

Community Preservation Committee (CPC) Public
Meeting and Hearing - May13, 2014
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., Program Manager, Waltham
Community Preservation Committee (CPC)

Note: This meeting was held in the Public Meeting Room 06 of
the Clark Government Center, 119 School Street.

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. MAC (Municipal Access
Channel) recorded the Meeting.

B. Roll Call by Clerk (Melnechuk)

Present: Chair Young, Vice-Chair Dwyer, Clerk Melnechuk,
Mr. Barrett, Mr. Dufromont, Mr. Bob LeBlanc, Mr. Randy
LeBlanc, Mr. Wilson. Program Manager Durkee present. Absent:
Mr. Creonte. Quorum of 8 declared present

C. Minutes(Clerk)

1. Minutes of the March 12, 2014 CPC Meeting. A Motion was
made to accept the Minutes and passed without dissent.
2. Minutes of the April 8, 2014 CPC Meeting. A Motion was
made to accept the Minutes and passed without dissent.

D. New Business

1. Mayor Jeannette A. McCarthy - Application for Purchase
of the Fernald Property from the Commonwealth of
Massachusetts - CPA \$3,630,000.

The Mayor noted the purchase would include all of the Fernald
property including the Shriver Center. The State would retain
licenses on four parcels still in use until they are no
longer needed. There are timetables for the proposal passing
the CPC and the City Council, then the State legislature in
order to complete the purchase during this calender year. The
benefits are monumental for the City for CPA purposes of Open
Space, Open Space Recreation and Historical aspects. The
property is not currently zoned for Housing but some
questions remain within rehabilitation and restoration of
historic buildings. The entire site has been defined historic
on the National Register. A map was emailed this evening to

the CPC by Mr. Melnechuk in order to see where some sites are located. (attached). The City will be the "landlord" with the State as a licensee. There is an additional \$100,000 for the acquisition which the City will pay. The Mayor plans to obtain city wide input before defining the final plan for the property.

Clerk Melnechuk expressed concerns about the historic aspects of the Fernald site and whether it satisfies the CPA "historic" definition in section 2 of the CPA statute. Efforts will be made to address the concerns before the next CPC meeting.

A Motion was made to Accept the proposal which passed on a roll call 8 in favor, 1 absent. Discussion on possible dates for Special Meetings would follow later in the evening.

2. Hearings

a. Application Public Hearing

Planning Department - Housing Division

Application for Tenant Based Rental Assistance (TBRA)-
\$500,000

Mr. Robert Waters, Housing Supervisor; and Deborah Flanagan of the Housing Division of the Waltham Planning Department introduced the proposed tenant "coupon" (voucher) and participating landlords program. The details of the program had been vetted by the Coalition of CPA Communities and the Martha's Vineyard CPA program studied for this proposal. The Waltham Housing Authority and federal guidelines were used to design a workable process. Administration will be done by the Housing Division without the use of CPA funds as is done with similar programs demanded in the West Metro Home Consortium Home loans which use "clear and concise" language and practices. This will be a program for Waltham residents who apply and willing landlords who sign agreements.

Proponents were heard and counted as 40 present. Opponents or those uncertain were heard and 3 counted. That phase of the hearing was closed and the CPC questioned the applicants. The Housing Division 40 years of experience with Home loans, HSQ residence inspections, lead abatement and rehabilitation loans, and annual vouchers for rentals were cited. CPC suggestions were made regarding CORI checks, lottery vs "first come" applications, and residency.

The applicants indicated that they would change the process to a lottery instead of first come first serve to pick residents from the pool of applicants. Committee members requested supplemental information from the applicants. Applicants will supply CPC with requested information before the next meeting:

- The lottery process versus first come
- CORI guidelines
- Residency Requirements
- Security deposits

A Motion was made to follow standard Waltham CPC process regarding a decision on the application and wait until the next CPC meeting. There were 5 in favor, 2 opposed, 1 abstention and 1 absent and the Motion passed.

b. Public Informational Hearing - Letters Received

The Program Manager read two letters received for the Public Informational Hearing in favor of Recreation and Housing. The letters are to be posted on the website with other documents of the hearing.

3. Conservation Restrictions - CPA Open Space and Recreation Acquisitions - Third Party Holders

Vice-Chair Dwyer will draft a letter to be used for RFP'S and the process to write Waltham's Open Space Conservation Restrictions (CR's) with Purchasing Director Joseph Pedulla. The City Law Department deed restrictions placed on existing CPC grants are only effective for 30 years and need to be "in perpetuity" to meet the CPA. When prepared the letter will be emailed to the CPC.

A Motion was made to accept the terms proposed by Chair Young (attached) with the CPC amendments to clarify the language. The Motion passed 8 in favor, 1 absent.

E. Old Business.

1. Applications

a. Hardy Pond Conservation Area (HPCA) City Council Application - Open Space/Recreation - Discussion

Member Duformont asked regarding whether the proposal included parcels in tax arrears. While HPCA proposal does include properties in tax arrears, the Chair related that she had been advised by Pat Azadi that none of them would be paid for with CPA monies as the City would pay for them with takings. By request of the Chair, a Motion was made to table the matter until the next CPC Meeting and passed with the 8 CPC Members in favor and 1 absent.

2. Budget Discussion/Finances

The Chair noted that the Budget had passed and the funds were again available for CPC administrative expenditures.

3. Quarterly Reports.

The Program Manager distributed the summary of active projects (attached).

F. Good of the Committee

a. Fernald view and Special Meeting dates.

The CPC discussed the Fernald site. A site view will be requested from the State and possible dates next as soon as possible. Fernald maps will be requested from MIS.

b. The next scheduled CPC Meeting is June 10 in the Council Chambers.

G. ADJOURN

The Motion was made to adjourn and passed without dissent from the 6 CPC Members in attendance.