

**Community Preservation Committee (CPC) Public
Meeting and Hearing - August 21, 2014
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451**

Recorder: Daniel Melnechuk, Clerk of the CPC, Waltham
Community Preservation Committee (CPC)

Note: This meeting was held in the Council Chambers, City
Hall, 610 Main Street.

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community
Access Channel) video 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. Creonte, Mr. Wilson. Program Manager Durkee absent.
Quorum declared present.

Chair Young noted that a revised Agenda would be used as the
Mayor was present and requested deference.

D. Old Business

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

The Mayor agreed to arrange a site view. The land acquisition
date was anticipated for December but for no later than
12/31/14. The Mayor wants an earlier date as there could be a
reduction in \$3,700,000 price if the State's operational
costs will be reduced.

The Council's Use Committee under Councillor McLaughlin does
not plan to meet until September 15. The six member Council

Use Committee is under the Chair of Councillor John McLaughlin and includes Councillors George Darcy, Thomas Stanley; Diane LeBlanc; Patrick O'Brien, Joseph Vizard and Planning Director Catherine Cagle.

CPC Chair Young noted that Waltham Historical Commission Chair Alex Green and Conservation Commission Chair William Doyle had been invited to provide information for the use of the CPC and the City Council. Each Commission was asked to provide the restrictions which exist on the property within their jurisdiction.

The WHC provided a DRAFT letter which was not yet voted for approval. Chair Green read the letter (attached and to be posted in CPC website) to provide a history and the requested restrictions. Among the restriction are a demolition delay and a federal restriction known as Section 106. The Section 106 process impacts any project which includes federal funds. The reach of the effect of federal funds is broad including water and sewage pipes where federal funds were used by the MWRA. Chair Green noted that Amanda Mason of the Planning Department is an expert in the Section 106 regulations.

The National Historic Registry includes the entire property. Chair Green mentioned that two lawns have full historic protection. There is no current inventory of the condition of Fernald buildings. Some buildings are already lost and fenced off. Such buildings could have the demolition delay waived.

After the later discussion with the Conservation Commission Chair, Chair Green stated he would be willing to assist the CPC to obtain the necessary historical analysis and plans for the Fernald ("inventory").

The Conservation Commission provided a letter on restriction under its jurisdiction (attached). Chairman William Doyle discussed the letter which suggests that an independent engineer do an inventory. The Conservation Commission is assigned responsibility to enforce the Wetlands Protection Act and River protections. Since there are no local ordinances, the Acts are their guidance. Some restrictions are placed on lands directly adjacent to wetlands and rivers.

Any work within 100 feet of wetlands and 200 feet of river zones must provide a Notice of Intent and then go before the Conservation Commission. The Conservation Commission issues an Order of Conditions noting what can and cannot be done.

The CPC resumed its discussion of what it had previously approved for a wetlands study. Purchasing Director Pedulla is expected to go forward with the requested study soon. The initial study would appear to answer the effects of "daylighting" and restoration, and the amount and sites of land to accomplish that, which then allows the City to decide whether they want to pay for it. The study will help them to make their decisions.

A Motion to approve an independent study of the historical aspects of the entire property to include both the lands and buildings was made and seconded. The Clerk read his written Motion to "pay for an independent historic inventory of the whole of Fernald property from administration funds". The Motion carried with 8 in favor and one opposed. Chair Young will work with the Purchasing Director and Chairs Green and Doyle to implement the study.

C. Approval of the Minutes of June 10, 2014.

A Motion was made to approve, seconded and passed unanimously.

E. Announcements (Chair Young)

1. Applications

a. Planning Department - Housing Division - Decision Meeting - Application for Tenant Based Rental Assistance (TBRA) \$500,000. The Mayor reported that the City will defer to the Waltham Housing Authority and support but not be a co-applicant for a revised Application. No significant changes are expected. The TBRA Application will remain on the table until the next CPC Meeting.

b. 287 AFT Grove Street. The City has completed the purchase during the past week

c. The Leland House - Roof. The roof has been done.

F. ADJOURN

The Motion was made to adjourn and passed without dissent from the 9 CPC Members in attendance.