



Community Preservation Committee Meeting

Thursday, January 16, 2025 at 7:00 PM
City Hall Lower Hearing Room

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on January 16, 2025 at 7PM. Location: City Hall, Lower Hearing Room
 - B. The meeting will be recorded by WCATV (Watertown Cable Access Television) for later viewing: [Home | Watertown Cable Access Corp.](#)
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91525442843>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 915 2544 2843
 - E. Public may comment prior to meeting via email: lhandy@watertown-ma.gov
 - F. Please Visit the Community Preservation Committee Website here: <https://www.watertown-ma.gov/352/Community-Preservation-Committee>
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- 1. Call to Order
- 2. Acceptance of Minutes
 - A. 2024-11-21-Draft-CPC-Minutes
 - B. 2024-12-9-Draft-CPC-Minutes
- 3. Coordinator Update
 - A. 103 Nichols Updated Plan and Schedule
- 4. Committee Discussion
 - A. City Hall Paintings Signage
 - B. City Hall Paintings Additional Funding Request
 - C. 2025 Funding Recommendation
- 5. Adjourn

Mark Krackiewicz, Chair
Jonathan Bockian, Vice Chair
Bob DiRico

Dennis J. Duff
Allen Gallagher
Abigail Hammett

Jamie O'Connell
Elodia Thomas
Matthew Walter



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jon Bockian, Vice Chair
Bob DiRico
Dennis J. Duff
Allen Gallagher
Abigail Hammett
Jamie O'Connell
Elodia Thomas
Matthew Walter

Minutes of CPC Meeting Thursday, November 21, 2024, at 7:00PM held remotely via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Dennis J. Duff; Allen Gallagher; Abigail Hammett; Jamie O'Connell (left at 8:01pm); and Elodia Thomas.

Absent: Bob DiRico and Matt Walter

Others Present: Lanae Handy, Community Preservation Coordinator; Mel Miller (Preservation of Affordable Housing [POAH]; Cory Mian, POAH; Michael Lara, Watertown Housing Authority [WHA]; Christine Rogers, CPC Housing Consultant; Jackie Sullivan, WHA; Olivia Fields, WHA; Viviana Veira, WHA; Vincent Piccirilli, City Council; Nicole Gardner, City Council; Anthony Palomba, City Council; Cliff Cook, Watertown Affordable Housing Trust; James Mello; Anne Schaffner; Mohamed Idelkanoun; Linda Scott; Anthony DiGiovanni, Brittany Jance; Hatie Yildirim; Katherine Tolley; Brittany Jancarik; Jacky van Leeuwen; Kathryn Madden; Angie Kounelis; Cynthia Galligan; Joan Gumbleton; Leyla, Amara, and Gloria S.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:01 PM and noted it was being held remotely per the Governor's order suspending certain provisions of Open Meeting Laws.

2. CPA Application Presentation

A. Willow Park Redevelopment

See presentation attached to these minutes.

Michael Lara pointed out there is currently a 200-family waitlist, and no ADA compliant units in Willow Park.

Cory Mian mentioned they are carrying a deferred developer's fee that doesn't get paid and boosts the total development costs for financing. She explained there was an additional property acquisition fee of \$1.5 million and \$985,151 in legacy costs to be paid to the Watertown Housing Authority. The one-time negotiated legacy fee paid by the project/POAH would make up for lost revenue in administrative fees and operating subsidies that would normally be paid for retirement, administrator salaries, and other labor costs.

Noteworthy dates on the proposed timeline include:

1. Two state pre-application deadlines of 11/25/24 and 12/11/24.
2. ZBA hearing on 12/18/24 or in January 2025

3. Assuming funding on the first time applying, state approval and award mid-year 2025.

Committee Questions

Jon Bockian 1.Has the city been asked to waive permit fees? 2.When would the project need CPA funds? 3.What level of commitment are you seeking from CPC?	1.No. Michael Lara said it would be raised soon. 2.After closing 3.The team seeks support of the project with a vote for \$4 million in funding.
Dennis J. Duff 1.Who owns the land? 2. Why not use 103 Nichols for green space?	1.The WHA owns the land, and the project will have a long-term lease of 99 years. 2. 103 Nichols would provide special needs housing in line with the mission and the original designated purpose for the land.
Jamie O'Connell 1.Explain the car and bike parking. 2.What is the community feedback on the design? 3.Would it be appropriate to condition funding on obtaining other sources? 4. What are the best practices for design of e-bike charging for fire safety?	Mel Miller 1.There are indoor bike rooms, and 145 spaces sized according to the buildings, outdoor bike racks, scattered surface parking and a two-level a parking deck. 2. The team thought about the façade materials with regard to sustainability. Cory Mian 2. The team responded to feedback from the city and their design consultant; they added parking spaces. 3. That would be okay. 4. e-bikes are not allowed in apartment buildings because they are a fire hazard.
Abigail Hammett 1.Is the line item, “reserves” a lender requirement? 2. Why only a 5% contingency? 3. What happens to the mix of funding sources if the costs escalate?	Cory 1.It is carried to ensure there is a sufficient replacement reserve for appliances, etc. Mel 2.Lenders won't allow a 10% contingency on new construction. Cory 3.The team would seek more from financiers.

