

Community Preservation Committee (CPC) Public
Meeting and Hearing - June 7, 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 Waltham City Hall, Hoover
Room, 610 Main St., Waltham, MA 02452.

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, Dan Melnechuk, Kevin Dwyer, Justin
Barrett, Bob LeBlanc,, Randy LeBlanc (7:25), Tom Creonte.
Absent: Jerry Dufromont, Sean Wilson. Program Manager: William
Durkee -present. A Quorum of six was declared present, and later
seven.

C. Minutes - Clerk.

Minutes of the May 10, 2016 CPC Meeting. A Motion was made to
accept the Minutes. The Motion was seconded, and passed
unanimously with six in favor ("Final", 5 pages, attached).

D. Public Hearings.

1. Planning/Recreation - Open Space - Recreation, Gilmore
Playground \$1,754,634.

Sandra Tomasello, Recreation Director noted the project was
two years in design. Numerous neighborhood and users attended
and gave input which resulted in the compromises proposed. City
Councillors and the Mayor concurred. Jim LaCrosse, Principal
Planner, Planning Department , the design consultants Carolyn
Cooney and Darrell Bikyl of CCA. The use of CPA money will allow
the project to be done now and has the support of the Recreation
Board. A rendition was displayed and included in the application
for reference. Diagonal walk through paths, with night lighting
divide four quadrants. At High Street a fountain and park are
viewed, next a playground with new equipment larger than the

previous one suitable for ages 2-12, then a multi-use futsal-basketball court, and the last an adult exercise area with non-moving equipment. Shade shelters are available with two in the fountain park and one in the playground. Councillor Logan, Ward 9 noted the 2 years of meetings and input to reach the final design of the 3.384 acres of "The Central Park of the South Side" in support of the application. There is also a good likelihood that the nearby Community Center and two new kindergartens will utilize it in good weather. Hearing no opposition, the CPC was opened to questions. Maintenance was coordinated in the design with the DPW (Department of Public Works) for rubbish and both old and new oak and maple trees with the arborist. Bicycles and roller hockey could also use the court. A common Waltham granite pillar and post railing fence about 42 inches high will surround the site. CDBG (Community Development Block Grant) funds could be used for all aspects of the park including a plaque. Such plaques are not eligible for CPA funds. The CPA wording for approval could include creation, rehabilitation and restoration. The bid is in hand and construction would proceed subject to the Recommendation approval, with a six month time for completion. The Chair read aloud the CPA as it applies to the Recreation category and noted compliance of the application. A Motion was made to Recommend approval of the \$1,754,634 application, seconded and passed 7 to 0 with 2 absent on a roll call vote.

2. City Council Use Committee/Waltham Historical Commission (WHC) - Historic, Fernald Historic Survey \$75,000.

The Chair introduced the application noting that following the initial Purchase and Sale agreement there was an additional DCAMM (Division of Capital Management and Maintenance) memorandum agreement between the City and the Massachusetts Historical Commission, and signed by the WHC. It designated which buildings were contributing (historic) and non-contributing (non-historic). And Part 5 states that prior to the demolition of any contributing buildings or structures, or any significant changes to the structures or parcels were to be renovated they should be photographed and identified for their historical attributes for the national and State registers and such documentation provided to the WHC. L. Alex Green, WHC, representing the Council Fernald Use Committee and the WHC, read from prepared notes. The Fernald Campus is on the National Register as an Historic District. The Agreement noted three types of structures: (1) contributing, good condition (2) contributing, poor condition, and (3) non-contributing. Although the agreement describes the time for such designation when a

