

Community Preservation Committee (CPC) Public
Meeting and Hearing - April 12, 2016
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 Gore Place- Carriage House, 53 Gore St., Waltham, Massachusetts 02453.

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. Welcome by the Chair

The Chair welcomed the audience of about 50 persons including those that had viewed the ongoing video presentation of the Gore Place movement of the Carriage House, and those using the City Trolley. Attending elected officials were recognized.

The Executive Director of the Gore Place, Susan Robertson spoke briefly of the circumstances and time lines which renovated and preserved the Carriage house. Ms. Robertson spoke of the success of the Carriage House project partially supported with CPA funds. About \$1,000,000 was planned in 1973 when the City decided it needed the Gore St. widened and the House was in the way of the new Gore St. The new location, without a cellar caused rot, and about 2011 was destined to collapse and be lost. A coach of Gov. Gore and a Boston Coach on display were typical of the time. In the restoration a lot of materials from the original were used to produce the handsome rooms. The HVAC, Wi-Fi, and fire suppression are hidden, with new lighting and flooring done to look original.

Tom Roach, Director of Interpretation and Programming followed and spoke briefly of the background of the Carriage House in its place in History, noting the many benefits to visitors from the improved accommodations for all House indoor programs and its added accessibility.

C. Roll Call by Clerk Dan Melnechuk. The Chair introduced the CPC Members who were simultaneously recorded by Clerk Melnechuk. Present: Chair Diana Young, Clerk Dan Melnechuk, Mr. Justin Barrett , Mr. Bob LeBlanc, Mr. Kevin Dwyer, Mr. Jerry Dufromont, Mr. Randy LeBlanc, Mr. Sean Wilson(7:24), Tom Creonte. Absent: none. Program Manager: William Durkee - present. A Quorum of eight, later nine, was declared present.

The Chair followed with slides showing the funds which have been raised since the inception of the CPA in 2006 and the amounts currently available. (See the attached presentation.) Projects during 2015 were few but complex including demolition of some non-historic Fernald buildings, rental vouchers, and the Gore Place West Wing of the main House. Some of the ongoing projects include the Paine Estate and Wellington House interiors, and acquisition of the Arrigo Farm. A chart of allowable funding for CPA projects was shown.

D. New Business. The Chair opened the meeting to hear input from the public.

Councillor Darcy. Permission was received to clear the former farm fields adjoining the Wellington House. Such fields were likely to be eligible for CPA funds as creation of Recreation (farming) or Historic.

Lynne Lazaro spoke of Weston and Wayland's progress on their portion of the rail trail. Waltham should combine its efforts with theirs now. In regard to the Fernald properties, she mentioned that the Veterans Department adaptive sports program includes "golf for all". This program is run by PGA professionals for Veterans, handicapped people, seniors and others in need in Braintree. They expressed interest in a 9 hole pitch and putt course

Genoveva Tavera, Community Organizer for WATCH. Commended the CPC for its recent support for affordable Housing. Efforts to create local rental vouchers by the CPC, Waltham Housing Authority and Mayor. The new proposal to create 26 units of affordable housing on the South side are what is needed for low wage workers.

Kenneth Tingle, Belmont Savings Bank, spoke in support of affordable housing. His personal experience in Lowell reflected the situation in Waltham and the possibility of improvement with affordable housing.

Sonja Wadman, Program Manager, Waltham Land Trust. Grateful for support for conservation and its Agreements and Restrictions. Also for support of the Mass Central Rail Trail and the Hardy Pond Conservation Area (HPCA). The Chair is working with the Law Department to assemble the numerous small parcels which would otherwise be burdensome and expensive.

Tania Lang. Would like the CPC to fund a comprehensive planning project for the Fernald properties.

A brief break was called to notify all of the Hearings and regular CPC business to follow. The City Tick Tock trolley was noted as available if needed.

A. The CPC Meeting was again called to order by Chair Young.

C. Minutes - Clerk.

Minutes of the March 15, 2016 CPC Meeting. A Motion was made to accept the Minutes. The Motion was seconded, and passed unanimously with nine in favor ("Final", 8 pages, attached).

D. Old Business - 1 and 2 - Applications

1a. Sacred Heart Church. Historic, Façade, \$86,400.
CPC Chair Young noted that the Historical Commission had written a letter describing the old church as an historical building the previous evening and supporting the Application. Bernadette Scalese, representing the Church, presented the Application (Application, 5 pages, previously provided February 9). A second bid from Salvucci Masonry for the services was obtained for \$104,800 which exceeded the Folan bid (attached). The CPC again questioned how the contractor was chosen. Approval of the Archdiocese is always required. Bob LeBlanc did meet with two contractors which used the Folan scope of work. One contractor did not submit a bid. Both CPC Members Randy and Bob LeBlanc agreed the Folan bid seemed the better choice. A Motion was made, seconded, and passed unanimously by roll call vote to recommend funding the Application for \$86,400.

1b. Gore Place Society. Historic, West Wing \$200,000
The Chair noted that the City Council did approve the CPC recommendation for funding as requested. The Agreement is next.

1c. Music Hall - Historic, Exterior, roof \$350,573

The Chair noted that the idea of recapture has been done in other CPA communities. Two examples received from the Coalition have been submitted to the Law Department.

1d. Metro West CD - Community Housing, Metro West

Collaborative Development (Metro West CD) \$2,600,000

The Chair spoke with the Department of Revenue (DOR). The CPC proposed requesting larger acquisitions of 8-10 units to save time and money.

3. Budget Discussions/Finances (Chair). The Mayor requested that the CPC use the same format as the City Departments. A basic budget (attached) was distributed to the CPC to meet the requested calendar year format. Estimates for the matching funds and fiscal year 2017 expenditures were made. Roughly \$180,000 for administrative purposes was used and can be adjusted. A Motion was made, seconded, and passed unanimously by roll call vote to recommend funding as presented with the adjustment of the copier and Manager's salary expenses if needed.

4. Conservation Restrictions (CR's) Vice-Chair, Kevin Dwyer. There were no changes. A meeting of the Recreation Department is scheduled for April 13 when the Trapelo Rd. playing fields will be discussed.

5. Status of Appropriated CPC Projects and Quarterly Reports (Program Manager). Wellington House. The CPC can request that the funds be returned per the Agreement. The Program Manager will check to determine whether a spending extension was made at the end of 2015 CPC Meeting.

F. Announcements/Correspondence - Program Manager & Chair

1. Application Inquiries - Program Manager & Chair (none)

G. For the Good of the Committee - Chair

1. Plan amendment to reduce the review steps.

Per Clerk Melnechuk, he has not made the PLAN changes yet.

2. Next regularly scheduled CPC Meeting/Hearing Tuesday, May 10

H. ADJOURN. A Motion to adjourn was made, seconded, and passed unanimously by voice vote of the CPC.

