

Date: July 29, 2008

From: Richard Pizzi, Jr. Vice Chairman
Acting in behalf of Joseph T. Maguire, Chairman
Community Preservation Committee (CPC)

Cc: William W. Durkee Jr.
CPA Program Manager

Subject: Minutes of July 29, 2008 CPC Meeting

A. Called to Order 6:30PM Rick Pizzi Jr., Vice-Chairman acting as Chairman.

B. Roll Call

Present: Joseph Salvo (Acting as Clerk of the CPC), Carl Zinnell, Richard Pizzi Jr., Joseph T. Maguire (absent), Scott Hovsepian (absent).

C. Minutes of CPC Meetings.

1. CPC May 13 CPC Meeting. A motion was made by Joseph Salvo, second by Carl Zinnell to approve the May 13 minutes, and passed unanimously.

2. CPC May 20 CPC Meeting. A motion was made by Joseph Salvo, second by Carl Zinnell to approve the May 20 minutes, and passed unanimously.

D. Annual Statutory Organizational Meeting

1. Chairman. After noting that Joseph Maguire was absent due to a medical procedure, "doing fine", and willing to continue as Chairman, a Motion was made by Joseph Salvo to nominate Joseph T. Maguire as Chairman for FY 2008, second by Carl Zinnell, and passed unanimously..

2. Vice-Chairman. A Motion was made by Joseph Salvo to nominate Richard Pizzi Jr. as Vice-Chairman for FY 2008, second by Carl Zinnell, and passed unanimously.

3. Clerk. A Motion was made by Carl Zinnell to nominate Joseph Salvo as Clerk for FY 2008, second by Rick Pizzi Jr., and passed unanimously.

Old Business (Program Manager Durkee).

E. Old Business

1. Announcements.

1a. CPA Funds Draft Spreadsheet Status. The Spreadsheet prepared and distributed May 27 was updated to July 28 and given to CPC Members (attached).

1b. Status of 1st, 2nd, 3rd Round Applications. All first and second Round Recommendations *approved by the Council* have been Appropriated and are available to the Applicants with the exception of the Library (chandeliers) which was held for special recognition. Eleven 2nd Round Applications and five 3rd Round Applications are at the Law Department for review. The CPC has fulfilled its obligations to send the CPC

Recommendations to the City Council and Law Department for prior legal review. There was activity regarding some of those Recommendations which are in the Law Department today including a visit from a Law Clerk, and inquiries from the Planning Department this week. This led to a conclusion that the Law Department is sincere in its efforts to finish these reviews for City Council action. Any Applications which are reviewed and received at the CPA office by Thursday, July 31 may be able to be placed on the docket July 31 for the City Council Meeting of August 4th.

In response to Member Zinnell regarding the status of the Recommendations from the spending Rounds now in Law Department review, the Manager noted that from Round 1, a legal problem regarding the Woerd Avenue landfill continues to be researched by the Law Department, but the balance are available to be spent by Applicants for the approved purposes. The 2nd and 3rd Round Applications are problematic as the Law Department hadn't reviewed the 2nd Round Recommendations when the CPC approved the 3rd Round Recommendations May 20. None of these 2nd or 3rd Round Applications have been reviewed. City Law Department work on major projects was said to have been given first priority and now the Law Department is slowly catching up. Failure to educate and convince the Council to the fact that the CPA should pay for assistance from the Law Department means the Council doesn't get reviews of CPC Recommendations. The Law Department says they don't have the time and resources to do the City work, which leaves the CPC without its needed reviews. It is believed that the City Council Budget process did not allow sufficient CPC/CPA explanation of the fact that CPA Administrative funds are already allocated and would not need to be raised for the next year, but in fact are sitting unspent in the CPA Administrative funds while the needed reviews are not done. Ironically, the CPA City funds in fact were matched by State taxpayers mainly from outside the City making the burden on our taxpayers even smaller.

2. Announcements. Coalition of CPA Communities. The legislative Bill to increase and stabilize the amount received by CPA communities in State matching funds proposed by the Coalition was successful in House Committee, but the remaining time before the end of the legislative fiscal year July 31 makes it unlikely that the Bill will be acted on this year. It will be refiled and possibly supported by a professional organizer in the Spring. Because it passed in Committee this year the Coalition is optimistic for its success next year.

F. New Business

1. Fernald (**Resolution**). (Manager). A copy of the CPC Resolution of May 20 was read and circulated for signatures and eventual presentation to the Mayor on Thursday to be placed on the Council docket for their August 4th Meeting (attached). The Resolution expressed the desire of the CPC to receive any further Applications for the purchase or City development of the areas of Open Space, Open Space Recreation, Historic Preservation and Community Housing at the Fernald. It further commended the Mayor and City Council Applicants for their vision for acquisition and local control of development at the Fernald.

2. Public Hearing. 7:00 PM. (Chairman Pizzi). An explanation was given regarding the annual hearing as intending to receive input from the public regarding the CPC. Attendees were invited to speak and requested to state their name and address.

Leo Keightley, 731 South St. He is happy with the 1st years actions of the CPC in his view of what he hoped would be done with the money. He is pleased with the efforts to increase Open Space, especially for the Fernald. At the Fernald he would like more farmland and solar energy collection for the good of the economy for the next decade.

