

Date: December 11, 2007

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

Cc: William W. Durkee Jr.  
CPA Program Manager

Subject: Minutes of December 11 CPC Meeting

A. Called to Order 7:30PM

B. Roll Call

Present: Joseph Salvo, Carl Zinnell, Richard Pizzi Jr., Joseph T. Maguire  
Absent: Scott Hovsepian (called to duty)

C. New Business - Announcements.

CPA Program Manager Bill Durkee explained the procedure for tonight's Public Meeting: To allow all 15 completed Applicants to be heard tonight, each application would be held to a total of about 5 minutes. First the Applicant(s) would be allowed to present any updates and a brief summary of their Application. City Councillors, the Mayor's office, and Department heads would then be heard within the same time limit. The CPC Members would be allowed to ask questions or make statements within the remaining time. And finally, the Program Manager would give a brief advisory as to the eligibility of the Application. All Applications will remain viable and modifications accepted until the CPC votes to deny or send a recommendation to the City Council with a dollar amount for approval. All CPC Members and the Program Manager will be allowed to independently contact the Applicants after the meeting for further information.

A Motion was made by Richard Pizzi, seconded by Carl Zinnell to have the Program Manager contact the nine intentions and incomplete Applications (2) to assist to resolve any inadequacies in the process to get complete Applications. The Motion passed unanimously.

Site views will be scheduled prior to the next Regular Meeting. As the Applicants are heard it will be determined whether a site view is required.

A Motion was made by Carl Zinnell, seconded by Richard Pizzi to meet at the Kennedy Middle School at 2:30 PM, Monday, January 7, 2008 for the purpose of traveling to site views for the agreed complete Applications. The Motion passed unanimously. Depending upon the response from applicants, City officials and CPC Members, suitable transportation will be sought.

A regularly scheduled CPC/CPA Public meeting will be scheduled for Tuesday, January 8, 7:30 PM in the City Council Chambers for the purpose of action on each complete Application.

A Motion was made by Carl Zinnell, seconded by Joseph Salvo to accept the minutes of the October 16 CPC/CPA Meeting. The Motion passed unanimously.

D. Correspondence.

E. New Business.

Chairman Maguire opened the Public Meeting for the complete Applications as established in the Meeting Agenda (attached). The following speakers were heard:

### HOUSING

Down Payment Assistance, Waltham Planning Dept. Janet Barry reiterated the Application expressed needs. The CPA Program Manager's statement that the City resources had been granted as budgeted and no further funding was deemed appropriate at this time was refuted as the money comes from HUD alone. No site view is needed.

Beacon Valve. WATCH Housing Project Manager Steve LaFerriere clarified the need for Board of Survey action 12/12, and subsequent Board of Appeals variances. The CPA Program Manager concurred that there would be a delay until those actions were completed. A site view was requested.

Hardy School/Affordable Housing Trust Fund. Councillor Tarallo indicated that he had been informed by the Mayor that funding in the approximate amounts required for an elevator (\$400,000) and conversion to acceptable housing condition (\$200,000) at a total of \$600,000 had been included in the CIP (Capital Improvements Plan). Further, the Affordable Housing Trust Fund reached the first hearing at the Council meeting 12/10. Therefore CPA funds are unnecessary at this time. The CPA Program Manager agreed with the delay until the conversion is completed. No site view is required now.

Waltham Housing Authority (WHA), 82-86 Orange St. Preservation/Support. No WHA representative. The CPA Program Manager noted that this application appears to meet the recognized need for CPA Support of the Waltham State funded Public Housing and was ready for CPC Action. A site view was requested by the CPC, and attendance of WHA representatives at the site view 1/7/08 and CPC Meeting 1/8/07.

### OPEN SPACE (and OPEN SPACE RECREATION)

Sanderson Heights, Councillor Tarallo. The Councilor modified the request as a result of a discussion with the Mayor. Since the eminent domain taking has been funded, but the value contested in a Court action, it is believed CPA funds are not needed at this time. If the plaintiff is awarded a greater amount, then the CPA application will be modified. The CPA Program Manager agreed with the proposal to table this item. No site view is needed now.

