

Community Preservation Committee (CPC) Public
Meeting and Hearing - March 10, 2015
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 City of Waltham, City
Hall, Council Chambers, 610 Main Street.

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 Dan Melnechuk

Present: Chair Young, Vice-Chair Kevin Dwyer, Clerk
Dan Melnechuk, Mr. Justin Barrett, Mr. Jerry Dufromont, Mr.
Bob LeBlanc, Mr. Thomas Creonte. Absent: Mr. Randy LeBlanc,
Mr. Sean Wilson. Program Manager William Durkee present.
Quorum of 7 declared present, and 5 needed to approve or deny
a Motion.

C. Minutes - Clerk.

C1. Minutes of the November 18, 2014 CPC Meeting.
A Motion was made to approve the Minutes, seconded, and
passed unanimously with seven in favor and none opposed.

D. New Business

D1. WATCH TBRA (Tenant Based Rental Assistance)
Application - Acceptance Meeting (not a Public Hearing)

Daria Gere, Executive Director of WATCH CDC presented a summary
of the Application (attached) which had been Emailed to the CPC
Members on March 3, and a hard copy included in this evening's
packet. The model for this Application was the previous Waltham

Planning Department Housing Division Application. The scope was to include 400 applicants within the CPC guidelines for rental assistance, security deposits, and emergency funds. Administration would come from WATCH, MBHP (Metropolitan Boston Housing Partnership), the Waltham Planning Department Housing Division and the Waltham Housing Authority (WHA). The initial term would be three years. Only Waltham residents and landlords would be included. Census and CDBG (Community Development Block Grant) data described the public need and benefits ("Tenant based Rental Voucher" - Waltham needs, and a description of 4 Massachusetts CPA Rental assistance programs attached).

Chris Norris, CEO of MBPH, described the Boston metropolitan program which supports 9000 rental assistance vouchers. The Waltham only proposal is unique. MBPH could not fiscally administer the program without assistance locally (TBRA - Administrative Costs attached). (A folder with the description of MBPH programs was provided after the Meeting and will be retained at the CPC Office. Copies of relevant aspects will be provided to the CPC and attached to the Minutes.)

CPC Members supported the concepts but questioned the relevance of the proposed \$400/month TBRA vouchers in light of the present market conditions. The establishment of 200 new housing unit renters was described as greatly unrealistic. WATCH had not yet sought other funds to augment the Waltham CPC request. Questions were presented to WATCH for reply as soon as possible.

After CPC discussion, a Motion to approve for Acceptance was made and passed with 6 in favor and 1 opposed.

D2. SSV Engineering Fernald Wetlands Study update - Sam Bade(not a Public Hearing).

Sam Bade, President of SSV Engineering Inc., the ESS Group. Mr. Bade presented the findings from the analysis of past topographical maps which showed the wetlands as they existed in the past and as currently studied. (The "Wetland Study Fernald Center, Waltham, MA"-13 pages was shown on the Chambers projector screen, to be distributed to the CPC via Email after the Meeting, and attached to the Minutes. One of its maps showing the "Cottage Street Campus Existing Condition" was distributed to the CPC at the Meeting.)

The use of "hydraulic modeling" and "build-out" to describe

the evolution of the wetlands to its current status and the effects on the flow of water on the Fernald and neighborhood properties were presented. The impervious surfaces grew from 7% in 1903, to 14% in 1947, to about 34% in 1971 and to an estimated 35 % today. A chart was created using the estimated increase of mitigation of downstream effects per acre using three types of restoration of the wetlands. "Daylighting" the buried perennial streams would recreate the wetlands to the statutory 200 foot corridor along its Southern length and to the Northwest. The removal of certain buildings and roads, redesign of necessary culverts and stream crossings, restoration of ponds, gardening, and restoration of hillsides with removal of the former cut to fill were included as possible for mitigation within CPA allowable uses of the lands. The problem of flooding to the East to Shirley and that area would likely require building retention ponds.

Craig Wood, CEO of the ESS Group distributed a map "Cottage Street Campus Conceptual Rendering" (attached and also included as part of the digital presentation) then discussed possible public benefits.

Mr. Wood confirmed and noted public benefits such as improving the Western Greenway wildlife corridor, and mitigation of flooding in the Beaver and Clematis Brooks. The possibility of connecting the flow of waters from the Mackerel Hill area to the Fernald was raised. There are about 80 acres which could be used for mitigation.

Mr. William Doyle, Chair of the Conservation Commission was accepted to speak and noted that there was an environmental value and an economic cost balance in the future work to be performed at the Fernald. If private developers ask to use the Fernald lands they need to meet the CPA allowed uses and show the public benefits to the City.

Following CPC discussion, this part of the meeting was closed.

D3. FY2016 Budget - Chair Young. A draft "Supplemental Budget for Administrative Funds" (attached) was distributed. The Chair will provide an updated Budget proposal for the April 14 CPC meeting.

D4. Preparation for CPC Public Informational Hearing and Meeting in April. Chair Young noted that the location to

best serve the expected public input is not yet decided. The Chair will provide the location and format of the meeting when it is completed.

E. Old Business

- E1. Conservation Restrictions (CR's) - Kevin Dwyer, CPC Sub-Committee Chair

Mr. Dwyer read the information from a Waltham Land Trust (WLT) Email to indicate its contractor will be presenting the two draft CR's at the WLT meeting March 25. The baseline reports will be conducted after the snow melts. This should allow the WLT to complete its' proposal for oversight also.

- E2. Status of Appropriated CPC Projects- Chair Young
 - a. Close out of Waltham Housing Authority -Historic Roof (vote)

After CPC discussion, a Motion to return the surplus (Available) funds to the General Fund (source from which they were derived) was approved and passed with 5 in favor and none opposed.

- E3. Available Funds Report - Chair Young
- Two handouts were distributed (attached)

- a. Projects spreadsheet "as of 2/28/15".

Member Barrett noted that as Director of the WCAC, work was underway to install remote projection in the Government Center Auditorium and Meeting Room 6.

Available funds update as of "12/31/14". The Open Space Reserve Fund was "zeroed out".

F. Announcements/Correspondence - Chair Young None.

G. For the Good of the Committee - Chair Young

- G1. Improvements to Website. Clerk Melnechuk will place a description of the purposes served by the CPC under the CPA on the website. He is preparing a flow chart for this purpose.

- G2. Next Regularly Scheduled Meeting. Tuesday, April 14, 2015. Location to be determined

H. ADJOURN