demolition is imminent, Alex found the information needed would not be easily obtained and would cause delay. The grant will supplement the work underway by Alex to be ready when needed for any building or parcel on the Campus. It will create the documentation and visual media needed. The Fernald School was the oldest institution for treatment of people with developmental disabilities and opened in 1848. Some structures were unique for treatment when the School moved from Boston to Waltham in 1887. They are now the last structures of their type nationally and globally. Much of the work to build the structures was done by the patients, under direction of Walter A. Fernald and William Preston. This work is supported by the Mayor, City Council and WHC. When completed it will allow historians to work from a desk with full and current knowledge of the conditions of the buildings. The first phase will take about one year. Nationally similar work have taken as long as 15 years. Historic Restrictions (HR's) must be placed on the buildings purchased with CPC funds. No buildings on the National Register have previously been purchased with CPC funds without applying HR'S. HR's set an historic mandate as required in the agreement. Councillor McLaughlin, Ward 4 and Chair of the Council Fernald Use Committee spoke briefly in support of the grant request. The CPC Chair noted that the State will not hold the HR's and another body would need to be found. CPC Members noted there were historic buildings which were in very poor condition and asked how an HR could be placed on such a building. Per Alex, there may be buildings which differ from the original determination of contributing structures. But the process of the grant won't change. Two or three buildings were left without draining the water and froze, which Alex concurred damage would be due to State neglect. Others could be seriously damaged if further neglected. If necessary particular buildings can be prioritized and surveyed. Per Alex the photo survey could take 4-5 months. His work could be completed simultaneously and work done as soon as January, 2017 and ready for use in February. Councillor at Large George Darcy noted that the work after the previous acquisition of the Metropolitan State Hospital took 15 years. He was in full support of this grant. A Motion was made to approve the Recommendation for \$75,000 for the historical survey, seconded and passed 7 to 0 with 2 absent on a roll call vote. The public hearing was closed.

E. Public Hearings.

1. Likely further discussion of previously received CPC Applications:

a. Lyman Estate historic renovation proposal.

Lyman Estate/Historic New England (HNE) - Historic, Greenhouses \$165,900. The application and supporting documents were received and discussed at the CPC Meeting and Hearing May 10. A site view was conducted and questions resolved. Colleen Chapin represented the applicant. The Mass Historical grant request is in process and their grant approval will occur during the summer, and other grantors to follow. Work is planned for April to November 2017 to be completed prior to the cold weather. A CPC change to the cost of oversight would reduce the total cost of \$368,500 to \$331,800 and the CPC portion \$165,900. The word "preservation" to replace the term "maintenance" was made for the copies to be sent to the City Council for its June 13 Meeting. A Motion was made to Recommend to the Council approval of the HNE/Lyman project, seconded, and passed on a roll call vote of 7 to 0 with 2 absent.

A brief recess was called.

b. Metro West affordable housing proposal. The

Application and other documents were provided and discussed previously. The Chair noted that the Coalition had issues but any CPC questions could be studied for resolution over the Council summer break. Jennifer Van Campen represented Metro West. A commitment of a credit line for \$4,400,000 has been received to start the project. A condition of that commitment is that the City of Waltham gives its' commitment. That is the project won't go forward until the CPC makes its' recommendation, the Council appropriates it and the Mayor agrees. The Property Casualty Initiative (PCI) was distributed (attached, 3 pages). This lender agreed to the funds for acquisition loans at \$4.75% interest for four years. Metro West must be ready to go forward after 4 years. The plan is to have multiple building with at least 26 units. Included would be federal and State Low Income Tax Credits (LITC), and other State subsidies to undergo significant improvements for 30 year deed restrictions as affordable in perpetuity. Some lenders will have shorter periods of affordability. After four years if the \$10,000,000 project was not complete Metro West would try to negotiate a smaller arrangement or shorter periods of restoration. The fact that State LITC have not been found awarded to Waltham, that is in favor of receiving them. The Public Housing Initiative is expecting \$100,000/unit for a total commitment of \$2,600,000 with half coming in over the four years. The City could wait for the four years when all of the other sources come in. The Chair received information from the DOR (Department of Revenue) which questioned the contingency of

waiting for the other credits. The Chair proposed that every time Metro West made a purchase for low income housing, perhaps when a tenant arrives, that the CPC would pay Metro West for the Restrictions. Instead of paying an even amount over time it would pay Metro West up front over 5 or more years, as long as the Restriction is as much as the CPC would pay Metro West, perhaps \$200,000. The Chair needs permission of the CPC to meet with the Law Department regarding these matters specifically. In the example, if PCI received \$100,000 and \$100,000 from the City The \$200,000/unit didn't appear to be sufficient at current unit costs. Only a studio or one bedroom unit would cost \$200,000. Metro West found that lack of parking was a common deficiency as was the condition of the units. However, on Charles St. a recent sale was \$143,000/unit, and immaculate units on Crescent St. \$330,000/unit. Assuming even \$175,000/unit it would cost more than \$25,000 to renovate to a 30 year condition. The Metro West costs were based on previously available units. The Charles St. building has 8 units, for sale At \$1,150,000 and PCI would buy half of those at \$100,000, a total of \$400,000 coming in from the City, and PCI finances the other four for about \$700,000. Metro West would wait until there were 26 units total, then apply to the State Department of Community Development (CDBG) and request LITC. Until those funds are received Metro West would rent the units. The condition and code status of the wooden buildings would increase the risk. Metro West noted the acquisition cost of the project is \$5,000,000 and rehabilitation \$2,500,000. The units vary from one to three bedrooms. People would not be able to rent either dangerous or units with health code violations. There is flexibility in the total acquisition costs and the rehabilitation costs within the total proposed funds. It is hoped that within the 26 units enough vacancies occur to allow rehabilitation without evictions. Mobile voucher holders like Section 8 would have to be accepted. However, these are priced for the affordable rent of the holder, with the Housing Authority paying the balance. As an example using current costs, a two bedroom unit would rent at \$1,330. Metro West does annual inspections themselves but the financiers may also inspect periodically. If less than 26 units were available at the end of the planned years, the repercussions were discussed. Options include asking the State for other funding sources, as there are nine sources with the LITC the largest, and all are awarded annually. There could be a way of using mixed income renters to pay higher rents with whatever number of low income tenants could be subsidized. And selling the buildings is always possible. The Chair believes that the CPA funds can be returned in the same manner they were originally

