

Community Preservation Committee (CPC) Public Input
Meeting and Hearings - April 11, 2017
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)

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 Diana Young, Kevin Dwyer, Dan Melnechuk, Justin
Barrett, Jerry Dufromont, Bob LeBlanc, Sean Wilson. Absent: Tom
Creonte, one position vacant. Program Manager: William Durkee -
present. A Quorum was declared present.

C. Minutes - Clerk.

Minutes of the March 21, 2017 CPC Special Meeting. A Motion was made to
accept the Minutes. The Motion was seconded, and passed unanimously.

D. New Business - Chair

1. Public Informational Meeting.

a. Presentation of types of projects that can be funded with
CPA Funds and summary of projects approved in the past year.

b Financial position of CPA Funds. The presentation entitled
"Waltham Community Preservation Committee, 2017 Public Input Meeting, 7
pages, is attached).

Since 2006, \$38,895,505 have been received through 12/31/16, and
\$15,318,326 spent or encumbered. Approved projects and administrative
funds would be higher. Two significant projects pending from past years
include the Arrigo Farm, and required Restrictions on both Conservation
(Open Space) and Historic projects.

Proposed or Expected Projects. Metro West Affordable Housing, Fernald
stream "daylighting", Fernald demolition of non-historic buildings, and
the Mass Central Rail Trail design (bicycles).

Basic Rules for CPA Projects by Category. The updated rules as published
by the Community Preservation Coalition were briefly noted and available

in printed form to those who wished a copy.

c. Statements from the Public and Public Officials with suggestions for CPA projects:

C1. Councillor Randall LeBlanc proposed that CPA funds be used for the MASS Central Rail Trail (1 page, attached) The DCR (Department of Conservation & Recreation) and the ad-hoc Waltham Committee including Councillors, interested parties and the Mayor plan to survey the path from Weston to Belmont with various parties involved with different portions. The Fernald property would be accessible from the Waverly Oaks Road section. The Linden Street Bridge over the roadway may be historic, with a bridge over the brook near the Lyman Estate, and the Route 128 crossing. Ultimately the rail trail could go as far as Berlin, a total of 23 miles, with all of the attendant benefits for traffic abatement and exercise. The Request for Proposals (RFP) is now published with a meeting this week to discuss the work needed and the design process. CPA funds could be used for the design and construction phases. It is likely to be ready for funding by the Fall.

Additionally, Councillor LeBlanc submitted a Resolution to the Council to study all of the City-owned municipal buildings that are historic. Once the list of historical buildings is compiled, all capital projects could be eligible for CPA funds. The Chair read a letter from Mr. Alex Green, former Chair of the Waltham Historical Commission (WHC), in support regarding this proposed project (one page, attached).

C2. Ms. Lisa Limonciello, from the Waltham Boys and Girls Club asked if CPA funds could be available to the Boys & Girls Club. The building dates from 1937 when it was built as a fallout shelter and converted to the Boys and Girls Club in 1952. The Chair clarified that the eligibility as an historic building comes from the WHC as either historically significant or as culturally significant. She suggested meeting with the CPC prior to going before the WHC. The playground behind and outside the building would be definitely eligible.

C3. Ms. Daria Gere, Executive Director, WATCH CDC, thanked the CPC for its work and for the new rental voucher program. The 500 Waltham applicants for the vouchers speaks for the need for more affordable housing. Continuing rent increases makes the need even greater. She would like to see the Metro West proposal succeed with 30 units on the south side with permanent affordability .

C4. Mayor Jeannette McCarthy noted that Open Space, Recreation and Housing have been benefits to the City in collaboration. The Gilmore playground is good for the City and the neighborhood. More such projects are anticipated. For Historical projects, she is preparing to get architectural advice to restore the City Hall exterior windows

and finer points along with interior energy savings. She has published RFP's for 92 Felton Street which was the historic water works. On Church St, she is reviewing what can be done with the building. The library may also need some improvements. Depending on whether the Council changes the zoning of the Fernald property, there might be projects there where either Open Space/Recreation or Historic purposes would apply. For affordable housing, she would not be in favor of temporary housing but would support permanent, sustainable housing. She approved the Rental Housing project now underway with the Waltham Housing Authority (WHA). The Council decided to have affordable Housing Trust funds which then fell under her jurisdiction as the Chair due to Massachusetts law. That definition of affordable housing is really not affordable. John Gollinger, Director of the WHA, is willing to support new permanent, affordable housing with City and CPA funds to develop WHA or City property. She also noted Councillor Randall LeBlanc's rail trail proposal. A CPC mention of the unsafe deteriorated condition of the Paine Estate patio led to a note that the Planning Director could file an application to make the improvements. The CPC indicated that a proposal to save historic trees and gardens at the Paine estate was pending. The Chair noted additional trees and an historic orchard at the Fernald could be studied for their historic importance. The Mayor has provided the assistance of the Engineering and Law Departments to the Council for zoning changes at the Fernald. Phase 2 of the Fernald Master Plan and the two zones are being studied within the Council. Councillors Darcy and McLaughlin have submitted zoning proposals including the Historic and Open Space/Recreation areas. As for the cottages at the Fernald, one contractor is at work, then asbestos abatement would be done. Per the Chair, asbestos abatement would be eligible for funding. The roads where the State created a berm would also be subject to removal to restore the old water flow. For the House on Bacon St. and Totten Pond Road there are proposals to clean the lands around it, but the owners have asked the trees be saved. Kevin Thompson, the City Arborist, would assist to move some after receiving the Conservation Commission approval. In summary, the Mayor stated that projects that benefit the City should be preferred as tangible evidence their money is being spent wisely.

