

Community Preservation Committee (CPC) Public  
Meeting and Hearing- September 8, 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. Randy LeBlanc. Absent: Mr. Sean Wilson, Mr. Thomas  
Creonte. Program Manager: William Durkee-present. A Quorum of  
7 was declared present.

C. Minutes - Clerk.

Minutes of the August 26, 2015 CPC Special Meeting. A Motion was  
made to accept the Minutes. The Motion was seconded, and passed  
unanimously on a roll call with seven in favor and two absent.

D. New Business - Application Public Hearings

1. Mayor Jeannette A. McCarthy -Application for Demolition of  
twenty non-historic buildings on the City owned Fernald School  
property \$1,200,000 (Public Hearing). Postponed to the next  
meeting now scheduled for October 6.

E. Old Business - (not Public Hearings)

1. CPC continuation of consideration of the WATCH  
Application of its Tenant Based Rental Assistance (TBRA) Program

The Chair asked the applicant, represented by Daria Gere, Executive Director of WATCH CDC (WATCH), to discuss the results of the WATCH, CPC, Waltham Housing Authority (WHA) discussions since the prior CPC Meeting. She was accompanied by Walter McGuire, Executive Director, WHA. The WATCH-WHA Proposal Committee Minutes of August 31, 2015; a summary entitled Waltham Rental Voucher & Up-front Lease Costs Pilot Program; Administrative Expenses; and a recap of a WATCH -WHA Proposal (6 pages, attached) which were distributed to the CPC were used by the CPC to discuss possible options. A Motion was made to approve a TBRA voucher program to be administered by the WHA for up to 50 families with a Waltham residence, for use only in Waltham for three years, at a cost of \$2,001,500. The Motion was seconded to send the CPC Recommendation to the Council and passed with six in favor, one opposed, and two absent.

A subsequent Motion was made to table the options of providing security deposits and FLS (First rent, Last rent, and Security Deposits) for residents who did not receive vouchers to allow the CPC to assess the benefits of such aspects of the TBRA. The Motion was seconded and Passed with six in favor, one opposed and two absent.

2. Council Request for Appraisal & Site Visit- 67 Crescent St.

The Chair suggested a site view be held. It was decided to hold the site view at 5:15 PM on Wednesday, September 16, weather permitting. Those unable to attend should do a personal visit when possible.

3. FY 2016 Budget and Finances Updates- Chair

The Auditors Office is working to close out the FY 2015 books and no final figures have been released. However, an estimated \$18,000,000 will be available in FY 16 for new CPC projects even after the Mayor's Fernald \$1,200,000 project and the WHA/WATCH TBRA \$2,001,500 project are counted.

4. Conservation Restrictions- Vice-Chair, Kevin Dwyer

After discussions with the Law Department, letters were sent out to three potential qualified holders of a Conservation Restriction (CR) for the 287AFT Grove St. property.

5. Status of Appropriated CPC Projects - Program Manager

All of the outstanding projects for the Waltham Historical Commission and city Clerk are waiting for reports which will allow the Auditors to close them.

F. Announcements/Correspondence - Program Manager & Chair -

1. New Proposed Applications - Program Manager. The owner of the Elm St. "Music Hall" may propose to preserve the historic building and its facade. The Sacred Heart Church may request funds for preservation of the original church building which is on its site.

2. Organization of the FY 2016 CPC.

a. Election of Chair, Vice-Chair, Clerk. A motion was made to retain the FY 2015 slate of Officers, seconded, and passed unanimously with seven in favor and two absent (Chair, Diana Young; Vice-Chair, Kevin Dwyer; Clerk, Dan Melnechuk).

b. Schedule of Meetings. Deferred to next CPC Meeting.

G. For the Good of the Committee - The change of the next Regularly Scheduled CPC Meeting was made to meet Tuesday, October 6, 2015 at the City Council Chambers.

I. Adjourn. The Motion was made to adjourn, seconded and passed by acclaim without dissent.