Elodia Thomas 1. Who negotiated price for Nichols Ave. property? 2. Was there a public announcement for comments? 3. Was staging construction investigated? 4. How many cars for 60 units now?	Cory 1. POAH. The assessment was not accurate, and the option is for 2 years. 2. The team collaborated with Housing for All Watertown to obtain a support letter with the signatures of over 100 community members. 3. It was, and was not considered a viable option. 4. 47.
Mark Krackiewicz Will the project be financially feasible as construction and financing costs increase while rents remain low?	Cory POAH has experience with managing costs in the face of low rents and is comfortable with the operational rents.

2. Committee Discussion

A. Housing Consultant Analysis

See analysis attached to these minutes.

B. Willow Park Redevelopment CPA Application

Allen Gallagher requested an early December meeting because there was no meeting on the CPC calendar until 1/16/25. Michael Lara thought this made sense because it would improve their application that is due on 12/11/24. Mark would like to see more progress on zoning and the 40B permit before committing funding. Elodia agreed.

Christine Roger said the pre-application was not high level and would not require zoning and final drawings.

Mark asked Lanae to find a date on the calendar in early December for a CPC meeting to deliberate and develop funding conditions.

C. Acceptance of Minutes

A. 2024-10-17-Draft CPC Minutes

Motion: Dennis J. Duff moved to accept the October 17, 2024, minutes as written and Allen Gallagher seconded the motion.

Vote: Abigail Hammett, Elodia Thomas, Jon Bockian, Mark Krackiewicz, Allen Gallagher and Dennis J. Duff voted in favor.

B. Mount Auburn Cemetery Meeting Request

Mark explained Councilor Gardner contacted him about a meeting with her and the Executive Director of Mount Auburn Cemetery. He didn't feel comfortable attending without the full committee. Mark asked the committee for their thoughts about participating in a walk that would be posted as a site visit open to the public. There would be no commitment from the CPC. CPC members agreed to a spring site visit.

3. Adjournment

Motion: Dennis J. Duff moved to adjourn, and Allen Gallagher seconded the motion.

Vote: Mark Krackiewicz, Elodia Thomas, Allen Gallagher, Abigail Hammett, Jon Bockian,

and Dennis J. Duff voted in favor.

Adjournment: 9:00 PM

Attachments

1. [Willow Park Application Presentation \(11/21/24\)](#)
2. [C. Rogers Willow Park Redevelopment Application Analysis](#)



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jon Bockian, Vice Chair
Bob DiRico
Dennis J. Duff
Allen Gallagher
Abigail Hammett
Jamie O'Connell
Elodia Thomas
Matthew Walter

Minutes of CPC Meeting Monday, December 9, 2024, at 7:00PM held remotely via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Bob DiRico; Dennis J. Duff; Allen Gallagher; Abigail Hammett; Jamie O'Connell; Elodia Thomas; and Matt Walter.

Others Present: Lanae Handy, Community Preservation Coordinator; Mel Miller, Preservation of Affordable Housing (POAH); Cory Mian, POAH; Michael Lara, Watertown Housing Authority (WHA); Christine Rogers (CPC Housing Consultant); Jackie Sullivan, WHA; Kristen Monti, WHA; Olivia Fields, WHA; Viviana Veira, WHA; Vincent Piccirilli, City Council; Anthony Palomba, City Council; Larry Field, Department of Community Development and Planning; James Mello, WHA; Anthony DiGiovanni; Jacky van Leeuwen; Adam Schultz; Rita Colafella; Josh Rosmarin; Liz; and Joyce.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:00 PM and noted it was being held remotely per the Governor's order suspending certain provisions of Open Meeting Laws.

2. Committee Discussion

A. Willow Park Application: Deliberation and Vote

Mark asked if there were any updates since the project was presented in November.

The applicant recently submitted their pre-application to the Executive Office of Housing and Livable Communities (EOHLC) and plans to submit their pre-application for the Public Housing Innovation Demonstration Program.

Mark asked what the incentive was for investors to buy tax credits. Cory Mian responded investors may deduct losses and depreciation on their taxes and may obtain a share of the cashflow late in the lifecycle of the property. Banks are also motivated by the Community Reinvestment Act requirements.

Dennis Duff asked what the project timeline was from start to finish. Mel Miller responded the project would take 24 months to complete after demolition. Dennis thought the six-story buildings would overwhelm the two-family residences. He would like to see it capped at five stories and see more style and improved fenestration. Mel stated the team was working closely with the city and David Gamble on design and trying to minimize the effects of a large building adjacent to lower height residences.

Bob DiRico asked if they failed to obtain all the financing sought, would they look at reducing the scale. Cory replied they would seek more funding, and Michael Lara stated the state typically provided the full request.

