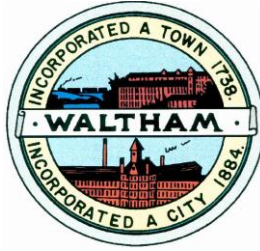


City of Waltham



Fernald Use Committee January 29, 2018 Minutes of the meeting

Chairman McLaughlin called the meeting to order at 6:30 p.m.

Attendance: Councillor Darcy, Councillor Stanley, Councillor Vidal, Councillor Waddick, Chairman McLaughlin.

Chairman Darcy noted to the committee that he would be recording the meeting.

Councillor Vidal made a motion to approve the minutes of the October 23, 2017 meeting. Councillor Darcy offered three changes. Motion to approve the amended minutes was adopted on a voice vote.

1. Mayor's communication dated November 22, 2017
Recommended Master Plan for Fernald Property (190 acres).

Councillor Stanley made a motion to hear from an off committee member. Motion was adopted on a voice vote. Environmental Specialist Cheryl Waddick appeared before the committee. Councillor Stanley asked Ms. Waddick if she has seen the Mayor's master plan, if she has been consulted about the master plan, and if she has reviewed the master plan with the Law Department. Ms. Waddick said she has seen the master plan but has not been consulted about it, nor has she reviewed it with the Law Department. Councillor Stanley asked Ms. Waddick if she has been up to the Fernald Site. Ms. Waddick said she was up there as part of a group tour in 2014. Councillor Stanley asked if there are environmental issues up at the Fernald. Ms. Waddick said she has reviewed the 2009 and 2014 draft reports, and both those reports spoke about environmental issues. Councillor Stanley asked if she would have any concerns with implementing a master plan without first doing a more in-depth study of potential environmental hazards on the site. Ms. Waddick said she did make a recommendation to the Mayor last year regarding environmental concerns. Ms. Waddick said she would recommend that the 2009 Tech Law report and the 2016 report be reviewed to determine if a broader review is needed.

Councillor Stanley asked Ms. Waddick if she was every asked to review the Tech Law report. Ms. Waddick said she was not asked to review the report but was given a copy of it. Councillor Stanley asked if in the three years that the City has owned the property has there been any remediation done. Ms. Waddick said that three underground storage tanks have been removed. Councillor Stanley asked about the projected budget cost to clean up the entire property. Ms. Waddick said a comprehensive review would be needed to determine budget costs, and it would also depend on what uses are planned for the site. Councillor Stanley asked if she was involved in any of the demolition. Ms. Waddick said she was not, that Mr. Cusano has been handling that project. Councillor Stanley asked Ms. Waddick if she would recommend transferring custody and control of any parts of the property. Ms. Waddick said that as the Environmental Specialist she would suggest a comprehensive environmental review be performed before making any decisions on the property. Councillor Stanley made a request that the Environmental Specialist respond to a list of questions (98) that were provided separately. All Councillors were provided copies of the questions. Councillor Waddick abstained from voting. Motion was adopted on a voice vote.

Councillor Stanley made the following request. That the Mayor provide a matrix of all permits and approvals necessary for the use of land and buildings proposed in the Mayor's Fernald Master Plan recommendations to the committee and the full City Council. Motion was adopted on a voice vote.

Councillor Stanley made the following request. That the Waltham Community Preservation Committee provide the committee and the full City Council with a list of permitted uses on the restricted portion of the Fernald land bought with Community Preservation Act funding. Motion was adopted on a voice vote.

Councillor Stanley made the following request. That the Chief of Police and representatives of the two Police unions be invited into the February 12, 2018 meeting at 6:30 p.m. to share their thoughts regarding the Mayor's Fernald Master Plan recommendations in regard to the Police Department. Motion was adopted on a voice vote.

Councillor Stanley made the following request. That the Mayor provide the committee and the City Council with all communications from the Mass. Historic Commission with regards to the Fernald property. Motion was adopted on a voice vote.

Councillor Stanley made a motion to hear from an off committee member. Motion was adopted on a voice vote. Veterans Director Mike Russo appeared before the committee. Councillor Stanley asked Mr. Russo if he has been up to the Fernald site and if he has been part of the planning process. Mr. Russo said he has visited the site in 2014, and to prepare for this meeting went up to the site with the Housing Director. Mr. Russo said he has not been a part of the planning process. Councillor Stanley asked Mr. Russo if he had any concerns at the site, and if he had any budget estimates for potential Veterans Housing on the site. Mr., Russo said he has no concerns about the site and would have to work with an architect for any future costs estimates. Councillor Stanley asked Mr. Russo if he was aware of any environmental issues on the site, and if there were any transition plans in place at this time. Mr. Russo said he was not aware of any environmental issues on the site, and that he had no transition plans in place at this time. Councillor Waddick ask Mr. Russo if his Veterans Housing plans were for individual apartments or if the City is looking at a facility with medical services. Mr. Russo said he thought it would just be Housing.

Councillor Darcy asked if Waltham currently has any Veterans Housing. Mr. Russo said no we do not. Councillor Vidal asked what type of housing is being considered, ownership or rental. Mr. Russo said rental housing.

