

**Community Preservation Committee (CPC) Public Meeting and Hearings
@ City Hall, City Council Chambers, 610 Main St., Waltham, MA 02452.
Tuesday, June 5, 2018
CPC Office, 119 School Street, Waltham, MA 02451**

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

A. Call to Order at 7:00 PM

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

B. Roll Call by Clerk Durkee.

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

C. Minutes - Clerk.

Minutes of the May 8, 2018 CPC Public Input Hearing and CPC Meeting and Hearings. A Motion was made to accept the Minutes as presented. The Motion was seconded, and passed unanimously with seven Members present and without dissent.

D. New Business: New Applications and continuation

1. Leland Home proposal for Affordable Housing. The Waltham Law Department reviewed the proposal and found no legal issues with it. Attorney Stanton did suggest that the Chair certify the need for senior housing with a memo to the file that details the wait lists for affordable senior housing at the Waltham Housing Authority, the Mill and St. Mary's. The Leland Executive Director noted the assets limit would be \$50,000, not the \$2,000 allowed by Social Security. The higher limit allows Waltham residents to have about the average equity on the sale of their homes but still move to the Leland. The Housing Division suggested that they will manage payments of the grant to the Leland on a monthly payments. Fair Housing rules apply. The Chair will finalize the CPC Agreement contract. A Motion was made to accept the three year \$800,000 trial as presented. The Motion was seconded, and passed with seven Members present and without dissent.

3. Gordon Charles River Falls Company II, Limited Partnership (the Mill owner) Bob Kargman, Managing Partner and Doug Yaggy, Director of Projects for the Boston Land Company presented the application. The chimney, windows and old solar collector unit which covers several

windows were discussed. The history the Mill buildings and HUD's 1978 designation as a federal historic landmark and 1976- 1977 grant allowed 258 units of elderly and disabled affordable housing to be built. The City asked for payments of 1\$/year for 20 years which was granted. The current Charles River Museum of Industry and Innovation (CRMII) was also granted at a cost of 1\$/year for 20 years. Now, 40 years later (2017), the State built the bike path next to the Mill on the River. The historic chimney and the solar collector panel which covers the two large CRMIII windows have deteriorated and some bricks have fallen off the chimney. Bikers and walkers on the Riverwalk and the CRMII would benefit from the repointing the chimney and removal of the solar collector would allow more light into the museum. The CRMII does not have the money to do these improvements despite the net lease which requires them to maintain their spaces. The direct costs are about \$236,000 for the solar device removal and rehabilitated windows, and the non-functioning chimney about \$1,400,000 for exterior pointing. The 100 year old chimney and buildings near the river endured a five hundred year flood surge for two days to eight feet height without known damage five years ago. In his letter of support, Councilor Logan noted the chimney appears on the City seal alongside the Watch factory chimney. Some CPC members suggested that the Mill apply for other grants for the chimney, but Member Jerram, who is the Deputy Planning Director for Framingham, pointed out that grants to for-profit companies do not really exist. A Motion was made to divide the proposal into two parts, then voted separately on the windows/solar device for \$300,000, and table the chimney portion, seconded, and passed by a roll call vote of 6 in favor and one opposed to go to the City Council immediately.

4. Waltham Recreation Board - Veteran Fields Rehabilitation. Nick Abruzzi, Director of Recreation. After distribution of a photo and layout of a proposed playground (2 pages, attached) Mr. Abruzzi described the support offered by the Mayor, City Council and the Waltham Youth Soccer organization to contribute to the funds requested from the CPC for Open Space Recreation to complete the project. The playground was designed for children aged 2 to 12 years. The CPC \$75,000 would allow a safety surface under the structures. Three City playgrounds at Drake, Gilmore and Cedar Wood have this surface. Accessibility is now a priority for playgrounds as in this design with 100% rubberized surfaces. The total cost is \$145,000 installed. A Motion was made to approve the request for \$75,000, seconded, and passed unanimously by six members after recusal by Member Creonte, to go to the City Council immediately.

2. Girl Scouts of Eastern MA (GSEMA) - Cedar Hill (continued). After the previous presentation and two site views, the applicants did not realize they should appear again. About \$260,000 was requested to rebuild the Bowl amphitheater with fireplaces and \$119,000 for the restoration of the Fountain. Cedar Hill improvements of the past ten years were noted. A Motion was made to approve the request for \$379,500.00, seconded, and

passed unanimously with 7 in favor to go to the City Council immediately.

E. Old Business.

1. Update on other proposals- Chair)

1a. Affordable Housing Trust. No changes in the status.

1b. HPCA (Hardy Pond Conservation Area) was approved by the Council.

1c. Arrigo Farm was approved by the Council. The Chair noted this was the first proposal when she became Chair in November 2013. The family would like the City to sponsor a lawn spaghetti dinner at the site.

2. Budget Discussion/Finances (Chair). The CPC budget was approved.

3. Conservation Restrictions (CR) & Historic Restrictions (CR). The Chair and Member McClary will review Restrictions. Historic restrictions have been received but cannot be finalized until the rehabilitation work has been done and photos are filed with the Restrictions.

4. Quarterly Reports & Appropriated CPC Projects - Program Manager. All open projects to be carried forward to the end of the calendar year (2018) with their encumbered and unencumbered balances to avoid any accidental closures. The Manager will submit a list for review by the Chair then submit it to the Auditors. A Motion was made to approve the current carry forward list, seconded, and passed unanimously 7 in favor.

F. Announcements/Correspondence - Chair.

1. Lyman House (HNE) Greenhouses Tour June 11 (5:30-7:00 PM). A beautiful place and free to all of Waltham.

2. The CPC Members were very grateful for the hard work, time and innovation provided by the retiring Chair during her seven years as a Member and specially her five years as Chair. In turn she thanked Member Dufromont who has resigned as the representative of the ConCom, to be replaced by Bill Doyle.

G. Good of the Committee - Next scheduled CPC Meeting Tuesday, September 11. The Program Manager provided a tentative FY 2019 schedule using the same rationale as for FY 2018 and explanations of possible changes (one page, attached). As to the Chair position, during the summer months until the next CPC organizational meeting in the fall, Justin Barrett as Vice Chair will hold the position of Acting Chair.

H. Adjourn. A Motion to adjourn was made, seconded and passed by voice vote with seven in favor and none opposed.