C5. Marie Daly, City of Waltham Historical Commission (WHC) explained that the City Council asked that the WHC determine the state of historic walls in the City. The city created a map from GIS data from aerial surveys. About 90% of the walls are in wooded areas. These are mainly City, State or non-profit lands like the Girl Scout lands. Simultaneously, the council requested assistance to draft an ordinance

to protect the historic stone walls. Unfortunately a lot of stone walls have been stolen, and newer home owners desire the look of the historic walls. A study in the winter from November 2017 to April 2018 is planned and will be proposed to the CPC shortly. Three properties, Prospect Hill Park, Mackerel Hill, and Shady's Pond, were estimated to cost \$16,000 with an added contingency of 15%. Other parks and properties would follow. The CPC suggested going forward in phases if necessary.

C6. Phil Moser, speaking for himself, and not in his position in the City of Waltham Conservation Commission, was pleased that Waltham is a CPA City, particularly for Open Space as with the Fernald and the Mass. Central Rail trail. The CPA opportunity for grass roots initiatives is important. He was not in favor of privately owned properties to include churches and dubious items such as sprinklers or roofs. He would oppose any work on a home or the church he attends. Another wish is to have access to the entire shoreline of Hardy Pond to ordinary citizens. Perhaps CPA funds could be used to acquire easements to all of the shoreline properties. The Chair opined that an easement is a property interest and would allow such access. He is also interested in invasive plants. Maintenance of City properties is now necessary. Hiring a Park Ranger is a good idea.

C7. Robert Coleman, speaking for himself, congratulated the CPC as one of the most positive and effective Committees in the City. He would like more publicity and a better website showing all of the successful projects. As to the Fernald School, it once had a rail line which would connect to the proposed Rail Trail. Bicycling on the rail trail is recreational and would help to ease traffic congestion across Waltham. A CPC Report to the City would be a good idea. More exposure through the social media is now established. The Fernald School was the location of the most historic peach orchards in Massachusetts. Reuse of the buildings and the campus itself hold a significant opportunity for historic, conservation, open space, or recreation. The ball field along Cherry Lane is a unique place identified in the maps which Councillor Darcy has from the 1920's and 30's. It was well preserved and used by various people from the School residents and employees, then later by outside organizations for soccer, rugby. And lacrosse. Now it is not maintained and has been overgrown.

After the speakers, the Input portion was closed and the CPC Meeting resumed.

E. Old Business - Chair

1. Applications and hearings. None.
2. Update on other proposals. The Paine Estate Roof construction project was passed by the Council.

3. Budget Discussion/Finances. The Chair distributed a draft budget (one page, attached). She assumed the amount of funds to be received during FY 2018 would be the same as during FY 2017. This would allow the CPC to propose about \$150,000 for administrative purposes. Only \$36,000 of the current budget of \$150,000 has been spent. The Auditors Office provides the Manager's salary number. A large copier is being rented by the CPC, Conservation Commission and Historical Commission. Supplies and advertising are the largest expenses. The Coalition dues will remain the same. A motion was made to accept the Budget as presented, seconded, and passed on a voice vote without dissent.

4. Conservation Restrictions. No movement from the law Department.

5. Historic Restrictions. The Sacred Heart restriction was negotiated with the Archdiocese. The City will hold the Historic Restriction.

6. Quarterly Reports. Sacred Heart will begin work soon.

7. Status of appropriated CPC Projects. Manager Durkee requested that the CPC vote to extend all unspent project funds to carry them forward to FY 2018. The vote as requested by the Auditors Office will be prepared for the May CPC Meeting. Any CPC expenses to be carried forward should also be included for a vote.

F. Announcements/Correspondence -none

G. Good of the Committee. The next regularly scheduled CPC Meeting/Hearing is Tuesday, May 9.

H. Adjourn. A Motion was made to adjourn, seconded, and passed with a voice vote without dissent.