Heather Harris, 212 Hammond St. She would prefer that CPA funds be spent for farming and Open Space. She watched the Waltham Community Gardens grow food, donate food to food banks, and serve persons of various means. Further she would like to see affordable housing, opportunities for exercise, and the Western Greenway supported. She believes affordable housing can be built in a creative fashion without "bulk affordable housing" and increased congestion on Trapelo Road. Waltham has a unique opportunity to continue the beauty of farms.

Steve LaFerriere of WATCH. Commended the CPC for their work in the 1st year. WATCH would encourage continuation of the same type of previous CPC Housing Applications, and support for lower income housing. The average rent for a two bedroom apartment is \$1200/month, which would require an income of \$48,000 for affordable status. One third of Waltham families make less than \$35,000.

Manager. Noted the Councillors who corresponded with the Manager regarding the CPA. Sally Collura called and hoped to attend. She expressed her support of the CPC actions. Councillors O'Brien and Logan commended the work of the CPC and apologized for not being at this meeting. Robert Stanton, a former Councillor and an initial proponent of passage of the CPA, said he appreciated the work of the CPC and would sent a written commentary. None of the Councillors offered any critiques suggesting changes in the format of the PLAN and Applications currently used.

Lou Nocera, Chateau Restaurant. Has heard nothing but "good remarks" from the people he talks with for the actions of the CPC in their first year. Basically they were happy with what has been done and could be done in the future. He was involved with the history of Waltham for 20 years including seven years writing the book Waltham Rediscovered which sold over 8000 copies internationally. The intention was to capture the history of the people of the City in the 20th century and was successful. He is also involved with the Waltham Museum which now has a home thanks to the Mayor and Al Arena. The first floor is now filled and Al's artifacts could fill the second and third floors. The expansion is mired temporarily in politics. It is difficult to raise money for historical purposes in this City, but the CPC is able to assist and the attention is overdue. Waltham was a center of industry, but the industrialists didn't leave much for the City. Cronin's look was saved as part of Moody Street which was the hub of the City during his youth. The Waltham Hospital is gone. Some of the old buildings are being preserved now as it is financially feasible, such as the Mill. Money is only available in three ways, one of which is the examples given, another is the City itself. Other towns such as Weston have

purchased land in the past. Neither the purchase of land nor the preservation of historic structures or documents have had support here. The third way is as a bequest. He spoke with Chairman Maguire in a casual meeting and stated the same information. He would offer no suggestions as to changes as he is not been able to keep up with things as well as he likes to do. His comrades who grew up here, went into business here, and stayed here are small in number now in his 78th year. Think of Waltham looking forward and as it was and capture what you can as things change very fast. European ancestors made Waltham what it is today, capture their history.

Kelly Durkee-Erwin, 96 Galen St. Speaking only for herself, has been a direct observer of the effects of the money spent by the CPC and the peoples lives it has changed. For example at Orange Street it has improved the quality of life of people who can't help themselves, the poor, the disabled and the veterans of Waltham. They are not here tonight but thank you for the work you have done and will continue to do to enrich the lives of the people of Waltham in ways the CPC might not even know. The CPC sees the Applications and paperwork but the other side is the great work done for the needy. The hours of work by the CPC are also recognized in the results after the process is completed from inception of Applications to completion of the projects.

Wayne McCarthy, co-president of the Historical society, attending with Sheila Fitzpatrick the co-President. Reiterating Mr. Nocera, the history of the City is deep and many people are working to preserve it with CPA funds. The Society has a long history and agrees it is difficult to promote it. Waltham has always made history but left it to others to appreciate it. Now history is being recognized here and nationally to determine where we came from in context of where we are going. His great grandmother was a gold star mother here in Waltham after her son was killed in the first World War. Charles Rennie Square at the Connors Pool was named for him. With the CPC and the organizations working to spend the CPA money wisely will benefit the City for a long time.

Louise Butler, the Waltham Museum. She commended the CPC for the money spent for the Fernald School as Waltham will be the buyer. She agreed with the previous speakers that the work of the CPC is commendable and hopes it will continue. She offered all the support the Museum can give.

Hearing no further requests to speak, the Vice-Chairman closed the Public Hearing portion of the Meeting.

G. For the Good of the Committee. The Manager stated that since available CPC funds are essentially either spent or committed, no future Meetings need to be scheduled at this time. In September another infusion of funds will occur, then the State Match in October. In the interim, the determination of how the CPC will proceed and "housekeeping" changes in the PLAN will be studied. The testimony from this Hearing will be reviewed to help decide what direction the CPC should go. New applicants will need to wait until the Fall for an opportunity to request CPC funds. The Vice-Chairman believes the next meeting will be after the Law Department has made their reviews and no applications

will be accepted until then. The Manager noted that any reviewed Recommendations from the Law Department after this week will wait until the Council meets again on September 15. That will be about the same date as CPA funds become available. In the interim there shouldn't be as much burden from the Council upon the City Departments allowing the CPC work to also be completed. Member Zinnell asked whether the issue of the CPC paying for City work for the CPA could be revisited. The Manager noted that the CPC has been very pecuniary or "cheap" in spending any Administrative funds, therefore there are some funds available even with the "level funded" FY 2008 Budget. After the Law Department has reviewed the CPC request for approval of the process to be used for the supplemental spending it should be possible to reimburse or pay for CPA work done by City Departments. On an emergency basis it may also be possible to make a request of the Council for a supplemental budget.

H. Adjourn. A Motion was made by Joseph Salvo to adjourn, second by Carl Zinnell and passed unanimously at 7:25 PM.

Richard Pizzi, Jr. for Joseph T. Maguire, Chairman
For the Community Preservation Committee