Elodia Thomas asked if the team had explored the Harvard Housing Innovation Fund. Cory responded they had not and would investigate it. Elodia added the 2025 assessment for 95-97 Nichols Ave was purchased for \$785,000 in 2018 and the 2025 assessment is \$951,201. It seemed excessive to offer \$1.5 million. Cory responded that there was an appraisal that supports the price and it is forward looking due to the option for two years. She also emphasized the need for 70% local preference and was concerned about the design aesthetics too.

The team noted they were sensitive to costs as they continued to refine the design, noting that balconies and other items added cost.

Abigail Hammett wondered about split level parking and screening of above grade portions to soften the design.

After Mel mentioned the inclusion of a learning center and community space. Jamie O'Connell asked if funding should be conditioned on the availability of meeting space for the community. Cory responded that spaces could not be rented to outside organizations due to tax credit conditions and that community meetings could be hosted in a controlled setting. Jamie inquired if conduit for EV charging could be installed. Cory said there would be EV ready spots in the parking deck, however bike and scooter charging would not be allowed in the building.

Elodia asked about the two different figures for a developer's fee. Cory explained one was deferred and would produce a higher total development cost so that more tax credits could be obtained. Elodia asked what was included in the relocation fee. Cory responded that the fee included the consultant, relocation before and during construction as well as a buffer at the end. She added there will be more terms to work out regarding stipends for relocation and transportation. Michael hopes to get state vouchers to help with relocation.

Mark asked for comments on the circulated draft of funding conditions, which are attached to these minutes. Jamie wanted Christine Rogers to speak to her concerns if she had any. Christine stated she had viewed the supplemental material and there were no red flags, and all looked appropriate for this stage in the development. She found the conditions to be suitable and that all would be part of pre-closing due diligence as well.

The following changes were requested:

- Cory asked that the language about the housing restriction be changed to a perpetual restriction consistent with the affordable housing restriction guidelines of the Executive Office of Housing and Livable Communities (EOHLC).
- Lanae asked for loan to be deleted.
- Jon asked how to identify the awardee. POAH and WHA and its closely controlled entities was determined to be the appropriate name.
- Elodia asked to add 70% local preference for the project. Mel suggested using the language "up to 70%" to leave flexibility in case the state didn't think it was appropriate. Cory concurred with using up to 70% and then proving to the state it was appropriate.

Motion: Jon moved to recommend the project for funding as proposed subject to the changes in the funding conditions listed.

Shall enter into a grant (“or loan” deleted) agreement with POAH and WHA and its closely controlled entities.

Subject to an affordable housing restriction consistent with the state of MA affordable housing restriction.

Grantee shall strive to secure up to 70% local preference in accordance with local, state, and federal laws and regulations.

Allen Gallagher seconded the motion.

Vote: Dennis J. Duff, Matt Walter, Abigail Hammett, Elodia Thomas, Jon Bockian, Allen Gallagher, Jamie O’Connell, Bob DiRico, and Mark Krackiewicz voted in favor.

3. Adjournment

Motion: Dennis J. Duff moved to adjourn, and Matt Walter seconded the motion.

Vote: Elodia Thomas, Jamie O’Connell, Abigail Hammett, Matt Walter, Bob DiRico, Jon Bockian, Mark Krackiewicz, Allen Gallagher, and Dennis J. Duff voted in favor.