Councillor Stanley made a motion to hear from an off committee member. Motion was adopted on a voice vote. Housing Director Bob Waters appeared before the committee. Councillor Stanley asked Mr. Waters if he was familiar with the Mayor's master plan, and if he has been involved in it. Mr. Waters said he is familiar with it but has not been involved in it. Councillor Stanley asked Mr. Waters if he would be managing future Veterans housing, and if he had any budget yet for the transition. Mr. Waters said a company would probably be hired to manage any rental program, and that he had no budget at this time for the transition. Councillor Stanley asked Mr. Waters if he has spoken to the Mayor about future housing on the site, and if he had a time line for this initiative. Mr. Water's said he had not spoken to the Mayor, and he has no time line at this time, Councillor Stanley asked Mr. Water's if he had any concerns about putting housing up at the Fernald site. Mr. Water's said he had no concerns. Councillor Stanley asked Mr. Waters if the site review done by the School Department was shared with him. Mr. Water's said no. Councillor Vidal asked Mr. Water's if we were looking to become landlords or looking to sell what we built. Mr. Water's thought we would be looking to build and then rent. Mr. Water's said that our Memorandum of understanding with the State requires that the State gets half the amount of any proceeds from the sale of assets.

Councillor Stanley made a motion to hear from an off committee member. Motion was adopted on a voice vote. Recreational Director Nick Abruzzi appeared before the committee. Councillor Stanley asked Mr. Abruzzi if he is familiar with the site, if he has been involved in the process, if he has a budget for the site, and if he was familiar with the environment issues on site. Mr. Abruzzi said he is familiar with the site, has not been involved in the transition, has no budget for the site and was not familiar with environmental issue on site. Mr. Abruzzi said he has heard some ideas from previous public meetings mostly centered around passive recreational initiatives. Councillor Stanley asked if more employees would be needed if they were to move up to the Fernald property. Mr. Abruzzi said he probably would need staffing support. Councillor Stanley asked Mr. Abruzzi if he was familiar with the CPC restriction on the property, and if he thought he would need the assistance of an architect. Mr. Abruzzi said he was not aware of the CPC restriction, and thought he would need an architect in the future. Councillor Vidal talked about the public meeting that took place in 2016 at the Northeast School. Councillor Vidal recalled a lot of discussion about recreational needs and also High School needs. Councillor Waddick asked Mr. Abruzzi if he felt that more fields were needed. Mr. Abruzzi said there is still a need for more fields. Councillor Waddick suggested that the area on the right side, when entering from Trapelo Road entrance be considered for additional fields. Councillor Darcy mentioned that the neighbors have used Owl Hill for sledding for over one hundred years. And, a spray park next to Donald Field was also previously used by residence.

Councillor Stanley made a motion to hear from an off committee member. Motion was adopted on a voice vote. City Solicitor John Cervone and Assistance City Solicitor Pat Azadi appeared before the committee. Councillor Stanley asked if they were familiar with the property and if they were involved in the transition. Mr. Cervone said that they are familiar with the property and were not involved currently in the process. Mr. Cervone said they were actively involved in the acquisition of the property. Councillor Stanley asked if they were familiar with all the environmental issue of the property. Mr. Cervone said he work with DCAM on the acquisition and as part of the negotiated

purchase price there were disclosure made about environmental issues on the property. Ms. Azadi said the Tech Law report was provide to the City. Ms. Azadi said they also have the phase 1 and phase 2 reports as part of the School project. Councillor Stanley asked Ms. Azadi if the City has received any directive from the State to proceed on site. Ms. Azadi said she believes Mass. Historical has approved the demolition of the cottages, but not other buildings.

Councillor Stanley asked Ms. Azadi if all the buildings were compliant with the State and with ADA code. Ms. Azadi said she was not sure and that more research and review would be needed. Councillor Stanley asked about the previous oil spill. Ms. Azadi said all the ten different locations have received partial approval. They have an AUL for the power plant site. Councillor Stanley asked if the Law Department understands all the Federal and State laws pertaining to this site. Ms. Azadi said we never want to say we know everything but we do know where to look for answers. Councillor McLaughlin asked if the High School 50 Acre review has been completed. Ms. Azadi said yes.

Councillor Darcy made a motion to hear from an off committee member. Motion was adopted on a voice vote. Historical Commission Chairman Mort Isaacson appeared before the committee. Councillor Darcy ask Mr. Isaacson if he has reviewed the buildings on the Fernald site. Mr. Isaacson said the information he reviewed never discussed inside the buildings. Mr. Isaacson said a structural review of all building is needed. Councillor Darcy noted that the report suggest they did go into some of the building. Mr. Isaacson said a professional review is needed and then his board can review that report.

Councillor Stanley made the following request. That the CPW Director, Recreational Director, Veterans Director, and the Chief of Police provide answers to the attached questions (56) to the committee and City Council. All the committee members received copies of the questions. Motion was adopted on a voice vote.

Councillor Stanley made the following request. That the Law Department provide written answers to the attached questions (63) to the committee and City Council. All the committee members received copies of the questions. Motion was adopted on a voice vote.

Councillor Vidal made the following request. That the School Department provide a copy of the phase 1 and 2 report on the back fifty acres of the Fernald Site. Motion was adopted on a voice vote.

Councillor Darcy made a motion to adjourn. Motion was adopted on a voice vote and the meeting was adjourned at 8.45 P.M.

Respectfully submitted,

Thomas J. Magno
Clerk – Fernald Use Committee