

Community Preservation Committee (CPC) Public
Meeting and Hearing - November 17, 2015
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

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

Note: This meeting was held in the City of Waltham, City Hall,
Council Chambers, 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 Dan Melnechuk

Present: Chair Diana Young, Clerk Dan Melnechuk, Mr. Bob
LeBlanc, Mr. Thomas Creonte, Mr. Sean Wilson, (7:10) Mr. Randy
LeBlanc. Absent: Mr. Kevin Dwyer, Mr. Justin Barrett, Mr. Jerry
Dufromont. Program Manager: William Durkee -present. A Quorum
of five, later six, was declared present.

C. Minutes - Clerk.

Minutes of the October 6, 2015 CPC Scheduled Meeting. A Motion
was made to accept the Minutes as to be corrected for four
"typos". The Motion was seconded, and passed unanimously on a
roll call with five in favor and four absent ("Final" as
corrected, 5 pages, attached).

D. Old Business -

1. Update of the CPC Recommendation of the Waltham Housing
Authority - WATCH Tenant Rental Assistance (TBRA) Program

The Chair reported that the Council Long Term Debt Committee
(LTDC) Meetings discussed the Recommendation then asked for a
Law Department opinion which is underway. The LTDC requested the

Law Department attend its next meeting December 7.

2. Update for Appraisals. Two Contracts were issued by the Mayor's office November 17:

2a. 67 Crescent St.

2b. 1 Balm Ave. The Chair noted that this 5 acre site would possibly connect two other City owned properties and provide a connection between the Western Greenway and Prospect Hill Park.

Note: At 7:10 PM Mr. Randy LeBlanc arrived.

3. FY15 State Match.

The amount of \$771,775 was received by the City of Waltham Auditors Office. It is 29.7% of the City 2% Surcharge collected during FY 2015. It was previously agreed during the CPC Meeting October 6 to allocate these funds 10% to each of the three required CPC categories and 5% to Administrative purposes, with the balance 65% to the Undesignated Budget Reserve. The Law Department informed the Chair that the exact amounts should be voted, not just the formula. The Chair provided a history of the Match funds for Waltham (Financial Results from Inception to 6/30/15, one page, attached). These were also provided to the LTDC November 16.

A Motion was made, seconded and passed by roll call vote 6 in favor, 3 absent to allocate the minimum required 10% each to Housing, Open Space, and Historical Preservation, with 5% to Administration, and 65% to the General Reserve, as a total of \$771,775.00 (Vote, one page and "Allocation to Reserves" spreadsheet, 3 pages, attached).

The total available CPC funds were calculated by the Chair as \$22,503,000 before the CPC Approved TBRA which has not been approved by the Council.

4. Status of Appropriated CPC Projects - Program Manager

4a. 287 AFT Grove St. The Program Manager stated that the time to spend would expire before the next CPC Meeting. The

funds could go towards the future Conservation Restriction. A Motion was made and seconded to extend the time to spend until the end of calendar 2016, which passed unanimously without dissent.

5. Purchasing correction of the Clerk's Bright School - Vault account \$3,483.64. The Purchasing Agent has requested that \$3,483.64 be restored to the project account in order to pay a contractor that was previously overlooked. A Motion was made and seconded, then passed unanimously without dissent.

E. Announcements/Correspondence - Program Manager & Chair -

1. Proposed Applications The Chair noted the original Sacred Heart Church (exterior), the Salvation Army (exterior), Fernald Buildings study, the Paine Estate roof, and Prospect Hill Park (pavilions), the Music Hall (exterior tin façade) are being studied or prepared by potential applicants. Program Manager noted the need for suitable storage of the rest of the Al Arena collections of Metz cars and artifacts. The difficulties of potential applicants to find qualified historical and structural builders are obstacles to some applicants. Many applicants do not think of the CPC as a source of funds. CPA "Public benefit" of all applications needs explanation. The Chair's updated "Community Preservation Committee - as of 10/31/15" (one page, attached) was included in the CPC Meeting packets.

2. Conservation Restrictions (CR's) The Program Manager noted that the Planning Department plans for Elsie Turner Park which abuts the 385 Trapelo Rd. CPC parcel caused a temporary delay in approval of the CR there. The Law Department has been asked to allow minimal parking on both parcels.

F. For the Good of the Committee - The next Regularly Scheduled CPC Meeting is Tuesday, February 9, 2016 at the City Council Chambers, subject to the next Council President's approval.

G. Adjourn. The Motion was made to adjourn, seconded and passed by acclaim without dissent.