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**Community Preservation Committee (CPC) Public
Meeting and Hearing - March 12, 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)

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. She noted that the recorded telecast is usually broadcast twice weekly on Wednesdays and Fridays and is also available on streaming video at the WCAC website.

B. Introduction of Recreation Board CPC Member Tom Creonte
Chair Young recognized the new CPC Member Tom Creonte.

C. Roll Call by Clerk (Melnechuk)

Present: Chair Young, Vice-Chair Dwyer, Clerk Melnechuk, Mr. Creonte, Mr. Bob LeBlanc, Mr. Randy LeBlanc, Mr. Wilson. Program Manager Durkee present. Absent: Mr. Barrett, Mr. Dufromont. Quorum of 7 declared present.

D. Presentation by Stuart Saginor, Executive Director, Community Preservation Coalition (Coalition)

Introduced by Chair Young as the speaker who would provide training for the CPC and the public regarding the 2012 changes in the Community Preservation Act (CPA). There will be a "Public informational hearing" on April 8, at 7 PM in the Clark Government Center. At that meeting the CPC will gather public information of the needs for specific proposals for using the CPA funds. All interested parties were invited to attend.

Stuart Saginor. (Note: The presentation will be available via the Waltham Cable Access Channel [WCAC] and DVD copies for loan of the telecast at the Waltham CPC/CPA Office.)

- The Coalition is a municipal trade association, a non-profit advocating for 7 other non-profits for housing,

open space and historical purposes.

- The current priority is the need to repeat the \$25,000,000 additional funding in the State FY 2014 Budget Surplus to increase the CPA State Preservation matching funds (flyer attached). The Coalition budget is primarily paid from dues such as paid by Waltham and he thanked the Waltham CPC for tis support. The website (www.communitypreservation.org) has a database of 6400 CPA projects.
- Last year's additional funds added funds of about \$646,652 for Waltham last year. These State matching funds are the engine which provides the "huge return on investment" for the CPA. The matching funds have been derived since 2001 from a small \$20 fee on real property deed transactions. The additional funds made the State match increase from 26% to about 52% for Waltham .
- A Coalition flyer in support of the Surplus increase was distributed for individuals or groups to send to their State office holders (attached). The match would incease the match from the current DOR estimate of 23% to about 50% this year if the addition succeeds.
- Of the eight changes since inception, the most significant is the 2012 Act. These changes to the CPA removed the concept that existing recreational land and facilities could not be rehabilitated or restored. The changes are shown on the "Recreation - Revised Allowable Uses Chart"(attached).

Questions were raised by CPC Members and the audience with definitive answers provided for many key CPA items including Housing "Support" and Rental assistance, remediation of Hardy Pond, designation of CPA categories for acquisition, acquisitions for farming and agriculture, graveyards, Open Space Recreation, parking, artificial turf, allowed uses for Recreation, capital improvements, maintenance, Open Space, spending for private property and the "anti-aid" amendment, rail trails, regional projects, Open Space Restrictions ("CR"s") and Historic uses.

- The Coalition "Historic flowchart" was distributed

(attached). The reverse side includes the Secretary of the Interior's Standards.

- The Annual Plan now includes regionalization along with the study of the "needs, possibilities, and resources".
- The Coalition has 3 employees eager to assist and a great amount of information available. The Technical Assist Hotline is 617-367-8998 is available to the City of Waltham CPC, officials and the public. Stuart Saginor, Executive Director; Katherine Roth, Assistant Director; and Ria Knapp, Communications Director, are the employees. There is a 3 page document on the Coalition website which has greater detail than the Acceptable Usage chart earlier distributed (attached).
- The presentation closed and the meeting resumed after a brief recess.

E. Minutes

Minutes of the February 11, 2014 CPC Meeting. A Motion to approve was made and passed 7-0.

F. New Business.

Discussion of CPA Land acquisitions. A process for future Applications is needed.

G. Old Business.

1.Applications

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

Questions exist regarding the HPCA. The only part of the proposal that could be done now is the appraisals and there is no specific cost included now for that in the Application. The Chair did receive an estimate from the Arrigo Farm appraiser for the HPCA takings of about \$10,000. Questions for the Law Department would be developed for the May Meeting at which time a decision would be made.

- What contingent amounts can be used in the Purchase

price.

- Can the CPC fund the appraisals?

The Chair will find the answers to the questions.

The Motion was made that the HPCA be tabled until the May Meeting. The Motion was seconded and passed 7-0.

2. Plan for Public Informational Hearing

Per the Chair, Government Center has been set for the April 8 Hearing. The speakers and presenters from the CPC were established. The Recap of the past year would follow, then the audience would be invited to present their needs and wants. It was estimated that 50 or more would attend. The CPC Members representing City agencies should encourage their members to attend. The "parent agencies" of the CPC Members, news media, and agencies previously presenting CPA projects were notified including WATCH, the Waltham Land Trust, Healthy Waltham and the Fernald Working Group. The Waltham News Tribune published a story regarding the hearing. It was suggested that the Belmont, Lincoln, Weston and Newton CPC's be notified.

3. Preliminary Budget Discussion/Finances

The Chair noted she needs approval of the CPC administrative budget. The Council Committee which will hear the CPC Budget request and the time and date of the CPC discussions are unknown. For FY 2014 the CPC asked for the full 5% and would like to do the same for FY 2015. She suggested a vote of approval for the 5%, then she would put estimates for line items such as appraisals, CR's, and 21E's on their forms and in her cover letter.

Mr. Melnechuk made the Motion to approve the 5% of the estimated revenue for the FY 2015 administrative budget with line items similar to FY 2014. The Program Manager's salary would be set by the formula for the

position. The revenues must be allocated in the year received to be spent that year. The Motion was seconded and passed.

The Chair distributed a recap of the financial status of the CPA funds (attached). Total approved projects total about 7.5 million dollars. By category of approvals, there was about 1.5 million for Open Space, 300 thousand for Housing, and 5.5 million for Historic. In summary, about \$7,000,000 has been approved but only \$5,000,000 has been spent to date. New projects approved but not on the Auditors books were added to the worksheets. The missing projects are Arrigo Farm, the Leland House, and the Prospect Hill Rd. Playground. The net available funds, after taking account of the new projects, is about \$17,000,000. Other projects expected soon include the City Hall Clock Tower rehabilitation, the Housing Division of the Planning Department's rental assistance project and possibly, the Fernald acquisition. The Meadowsaping group left a copy of a proposal with the Program Manager tonight, not an application.

H. Adjourn. Motion to adjourn was made, seconded and passed.

