Home proposal for affordable housing. This is a rest home in Waltham. Justin Barrett is a Board member of the Leland Home and recused himself for this hearing. A revised and updated version of the original proposal was distributed (The Leland Home, WCPA - 2018, four pages including History, Concern, and options - 2 pages; The Leland Home HCF-4 Resident Care Facility Report - 1 page, and Deacon Abundant Life Communities Leland Home Statement of Operations for calendar 2017 - 1 page). Christine Battisti Keane, Executive Director of the Leland Home presented an updated proposal previously given April 10, 2018 to the CPC. Christopher Sintros, president of the Deacon Abundant Life Communities accompanied Christine representing the parent company. The history of changes over its 125 years and source of revenue for operations were described. The Leland proposal is a senior housing voucher providing a rental subsidy for persons who fall below the 60% AMI subsidy over a trial period of the next three years. In summary, the program would assist seniors who want to stay in Waltham, but fall into the gap between SSI and the State's EAEDC program and full pay. It will utilize the vacancies which occur at the Leland. Hearing no speakers in the audience, the Chair closed the hearing to the public and opened

the hearing to the CPC. A view was expressed that it is important to have the affordability for residents to continue to live in Waltham as they age. The Chair requested the Leland to finalize the proposal details while the Law Department reviews the proposal for the June CPC Meeting and probable vote.

3. Girl Scouts Cedar Hill open space/recreation proposal. Cari Palmer Lord Executive Director and Barbara Fortier, Facilities Director, Girl Scouts of Eastern Massachusetts (GSEMA) presented an Application for their Cedar Hill, Beaver Street site. This camp currently serves 33,000 girls and 17,000 volunteers. The application would improve the 1925 Bowl amphitheater which is currently filled with rubble and fenced in poison ivy and the Fountain. A five year development plan was completed and these two projects were targeted as priorities. The fountain was built in the 1850's and in disrepair. Water lines, etc. would be need to be added to make it functional, accessible and rebuilt. The public were invited to comment. George Darcy, City Councillor Ward 3 questioned restoration of the arborvitae maze but it is not the current priority. As to the intention of the Girl Scouts to stay in Waltham, the Waltham site was said to be the nucleus for the Girl Scouts of Eastern MA indefinitely. Dee Kricker then spoke and had visited the site the prior day with a group planning native floral gardens for the Fernald property. She is also involved with the farm across Beaver Street and envisions cooperation between the Farm, Fernald and the Scouts. There is also a vision that the Western Greenway would go through these properties in a nine mile loop. Sonja Wadman, Director, WLT from her "across the street" office watches the Girl Scouts enjoy the sledding hill around the fountain. A CPC suggestion that the application should be changed from its proposed CPA Open Space category to an historic one was resolved to remain as open space/recreation. The Scouts project planners are required to get three estimates for any project over \$10,000. The Camp breaks even through donors and affordable Scouts paying their way. A site view was to be scheduled. A Motion was made to continue the project as Open Space, open to the public at times with low costs which passed unanimously. A motion was made to continue the hearing until after the site view at the next CPC Meeting which passed unanimously.

2. Hardy Pond Conservation Area (HPCA) open space/recreation proposal. As a former hearing matter the Chair noted there was a site visit and would accept current public input. Councillor Ward 3 George Darcy was available to repeat

the goals of this CPA Open Space seven phase project (7 pages, attached) which were distributed to the CPC. Conservation Restrictions (CR's) are needed for the entire Area. All paper roads would be abandoned. Conservation improvements will be done. Land parcels would be acquired or protected. As an update there were delinquent tax takings completed and pending by the City. Six properties on Lakeview Ave. are currently proposed for acquisition. Questions from the CPC were heard. An immediate action would be to acquire the six parcels. The six parcels were appraised at a total cost of \$ 65,000 by Mr. Bowler, not as shown in the old 7 page estimates. Easements may also be made on properties. The City Solicitor would hire a qualified lawyers who would work for the Solicitor and deal with the owners. The estimated \$115,000, \$5,000 for the baseline, and \$65,000 for current parcels at a total of \$185,000 would come from the CPC budget. Environmental studies might be needed from the ConCom. Any new appraisals done would allow the Councillor to return to the CPC. Dee Kricker spoke about the parcels to clarify some of the questions of the CPC. A motion was made to approve the \$185,000 to negotiate and acquire or obtain use of the 6 parcels, seconded, and passed unanimously.

F. Old Business.

The Chair updated the issues. The Affordable Trusts Agreement has not been sent to the CPC. The CPC Budget was approved by the Long Term Debt Committee on May 7 which bodes well for its adoption by the entire Council May 14. Loretta McClary will work with the Law Department regarding CR's on open space. The Program Manager should request all CPC funded projects to update their Quarterly Reports.

G. Announcements/Correspondence. CPC Member Jerry Dufromont announced that he is leaving the CPC after the fiscal year ends. Bill Doyle will replace him.

H. Good of the Committee. The date and the location for the next meeting is June 5. The Lyman House will be open to the CPC June 11th 5:30 to 7:00 PM to allow the community to see what the greenhouses project has accomplished.

I. Adjourn