

Date: January 9, 2008

From: Joseph T. Maguire, Chairman
Community Preservation Committee (CPC)

Cc: William W. Durkee Jr.
CPA Program Manager

Subject: Minutes of January 8, 2008 CPC Meeting

A. Called to Order 7:30PM

B. Roll Call

Present: Joseph Salvo, Carl Zinnell, Richard Pizzi Jr., Joseph T. Maguire, Scott Hovsepian

C. New Business –

1. Announcements.

a. CPA Program Manager Bill Durkee distributed to the Committee Members a Suggested Procedure, with fictitious example of a Motion, and separate Motion Forms designed for the Recommendations to the City Council for tonight's Public Meeting. All 15 completed Applications will be announced by the Clerk, then, as directed by the Chairman, the Program Manager will update the status of the Application. First Applicant(s) in attendance would be allowed to present any updates and changes in their Application. CPC Members would be allowed to ask questions and finally make a Motion to approve, deny in whole, or amend the dollar amount in the Application, and send those approved Applications as Recommendations to the City Council. All Applications tabled or amended will remain viable in whole or in part until the CPC approves or denies them. If sums are "encumbered" those funds will remain in the CPC general funds until a specific dollar amount is approved.

b. Site views were conducted as scheduled for January 7 for the Applicants to be heard tonight.

2. Correspondence. The CPA Program Manager announced the receipt of a formal application for the Wayside Rail Trail from Councilor Patrick O'Brien. This action will move the Application from the pending file to the Application list as soon as the next Period for Acceptance of CPA Applications opens.

D. Old Business

1. Minutes. A Motion was made by Carl Zinnell, seconded by Joseph Salvo to accept the minutes of the December 11 CPC/CPA Meeting. The Motion passed unanimously.

2. Review of Complete Applications. Chairman Maguire opened the Public Meeting for the complete Applications as established in the Meeting Agenda (attached).

I HOUSING

a. Down Payment Assistance Program. The CPA Program Manager stated that the City received Federal grant funds which had been budgeted and no further funding was deemed appropriate. No representative from the Planning Dep't was present. A Motion was made by Scott Hovsepian for denial, seconded by Carl Zinnell, and was unanimous.

b. Beacon Valve. WATCH Housing. Project Manager Steve LaFerriere updated the need for Board of Survey action, and subsequent Board of Appeals variances. A site view was conducted January 7. The CPA Program Manager concurred and suggested tabling. A Motion was made by Scott Hovsepian to table, seconded by Carl Zinnell, and was unanimous.

c. Hardy School/Affordable Housing Trust Fund. Councillor Tarallo was unable to attend but had communicated his positions to Chairman Maguire. The Program Manager noted that action regarding establishment of an Affordable Housing Trust Fund was initiated, however no action was needed at this time. A Motion was made by Joseph Salvo to table, seconded by Scott Hovsepian, and was unanimous.

d. Waltham Housing Authority (WHA), 82-86 Orange St. Preservation/Support. The CPA Program Manager noted that additional details were requested by Members of the CPC after the site view January 7, and that representatives of the WHA were present with additional information. WHA Executive Director Walter Maguire presented extrapolations of the ongoing Myrtle St. complex work in progress which provided a more detailed expenditure by line items. A Motion was made by Joseph Salvo to Recommend approval of \$300,000 to the City Council, seconded by Richard Pizzi Jr., and was unanimous.

II. OPEN SPACE (and OPEN SPACE RECREATION)

a. Sanderson Heights, Councillor Tarallo. Chairman Maguire noted no additional information was received. The CPA Program Manager noted no changes and recommended tabling. A Motion was made by Joseph Salvo to table, seconded by Richard Pizzi Jr., and was unanimous.

b. Hardy Pond wetlands, Councillor Tarallo. The CPA Program Manager noted that on the site view January 7 Councillor Tarallo had pointed out the properties with future possible conservation restrictions and Open Space Recreation. Chairman Maguire

reiterated the fact that various properties were foreclosed or in the process of foreclosure and no expenditure was needed at this time for those Tax Title lands in the amount of \$358,000. A Motion was made for the Recommendation of \$392,000 by Joseph Salvo, seconded by Carl Zinnell, and was unanimous.

c. 67 Crescent St., Councillor Logan. The CPA Program Manager noted the need for coordination with other City and State bodies to implement the plan. The site view was conducted accompanied by Councillor Rourke. Councillor Logan recapped the purposes of the "pocket park" for Open Space and passive Open Space Recreation. He further noted that the city council can order a Department such as the CPW (Combined Public Works) to maintain the property as it does other City parks. Carl Zinnell questioned the reason the property has remained vacant. Chairman Maguire noted the law of a "vista easement". Councillor Logan described an existing "scenic easement" from about 1900 which extends from Moody St. to Prospect St. The property could become the first River access in the easement, and might spur the MDC to now obtain pedestrian "travel easements" on this side of the River. A Motion was made by Scott Hovsepian, seconded by Richard Pizzi Jr to Recommend approval of \$284,560 to the City Council, with an additional \$100,000 to be "encumbered" until the property is acquired and the Open Space Recreation plan developed, and was unanimous.

d. 901 Moody St., (aka Woerd Ave. Landfill) Councillor Rourke/Planning Dept., Ted Fields. The Program Manager noted this Application is for a study to include desired uses for the property before Camp, Dresser, McKee engineers design a cap which is required. A site view was conducted with Councillor Rourke and Ted Fields, City Planner. The Application envisioned Open Space and Open Space Recreation uses on the property and opening additional opportunities adjacent. Councillor Rourke reiterated the needs for the study and the benefits. A Motion was made by Joseph Salvo, seconded by Richard Pizzi Jr. to Recommend \$24,500 for the study, and was unanimous.