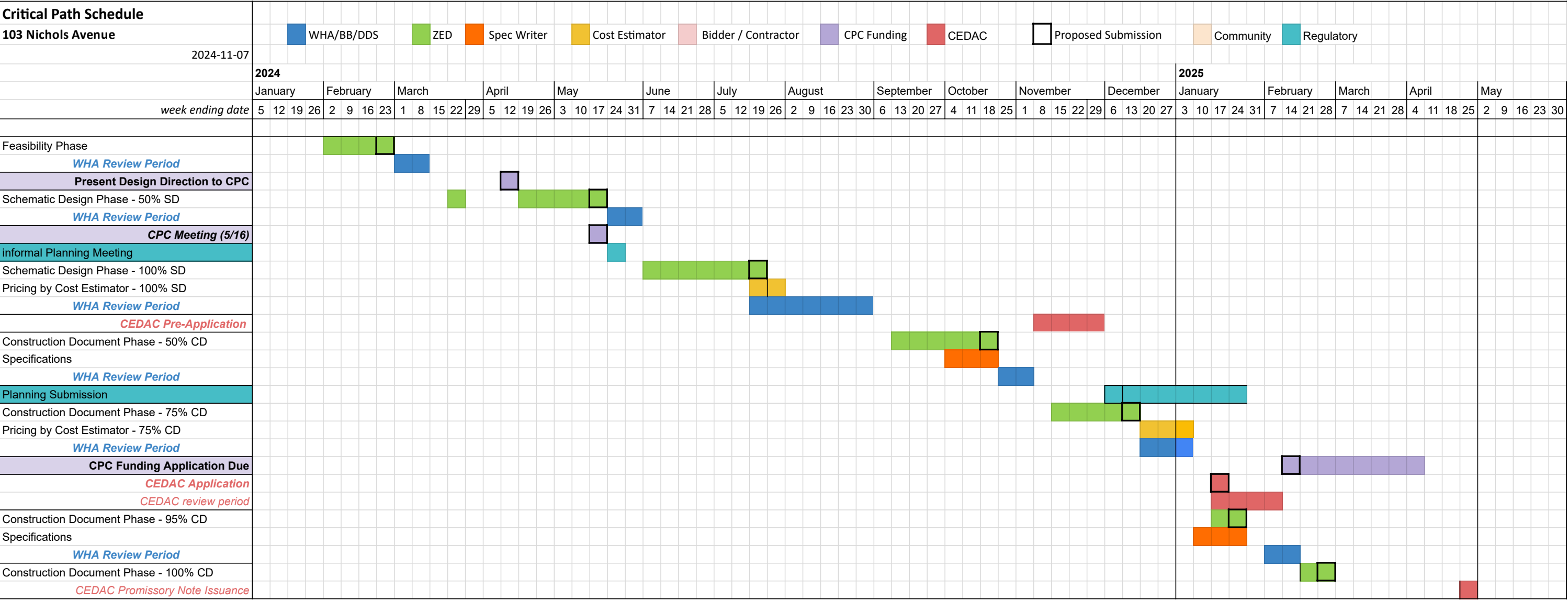
Adjournment: 8:48 PM

Attachments

1. [Willow Park Application Supplemental Material](#)

- Market Study
- Phase I ESA
- Massachusetts Historical Commission (MHC) Project Notification Form (PNF) for both 95-97 Nichols and Willow Park
- Preliminary Foundation Report
- Stormwater and Drainage Report
- Stormwater Pollution Prevention Plan
- Traffic Impact Assessment Study
- Current Plan Set, as submitted for Developer’s Conference

2. [CPC Roles and Responsibilities - Draft Document 8/22/24](#)



103 NICHOLS AVENUE
WATERTOWN MA

CLIENT:
WATERTOWN HOUSING
AUTHORITY

58 WAVERLY AVE, #1
WATERTOWN, MA 02472
617-923-3950
mlara@watertownha.org

PROJECT TEAM:
ARCHITECTURAL &
MECHANICAL DESIGN

ZERO ENERGY DESIGN
156 MILK ST, SUITE 3
BOSTON, MA 02109
617-720-5002
johnm@zeroenergy.com

LANDSCAPE ARCHITECT

INGES DANIELS DESIGN LLC
24 WATER STREET, STUDIO 3-1
HOLLISTON, MA 01746
617-898-6543
www.idd.la

CIVIL ENGINEER

QUETTI DESIGN LLC
20 SANGER ST, #2
BOSTON, MA 02127
413-281-6515
bostoncivl@gmail.com

STRUCTURAL ENGINEER

CONSULTING STRUCTURAL ENGINEERS, INC.
336 BAKER AVENUE
CONCORD, MA 01742
978-461-6100
www.cse-ma.com

ELECTRICAL ENGINEER

JOHN MURPHY JR, ELECTRICAL
CONSTRUCTION AND ENGINEERING, INC
379 LIBERTY ST, SUITE 204
ROCKLAND, MA 02370
781-792-0059
www.jmcee.com

