



Community Preservation Committee (CPC)
Special Meeting Minutes
September 29, 2020

A. Call to Order

Meeting called to order via Zoom at 6:00 p.m. by Chair M. Justin Barrett, Jr. The meeting was livestreamed on YouTube and recorded to be viewed on The Waltham Channel's website: wcac.org.

B. Roll Call

Present: Chair M. Justin Barrett, Jr., Vice Chair Erika Oliver Jerram, Clerk Dan Melnechuk, Bill Doyle, Bob LeBlanc, Loretta McClary, Amanda Thibodeau

Absent: Tom Creonte and Sean Wilson

C. Old Business

1. Homes for Veterans Network Launch (continued from September 15, 2020 meeting): The applicant provided the information missing from their application. Mr. Barrett opened up questions from the committee. Mr. LeBlanc asked for clarification re: the person who will be employed at the property 24/7 for \$35k per year. David DiGregorio, Sr. replied that the person will also receive room and board at the property at no cost. Mr. Barrett noted that he spoke with Stuart Saginor with the MA Community Preservation Coalition. Mr. Saginor stated that the petitioners need to follow certain guidelines. 1) Services need to be provided in the house (fair housing). Mort Isaacson, Waltham Historical Commission Chair, noted that this is one of the most historic houses in Waltham. He suggested that the exterior of the original part of the house should not be changed in any substantial way without the Waltham Historical Commission's permission. Atty. Corain McGinn suggested putting a restriction on the deed or putting a stipulation in the contract. He also asked that a historical marker/sign explaining the historical significance of the house be placed where the public can see it. The petitioner would need to pay for the sign. It can't come from CPA funds. Mr. LeBlanc asked what services are being provided on site. Roland Butler replied that there will be substance abuse counseling and classes on how to get qualified for permanent housing. Case managers will come to the home to deliver the services. Mr. LeBlanc asked how are they tied into HUD-VASH. Atty. McGinn stated that HUD-VASH would be the funders for the rent.

Motion made by Mr. LeBlanc to approve the program as presented. Mr. Barrett added there would be a historic restriction and affordable housing restriction. It will require some kind of signage at the

Approved 11-24-2020

petitioner's expense. Amount approved: \$1.5M. Motion seconded by Mr. Doyle. Mr. LeBlanc asked if anyone has spoken with Stuart Saginor at the Community Preservation Coalition re: if there is a precedent for this type of purchase with CPC money. Mr. Barrett replied that he has spoken with him and this is the first and Mr. Saginor is very excited about it. Mr. LeBlanc expressed his concern re: the time it will take for approvals beyond the CPC since this is unprecedented. All in favor. Motion passed.

2. New Light Korean Church

Mr. Barrett spoke with Mr. Saginor and he strongly suggested that the CPC consult the City's Law Department to see if the project is eligible since the work was done before funding was secured. After some discussion, it was decided that the Law Department would be consulted before moving forward.

Motion made by Mr. Doyle to ask the Law Department how to proceed, seconded by Ms. Oliver Jerram. All in favor. Motion passed.

3. WATCH CDC: Waltham Armory Study Discussion

Jennifer Van Campen and Mike Wolfson represented the applicant. Their general proposal is to build a new wood frame building within the shell of the brick structure. Mr. Wolfson stated that the plan is to build one-bedroom affordable housing units. Ms. Van Campen projected the total cost to be \$11.8M. They would be seeking \$4M of CPA funds. They are having the property appraised and should have the report towards the end of October. Mr. Doyle asked about rezoning the property. Ms. Van Campen said they would plan a friendly 40B for the site. Mr. Melnechuk asked if there are examples of armories being used this way. Ms. Van Campen stated that there is one planned to be built in Lynn and they are converting their armory to 40 studio apartments for veterans. There was an armory in Natick that was converted to condominiums. Mr. Melnechuk asked about the per-unit cost since it seems a bit high. Ms. Van Campen replied that multiple factors go into the cost. One example is they would be purchasing the land, rather than having it given to them. Mr. LeBlanc asked where they are in the actual purchase of the property. Ms. Van Campen stated that they can't purchase it until they receive CPA funding and support from City Council for a friendly 40B. Mr. LeBlanc asked how much the Lynn CPC contributed to that project. Ms. Van Campen did not know but they will find out. Mort Isaacson, Waltham Historical Commission Chair, strongly encouraged them to come before the Waltham Historical Commission to make them aware of the project.

D. Adjourn

Motion made by Mr. Doyle to adjourn, seconded by Ms. Oliver Jerram. All in favor. Motion passed.

Meeting adjourned at 7:05 p.m.