III HISTORIC

a. Whittemore School, Waltham Historical Commission, Arthur Bennett/School Department. The Program Manager noted funding questions still existed even after the site view with Mr. Bennett, Jay Williams of Flansburgh Architects, and with Councillor Rourke. Mr. Bennett made detailed remarks about several historic features included in the plans but did not have a clear presentation of the pre-CPA funding for all but the terrazzo floor. Chairman Maguire reiterated that CPA funds were not allowed if previous allocations had been made for the elements. Joseph Salvo questioned the need for funds for the historic style windows which will need to be brought to the School Dep't. A Motion was made by Carl Zinnell to Recommend \$129,000 for the terrazzo floor to the City Council, and to table the remaining amount, seconded by Scott Hovsepian, and was unanimous.

b. Wellington House, Waltham Historical Commission, Arthur Bennett/Recreation Board. The Program Manager recommended the exterior portion as a "disaster" unfolding, needing emergency funding, after the site view with Mr. Bennett. The Open Space and Open Space Recreation portion needs a plan. Mr. Bennett described the house as built originally in the 1770's and modified but retaining much of the original elements. He clarified the unsigned contract delaying the roof replacement as almost resolved. A Motion was made by Carl Zinnell, seconded by Joseph Salvo to Recommend \$100,000 for current '08 FY to the City Council, with the expectation that funds will be spent as elucidated in specific bids, and was unanimous. An additional total of \$300,000 for FY '09, '10, '11 for interior and exterior portions will be "encumbered" until future details presented. An additional \$100,000 for FY'12 will be "encumbered" until an Open Space and Open Space Recreation plan is developed.

c. Charles River Museum of Industry/Dan Yeager/Councillor & State Representative Thomas Stanley/Mayor McCarthy. The Program Manager noted this was a plan for expansion of the recognized "Waltham System" of manufacturing in the Museum space and artifacts. A site view was made with Joseph Salvo. Dan Yeager, Curator, detailed the vision of the project. A Motion was made by Carl Zinnell, seconded by Richard Pizzi Jr. to Recommend ~~\$100,000~~ for current '08 FY to the City Council, for a grant, and was unanimous. *500,000*

d. Paine Estate – (a) Elevator and Rest Rooms/Ann Clifford/ Planning Dept. /Historical Commission/Handicap Commission. The Program Manager noted the Application was revised to \$111,500 in this FY for the purpose of preparation for the eventual installation of an interior elevator. Also that the Handicapped Commission needs to redefine its funding for the new design proposal. A site view was taken with Applicant Ann Clifford who was present. Mrs. Clifford reviewed the items in the new proposal and answered questions from the CPC. This project will pay for the design, architects, engineers and consultants for an underground electric service, elevator and restrooms. A Motion was made by Carl Zinnell to Recommend \$111,500 to the City Council, seconded by Scott Hovsepian, and was unanimous.

e. Paine Estate – (b) Exterior Renovations/Ann Clifford/ Planning Dept. /Historical Commission. The Program Manager noted the Application was for \$245,000 in this FY, and a site view was conducted. Mrs. Clifford detailed the purposes of CPA funds sharing the total cost of a \$900,000 project for emergency and preservation funding of windows, doors, masonry, porch, balustrades, and finishes. A Motion was made by Carl Zinnell to Recommend \$245,000 to the City Council, seconded by Scott Hovsepian, and was unanimous.

f. Documents, City Clerk Russ Malone. The Program Manager noted the amount requested was a total of \$200,000 over four years, and \$45,000 immediately. No site view was requested. City clerk Rosario Malone reiterated the need and the interest of other City agencies. A Motion was made by Carl Zinnell, seconded by Joe Salvo, for approval of \$40,000 for this FY, with the balance to be "encumbered" for the next three FY's for CPC approval upon request of the Clerk with details of the expenditures, and was unanimous.

g. Waltham Museum/Albert Arena/City of Waltham. The Program Manager noted that the proposal for a 2nd floor lease was in the City Council and therefore the request for acquisition, preservation and restoration of the "old Police station" cannot proceed until the lease is resolved. The Council has been requested to provide the status of the lease. No site visit was requested. A Motion to table was made by Scott Hovsepian, seconded by Richard Pizzi Jr., and was unanimous.

3. Incomplete Applications, Correspondents Ideas. The Program Manager noted that the list of nine intentions and incomplete Applications was one less due to Councillor Patrick's Application for the Wayside Rail Trail, and that Councillor Collura was in the process of entering two Applications. The list will be prepared for the next Meeting.

4. Next Meeting. A Motion was made by Carl Zinnell, seconded by Scott Hovsepian for a regularly scheduled CPC/CPA Public meeting on Tuesday, March 18, 7:30 PM in the City Council Chambers for the purpose of action on all complete Applications.

Hearing no requests for the "Good of the Committee", a motion was made to adjourn by Joseph Salvo, seconded by Richard Pizzi. The motion was unanimous at 9:35 PM.