MECHANICAL, PLUMBING, AND
FIRE SUPPRESSION ENGINEER

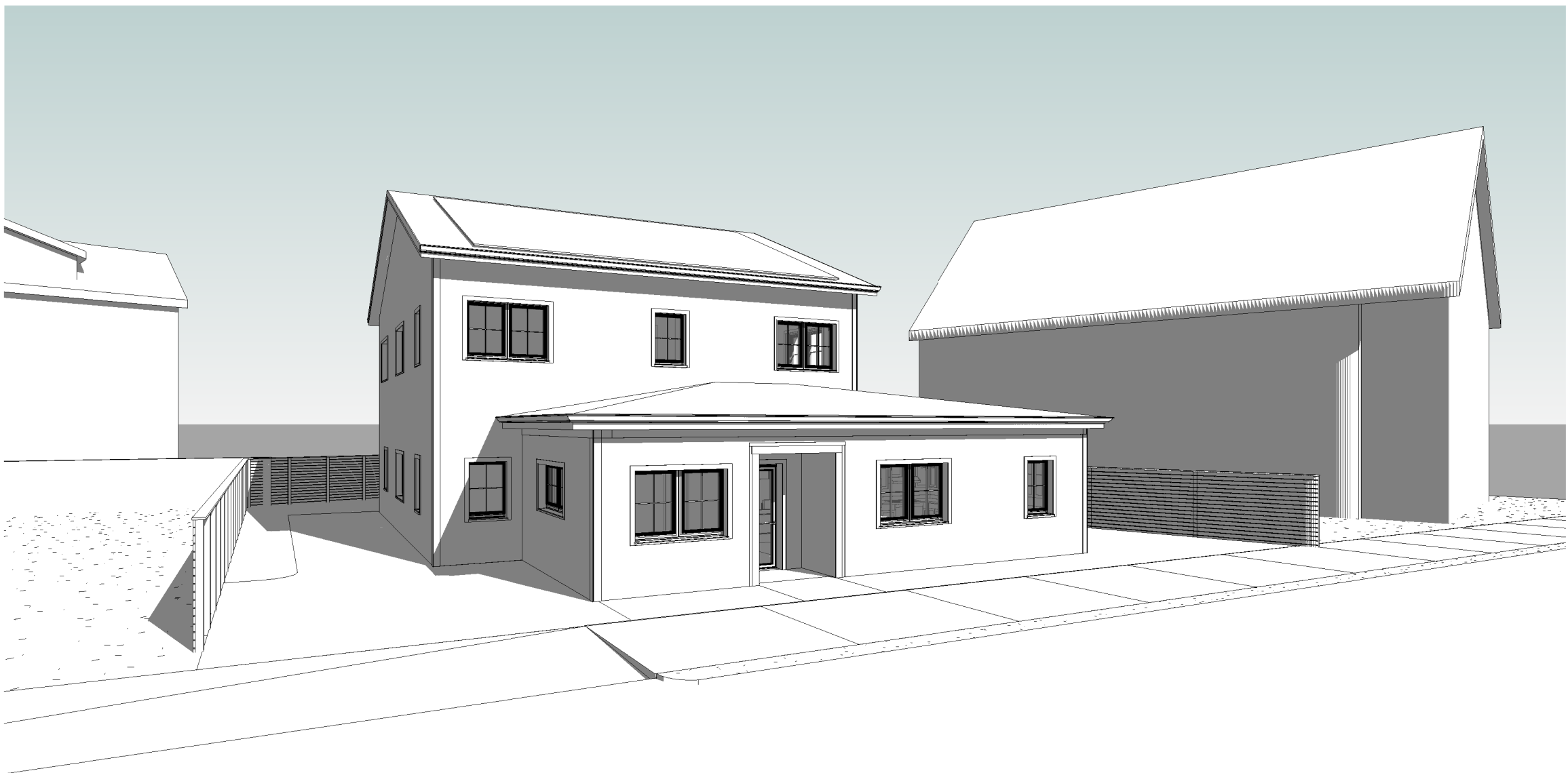
NORIAN/ SIANI ENGINEERING, INC
336 BAKER AVE
CONCORD, MA 01742
781-398-2250



ZeroEnergy
DESIGN

ZEROENERGY DESIGN © 2024

Drawing Notes:



VISUALS FOR REFERENCE ONLY

General Requirements

- All work shall comply with federal, state and local building codes and regulations.
- All mechanical, electrical and plumbing work shall be performed by subcontractors licensed in the state in which work is being performed.
- All subcontractor shall provide certification of general liability insurance and workman's compensation coverage, as required by the General Contractor.
- General Contractor shall coordinate and/or obtain all building permits required for construction and certificates of occupancy.
- General Contractor shall be solely responsible for all construction means, methods, techniques, and procedures.
- General Contractor shall be responsible for all aspects of safety during building construction and shall provide adequate shoring and bracing to ensure such safety.
- All dimensions and site conditions to be field verified and shall be the responsibility of the General Contractor. The General Contractor shall notify ZeroEnergy Design of any discrepancy prior to commencement of work.
- It shall be the responsibility of the General Contractor to locate all existing utilities whether indicated on the plans or not, and to protect them from damage.
- All details, sections, notes, or references to other drawings are intended to be typical.
- During construction, and prior to the incorporation of any changes, revisions, modifications and/or deviations from the construction documents, contractor shall bring to the attention of ZeroEnergy Design and obtain approval from the governing building official before proceeding with the work.
- The manufacturers, products, and equipment listed in the drawings and specifications establish performance requirements. Substitutions of equal performance may be submitted for ZeroEnergy Design's approval.
- All materials shall be installed per manufacturer's instructions/specifications unless otherwise specified.
- Specific notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.
- Drawings, specifications, and all subsequent addenda & changes are intended to provide the basis for proper completion of the work suitable for the intended use of the Owner. Anything not expressly set forth but which is reasonably inferred or necessary for proper performance of the project shall be included.

General Construction Notes

Civil Notes:

See Civil plans for additional requirements.

Debris - Remove debris within 2'-0" of building.

Exterior Grade - Slope grade 5% to drain away from building.

Soil gas control - All walls, roof and floors in contact with the ground shall be constructed to resist the leakage of soil gas from the ground to the building. A passive sub-slab depressurization system in accordance with the supplementary guidelines shall be provided: 1 vent pipe, min. 4" diameter, per 1500 SF of slab area vented through roof.

Structural Notes:

See Structural plans.

Architectural Notes:

Drip edge- Provide 1" drip edge on flashing over openings in exterior walls.

Attic access- Opening 22" X 30" min. with weatherstripping.

Wood protection- Wood framing members that are not pressure treated with a wood preservative and which are supported on concrete in contact with the ground shall be separated from the concrete by at least 6 mil poly or equal.

