



Community Preservation Committee

Annual Report Year-ended December 31, 2016

Diana Young
Chair

Kevin Dwyer
Vice-Chair

Daniel Melnechuk
Clerk

M. Justin Barrett, Jr.
Member

Tom Creonte
Member

Jerry Dufromont
Member

Bob LeBlanc
Member

Sean Wilson
Member

The Community Preservation Committee (CPC) is charged with the administration of Waltham's Community Preservation Fund and with giving initial approvals to historic preservation, open space, recreation or community housing projects presented by the City of Waltham and third-parties. In 2016, the CPC had nine members, five of whom are also members of other City commissions or boards: Justin Barrett, Survey & Planning Board, Tom Creonte, Recreation Board, Jerry Dufromont, Conservation Commission, and four appointed by the City Council: Kevin Dwyer (Vice Chair), Randy LeBlanc, Dan Melnechuk (Clerk) and Diana Young (Chair). All nine members have been in place for at least two years.

The CPC had \$19.1M available for new projects at the beginning of 2016 and \$19.7M at the end. The CPA fund received approximately \$3.3M from Waltham taxpayers through the CPA surtax and \$554K in state matching funds in the year.

The following is additional discussion of the CPC's activities in 2016:

Meetings: The CPC had nine meetings, including the statutorily mandated Public Input meeting at the Gore Place Carriage house. Gore Place was chosen as the CPC wants the community to see some of the beautiful results coming from CPA funds.

Applications received: We received ten regular applications, eight of which were approved by the CPC and the City Council in 2016. The CPC also approved the use of administrative funds to appraise various tools and furniture that were donated to the Wellington House. The regular applications received were:

Open Space:

- Gilmore Playground rebuild \$1,754,634

Historic Preservation:

- Paine Estate roof design - \$ 12,000
- Sacred Heart old church renovation \$ 86,400
- Lyman Estate greenhouse renovation \$ 165,900
- French American Victory Club accessibility & fire protection \$ 95,000
- Gore Estate renovation & accessibility \$ 250,000
- Fernald historic survey \$ 75,000
- French American Victory Club \$ 95,000
- Music Hall Approved by CPC and on hold
- Charles River Museum climate control & accessibility Under consideration

Recommendations & Approvals: the following is a more thorough explanation of each approved project:

- Gilmore Playground – the Gilmore Playground is being rebuilt and when finished, will have facilities for small children, teens and adults. The plan, which covers an entire block, will also be beautiful with a functioning water fountain.
- Paine Estate Roof – an architectural review of the existing roof has been undertaken to determine what renovations are required to stop leaks caused by rough winter weather.
- Sacred Heart – the original church, now used as a food pantry and educational facility, has damage to its front façade that needs to be renovated to preserve the building. The old Sacred Heart building was originally built to serve the immigrant community working in the local mills.
- Lyman Estate Greenhouse – the green houses, which are home to many old plants and unique varieties, have facilities and systems that are in danger of failing. The greenhouses, like the main house, are on the National Register, and the renovation will preserve not only the buildings but the ancient plants growing inside the building.
- Gore Estate - the mansion house is not easily accessible and its restroom facilities do not accommodate those with mobility issues. The renovation will provide a movable ramp and for new rest rooms on the main floor while allowing for the removal of some 1960's changes.
- Fernald Historical Survey – this study is to meet one of the requirements of the Memo of Understanding between the City and the Massachusetts Historical Commission.
- French American Victory Club – the club is in need of a ramp to allow accessibility and for fire protection equipment to preserve the facility.
- Music Hall – a proposal for the renovation of the façade of the Elm Street property was approved by the CPC but is on hold because of issues discovered by the Building Inspector, but not yet fully corrected.

Site views: The CPC had four site views in 2016 at the Gore and Lyman estates, Sacred Heart and the French American Victory Club.

Inquiries: The following are the inquiries received that are not yet approved projects as of December 31, 2016:

- Charles River Museum proposed using CPA funds for accessibility and climate control.
- Fernald Building Survey – confirmation that CPA funds can be used for surveys.
- MacArthur playground – the PTO asked about funding for a playground.
- 25% design study for the Mass Central Rail Trail – various inquiries.
- Prospect Hill Park - questions were asked about various capital improvements to the park that the CPC could fund.
- Affordable housing – Metro West CDC made proposals to the CDC that are still being worked.
- Paine Estate – various capital improvements to the building have been discussed.

Outreach/Seminars: The Chair of the CPC explained to the City Council's Fernald Use Committee what uses were allowed on the CPA acquired portion of the Fernald property at two public hearings held by the Use Committee.

In April, 2016, the CPC held its annual Public Input hearing that invites the public and city officials to give their suggestions as to what the CPC should fund. Among the suggestions received were to approve projects to:

- Create senior housing.
- Acquire existing housing units, rehabilitate them and make them affordable units.
- Clear the old fields at the Wellington House to restore gardens and/or farming.
- Create a golf course at the Fernald that can be used by able-bodied and disabled players.
- Develop the Massachusetts Central Rail Trail in Waltham and work with adjacent towns as they develop their plans.
- Acquire a number of unbuilt parcels along the shore of Hardy Pond.
- Fund the comprehensive planning at the Fernald.

The CPC continues its process to place conservations restrictions (CRs) on open space/recreation land acquired with CPA funds. Each property acquired for the City must have a CR that is held by a third-party and filed with the Registry of Deeds. The CRs for properties on Arcadia Avenue and Trapelo Road are in negotiation and the CPC has begun the process to find an organization to hold a CR on the Grove Street property. There is also a requirement to place restrictions on the 140 acres of the Fernald property that were acquired with CPA funds. That work cannot begin until the City decides which buildings are to be retained and which are to be demolished. This is necessary to determine what parts of the 140 acres are open space/recreation and what is historical.

March 1, 2017