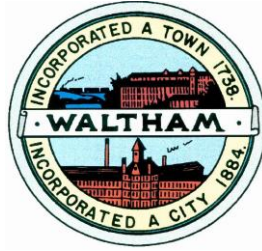


# *City of Waltham*



## Fernald Use Committee April 9, 2018 Minutes of the meeting

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

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

Councillor Darcy made a motion to approve the minutes of the February 26, 2018 meeting. Motion was adopted on a voice vote.

The Mayor respectfully submits the following recommendation for the 3 cottages is as follows based on “contributing resources” per the Memorandum of Agreement (MOA) see enclosed. Please also see my March 23, 2017 communication to you requesting authority regarding Cardinal Cottage. All 3 cottages were surveyed, and Cardinal Cottage, the oldest of the 3 cottages, went out to bid for exterior design then construction.

1. Cardinal Cottage      2 affordable rental units (lower unit handicap accessible)
  2. Trapelo Cottage      1 affordable handicap accessible rental unit
  3. Baldwin Cottage      2 affordable rental units (lower unit handicap accessible)
- We will be filing a LIP application to DHCD and 40B applications to Waltham ZBA.

Councillor Stanley made a motion to hear from all off committee members. Motion was adopted on a voice vote. Housing Director Robert Waters appeared before the committee. Mr. Waters gave a brief overview. Mr. Waters mentioned that the request involved converting the three cottages into five affordable housing units. The first one to be worked on would be the Cardinal Cottage. Mr. Waters said a bid has been received for \$ 414,000 for exterior work only. Councillor Darcy informed the committee that a second RFP has been procured for the other two cottages. Councillor Darcy said he believes this is a win for Waltham and for adding additional affordable housing. Councillor Stanley asked Mr. Waters who will manage the project, how will the city comply with local zoning issues, and how will the City comply with the I&I ordinance. Mr. Waters said he is working with the City Engineer and Building department, and that he is not sure how the zoning and I&I issues will be handled.

Councillor Darcy said the Mayor will be bringing in a 40b application for the project. Councillor Stanley asked if any environmental survey has been done on the property. Mr. Waters said yes a survey has been done on the house but nothing on the land. Councillor Stanley asked about the source of funding and what has been spent to date. Mr. Waters said \$ 426,000 will come from the Housing Trust Fund and \$ 39,000 has been spent to date. Councillor Stanley said that everybody wants to see more affordable Housing but he has concerns about the lack of a project plan, construction oversight and the lack of knowledge of the environmental issues on the property. Councillor Diane LeBlanc said she also supports affordable housing but is concerned about moving forward without knowing the total project costs. Councillor Diane LeBlanc said we should not be doing this project in a piece mail approach. Councillor Diane LeBlanc asked if they had any other costs estimates. Mr. Waters said no. Councillor LeBlanc said she doesn't believe the city should be landlords. Chairman McLaughlin asked Mr. Waters if he was comfortable managing this project. Mr. Waters said yes. Councillor Fowler said he would like to see these houses rehabbed and sold, and not have the City be landlords. Councillor Fowler said the property should be subdivided before moving forward with rehabbing individual buildings. Councillor Darcy said the residence around the Lawrence School are supportive of this project. Councillor Darcy made a motion to transfer care custody and control of the three cottages over to the Housing Division to be used for affordable Housing units. A roll call was requested. Councillor Darcy – Yes, Councillor Stanley – No, Councillor Vidal – No, Chairman McLaughlin – Yes. The motion did not carry. Councillor Stanley said the City should first decide on a reuse plan for the entire property and not handle this parcel in a piece mail fashion. Councillor Stanley said we should also know the total project costs before moving forward one cottage at a time. Councillor Stanley made a motion to table the matter. A roll call was requested. Councillor Darcy – No, Councillor Stanley – Yes, Councillor Vidal – Yes, Chairman McLaughlin – No. The Tabling motion did not carry. Councillor Darcy said he was disappointed that the motion to add affordable housing did not pass. Councillor Darcy made a motion to table the matter. Motion was adopted on a voice vote. Councillor Darcy moved to take the RFQ matter from the table. Motion was adopted on a voice vote. Councillor Darcy asked for copies of the estimates that were discussed at another meeting. Councillor Stanley said he never said he had estimates but said he had conversations with professionals. Councillor Darcy made a motion to invite the City Planner into the next meeting to discuss a framework for an RFP. Motion was adopted on a voice vote. Councillor Darcy moved to table the matter. 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 7:20 P.M.

Respectfully submitted,  
Thomas J. Magno  
Clerk – Fernald Use Committee