Hardy Pond wetlands, Councillor Tarallo. No funds have been allocated for this project. The Conservation Commission has been interested in preserving these wetlands. The Hardy Pond Association is in favor. Many of these parcels are in tax title or foreclosure. Probably cannot be developed as they are wetlands considered valuable in the 2007 Master Plan. Protects Hardy Pond. . The CPA Program Manager noted the proposal is exactly as the CPA was intended. There are questions concerning the valuation of the Tax Title properties. Chairman Maguire noted that the Watch City parcel does not have a value of \$387,000 as shown as it has been foreclosed. Councillor Tarallo, as a professional planner, believes that there must be a taking by the City to be certain that the title cannot be redeemed by the owner. Recommended the City take the land or acquire it for a clear title rather than accept the taking done by foreclosure. This "next step" is different than the "care and control" of the Conservation Commission done after a foreclosure. Article 90 does not remove the landowners rights of redemption. Once these rights are eradicated and the "care and control" given to the Conservation Commission, then there is no further change allowed without an Act of the Legislature. A site view is needed.

67 Crescent St., Councillor Logan. No representative attended. The CPA Program Manager noted this is a model for an ideal CPA Application both in its statutory process and for the property and purposes expressed. Coordination with other City and State bodies to implement the plan will be needed. The CPA Coalition advised that funds as requested for an independent appraisal can be funded by CPA. The CPC requested a site view.

901 Moody St., Councillor Rourke/Planning Dept., Ted Fields, Lori McKay/Camp,Dresser,McKee. Per Ted Fields, 10 years of testing by Camp Dresser McKee (CDM) has deemed the site suitable for capping. This request is for the study to determine, together with the neighborhood, alternative uses and the type of cap needed. Councillor Rourke provided a history of the site, and said a zone change would be requested for Conservation/Recreation. The Program Manager noted this is another process for CPA funding for Open Space Creation for land already owned by the City. This Application is ready for action if the CPC agrees with the valuation. A site view is requested.

## HISTORIC

Whittemore School, Archie Bennett/School Department. The "terrazzo floor" (\$126,000) and other historic elements were presented. Chairman Maguire questioned whether any elements other than the "terrazzo floor" could be funded with CPA funds as they have already been included in the payments made for Whittemore construction. Mr. Bennett would seek further advice as to the other elements as he understood non-funded cost increases occurred. The Program Manager agreed there was a funding question after noting he initially encouraged the Applicants to request funds for all historic elements. A site view was requested.

Wellington House, Archie Bennett/Recreation Board

(a) Interior preservation, rehabilitation, restoration. (\$100,000/yr – 4 Yrs). A discussion with the Planning Dept. is needed.

(b) Open Space and OS Recreation. Consulting with the Recreation Board to add Open Space Recreation amenities. (\$100,000/yr – 1 yr.)

The Program Manager recommended the interior portion is ready for funding, while the Open Space and Open Space Recreation portion needs a plan. A site view was requested.

Charles River Museum of Industry/Dan Yeager/Representative Thomas Stanley. No Applicant attended. Honorable Mayor Jeannette McCarthy spoke in favor of the Application. The Program Manager noted this was a plan for acquisition, preservation, and restoration of Museum space and artifacts, and was ready for CPC action. A site view was requested.

Paine Estate – (a) Elevator and Rest Rooms/Ann Clifford.

Paine Estate – (b) Exterior Renovations/Ann Clifford.

The Application was revised to \$111,500 initially for the purpose of preparation for the eventual installation of an interior elevator. The Program Manager believes the Handicapped Commission also needs to redefine its funding for the new design proposal. The Program Manager recommends the revised proposal is ready for action. A site view was requested.

Documents, City Clerk Russ Malone/John Doherty, Applied Microimage. A dramatic presentation with the consultant of choice was made for preservation, rehabilitation and restoration of the historic records in the Clerk's Office and downstairs Vault. The project will extend over 2-4 years with \$113,800 of defined costs and a total with contingencies of \$200,000. The Program Manager recommends "emergency" funding of the oldest and most endangered records as soon as possible, and approval of the total fund request with the contingency that the required quarterly reports indicate successful progress and any unexpected problems. A site view was not requested.

Waltham Museum/Louise Butler. No Applicant attended. The Program Manager noted that the proposal for a 2<sup>nd</sup> 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. No site visit was requested.

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 9:29 PM.