Stair dimensions (all interior and exterior stairs- refer to drawings for actual dimensions)

Minimum riser height..... 5"
Maximum riser height..... 8 1/4"
Minimum tread depth..... 9"
Minimum nosing..... 1/4"
Maximum nosing..... 1 1/2"
Minimum headroom..... 6'-8"
Minimum width..... 3'-0"

Handrails and Guards

Handrail minimum height..... 2'-10"
Handrail maximum height..... 3'-2"
Guard minimum height..... 3'-0"

Note: A clearance of not less than 1 1/2" shall be provided between handrail and any surface behind it.

Bedroom egress: Min. one window per bedroom shall have a min. net clear opening or 5.7 SF, a min. net clear opening height of 24", a min. net clear opening width of 20", and a sill height of not more than 44" from the floor unless otherwise specified in window specification (not applicable is there is a floor w/ direct access to the exterior on that level).

Interior doors- Undercut all doors 1/2" min.

Coat closets- (1) Rod and (1) wire shelf min.

Linen closets- (4) shelves min. and 1'-2" deep min.

Building Code

Project shall conform to the Tenth Edition of the
Massachusetts Building Code (780 CMR);
International Residential Code 2015 with
Massachusetts Amendments and the
Massachusetts Architectural Access (521 CMR).

Statement of Use

The project's use shall be a care
facility for 5 individuals. The
projects use shall be Residential
Group R-3.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (psf)	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMEN T REQUIRED	FLOOD HAZARDS	AIR FREEZIN G INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPO. EFFECTS		WEATHERING	FROST LINE DEPTH	TERMITE					
25 psf	110 mph	No	N/A	Severe	48 inches	Slight to Moderate	0° F	Yes	Yes	N/A	49.4° F

ZONING

District:
Min. Lot Area: 5,000 SF
Min. Lot Frontage: 50 FT
Max Lot Coverage: 30%
Max FAR: 0.625
Max. Building Height: 35 FT
Setbacks:
Front: 15 FT*
Side: 12/10 FT
Rear: 20 FT

50% CONSTRUCTION
DOCUMENTS

No.	Description	Date

ZeroEnergy Design
156 Milk St, Ste 3
Boston, MA 02109
T. 617-720-5002
F. 866-201-3856
www.ZeroEnergy.com