paid under certain circumstances. There are benefits to the City such as preventing gentrification, densification, and "flipping" with rising rents. The minimum number of units for the LITC programs is normally 25 although Metro West has done one for 18 units. Transaction costs don't change much with more or less units. Larger buildings with more units would be targeted if a commitment is received. Metro West found the largest buildings available were 8 units/building which may expedite reaching 26 total units.

The CPC can give a commitment but the Chair has questions for the Law Department 1) Can the CPC make the commitment and pay as units are acquired and HR's obtained. 2) Can the CPC make a payment on an affordable unit on a sliding scale, for example to pay different prices starting with a higher price and less on succeeding units to reduce the financing costs. The Motion was made to allow the Chair to ask the questions, seconded and passed 7 to 0 with two absent on a voice vote. Members Kevin Dwyer, Justin Barrett, Bob LeBlanc and Randy LeBlanc agreed to work on the outstanding issues during the summer break to clarify the process the CPC wishes to recommend and the Law Department approves.

1c. Music Hall historic renovation proposal. Jim McElroy, the applicant and owner, who previously appeared at the public hearing May 10, 2016 appeared for testimony as requested. In answer to the request for copies and discussion of the multiple price quotes he received, he met with Bob and Randy LeBlanc and they reviewed the multiple quotes for electrical, painting, doors The second request was to revise the application to remove the cost of the roof. Copies of the multiple quotes were distributed along with a revised cost sheet without the roof bid. In three cases only one bid was shown as the requirements were unique and the bidders known by the consultants (1) Cleary Bros. for the historic windows (2) Lyn Hovey Studios - stained glass windows. (3) Historic style signage as shown in the rendition in the application would be done by Metro Sign and Awning. Sidewalk level façade could be stucco or other period surfaces. All were recommended by Doyle Engineering and the consultant Sally Zimmerman. The Historical Commission approved with the condition Sally Zimmerman approved. Other than the façade the uses of the building were said to include housing and four shops. The letter was received from the Law Department which states the CPC Agreement can include a recapture provision. A straight line 30 year recapture would be the most simple way of recapturing the portion of the unpaid balance. The Historic Restriction or covenant is a separate deed

restriction and necessary. A Motion was made, seconded to Recommend funding for \$311,122.00 for historic preservation of the Music Hall and passed 7 to 0 with 2 absent on a roll call vote to include a 30 year straight line recapture.

2. Budget and Finances Updates - Chair Young. The Budget was presented to the Long Term Debt Committee June 6 and they approved it. Next will be the vote of the full Council 6/13.

3. Conservation Restrictions - Vice-Chair, Kevin Dwyer. There is no new information.

4. Status of Appropriated CPC Projects. All projects are underway.

F. Announcement/Correspondence.

1. A letter from Mary Early was placed in the Meeting packets tonight. She also added a note that Boston is considering adopting the CPA for affordable housing.

2. The French American Victory Club (FAV)

3. The Charles River Museum is working with the owner to file a new application there.

G. For the Good of the Committee

1. Plan amendment to reduce the review steps. Not ready.

2. Reappointment of Public CPC Members. All will serve again if approved.

3. Next Regularly Scheduled Meeting. The Program Manager will add the calendar year dates for the remainder of 2016 and the schedule for 2017 will await the new President of the Council's decision on its dates. The location for future CPC Meetings was preferred to be at the Government Center Public Meeting Room.

H. ADJOURN. - A motion was made and seconded to adjourn and approved unanimously.