Residence for:
WATERTOWN HOUSING
AUTHORITY
103 NICHOLS AVENUE

COVER PAGE

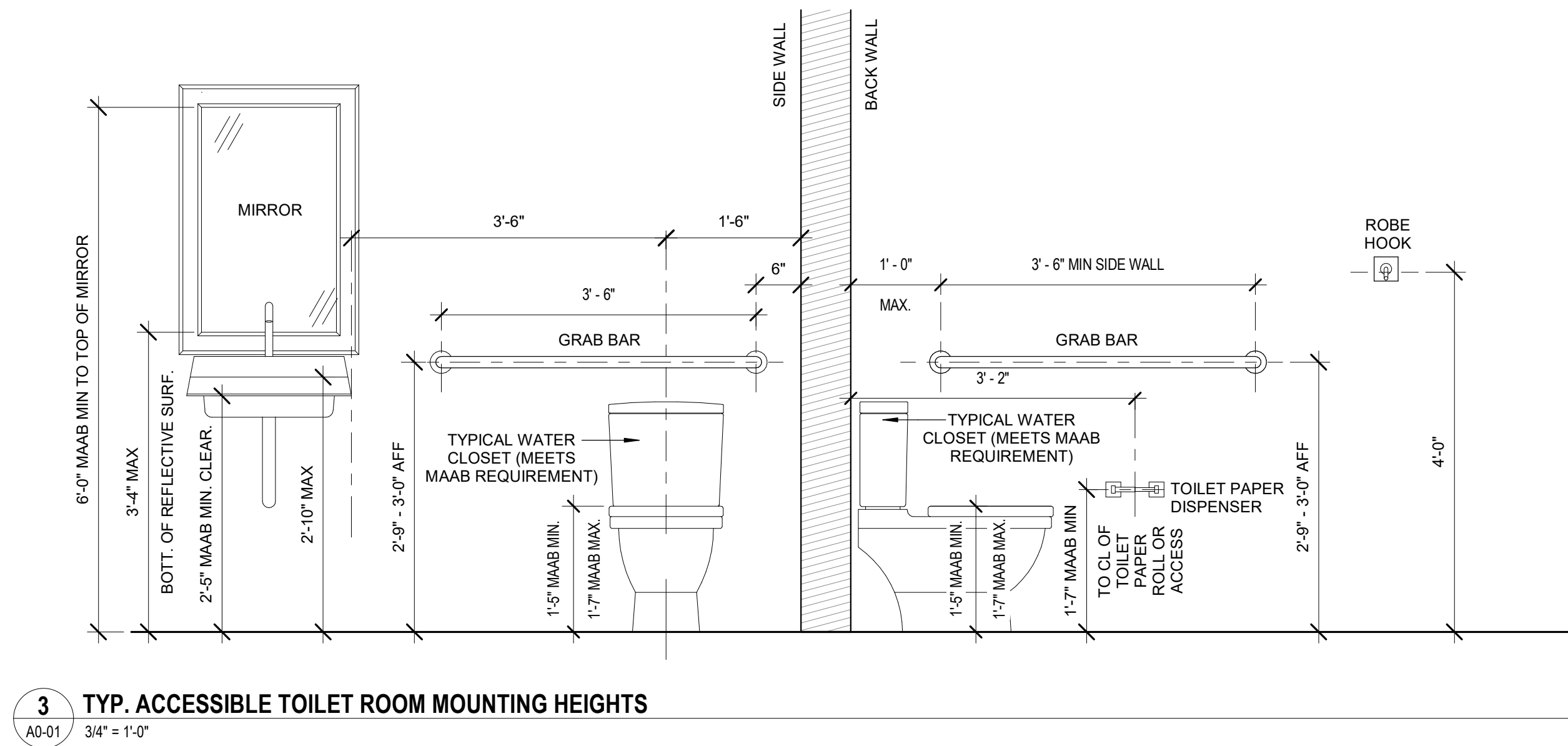
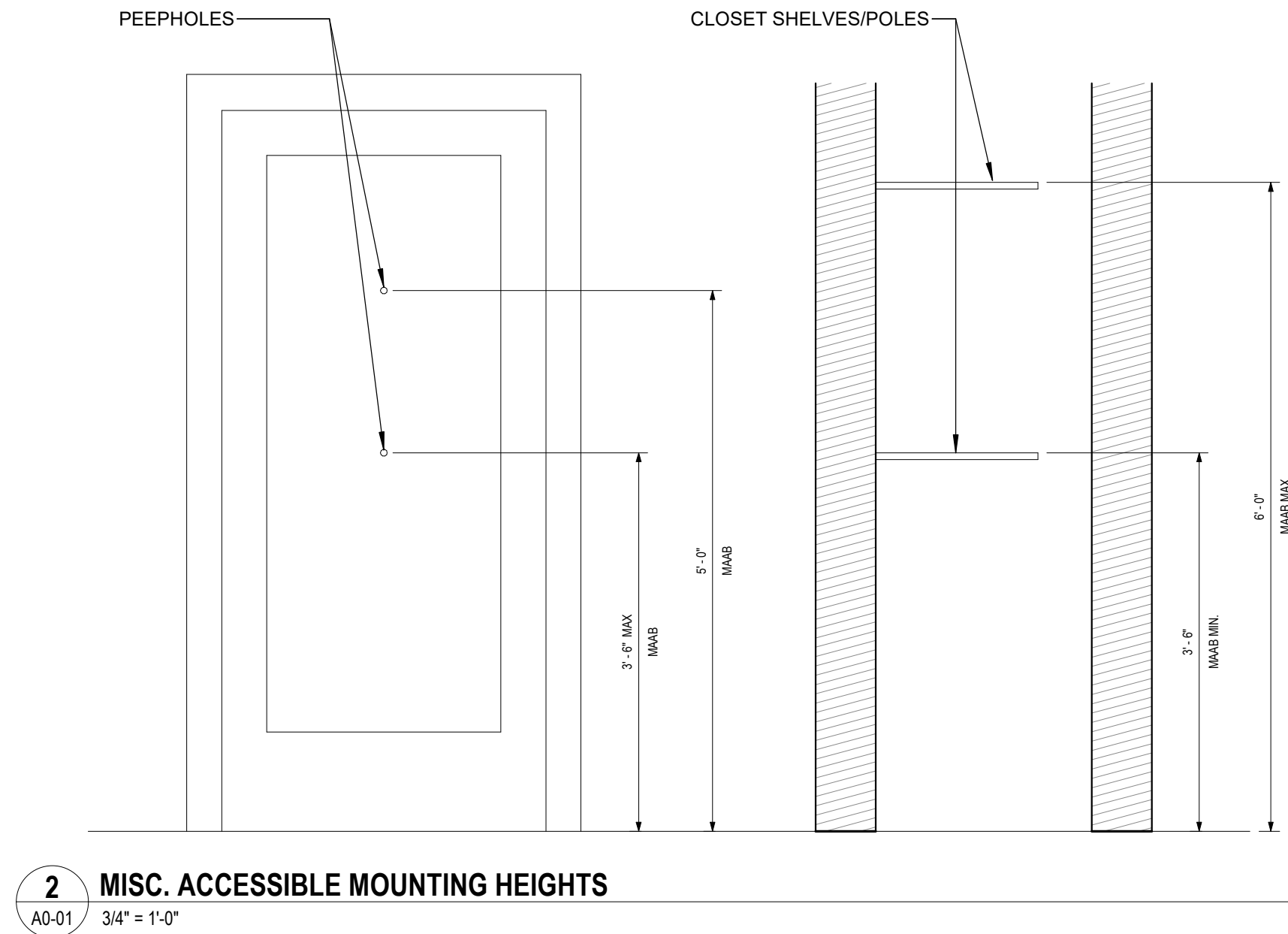
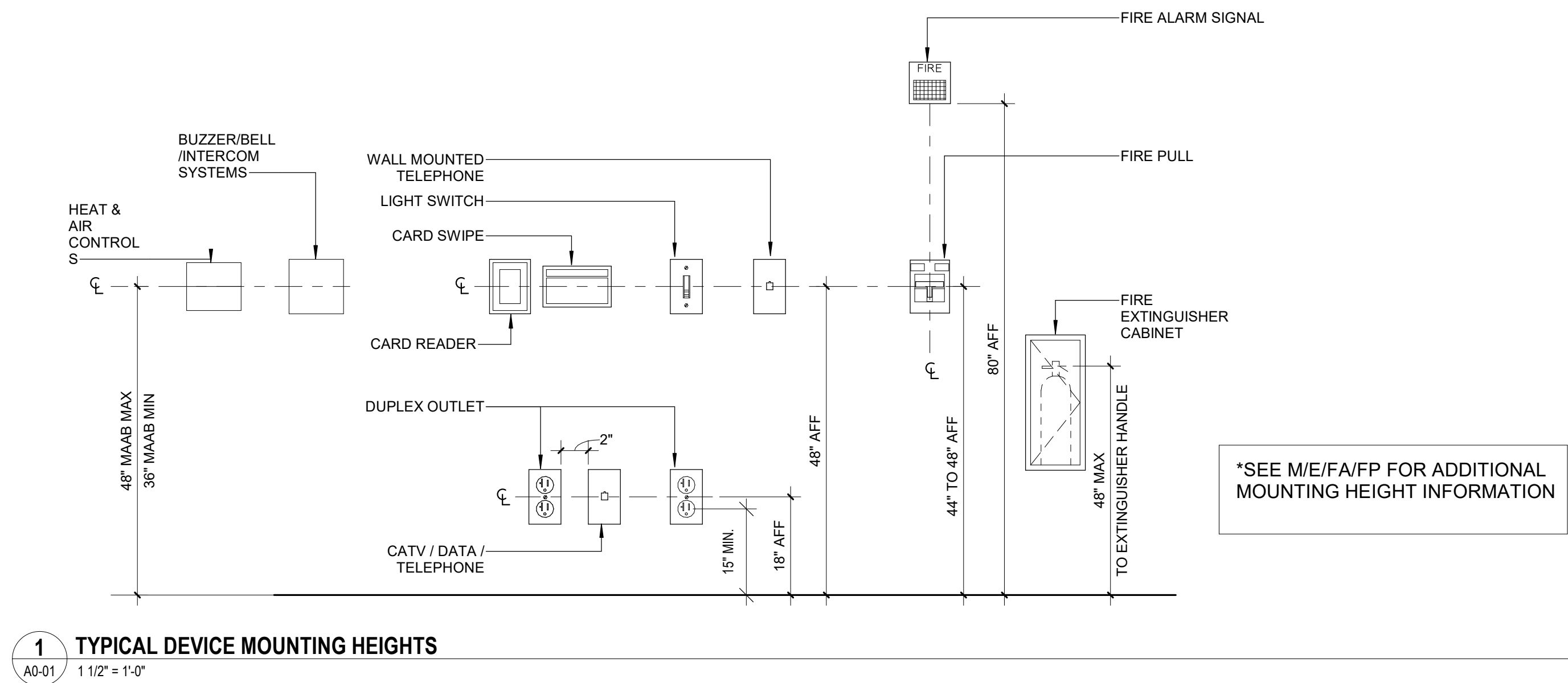
Project number	1483
Date	2024.10.18
Scale	As indicated

A0-00

SYMBOL LEGEND	
	NORTH ARROW
Room name 	ROOM TAG
	CALLOUT TAG
	CENTERLINE
	DOOR TAG
	STRUCTURAL GRID TAG
Name Elevation 	LEVEL TAG
	REVISION TAG
	SECTION TAG
	ELEVATION TAG
	VIEW NAME TAG
	SPOT ELEVATION
	WALL TAG
	WINDOW TAG
	STRUCTURAL TAG
	STRUCTURAL SPACING TAG
DRAWING SCALE	
SCALE: 1"=20'	

ABBREVIATIONS	
AC	ALTERNATING CURRENT
AFF	ABOVE FINISH FLOOR
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BLK	BLOCK
BM	BEAM
CFM	CUBIC FEET PER MINUTE
CL	CLOSET
CLG	CEILING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTAIN	CONTAIN
CTR	CENTER
CW	COLDWATER
DBL	DOUBLE
DC	DIRECT CURRENT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWV	DRAIN, WASTE, AND VENT
E	EAST
EA	EACH
ELEC	ELECTICAL
E.P.	ELECTRICAL PANEL
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FT	FEET OR FOOT
GA	GAUGE
GALV	GALVANIZED
GASF	GROSS AREA SQUARE FOOTAGE
GB	GYPSUM BOARD
GL	GLASS
GND	GROUND
GR	GRADE
GYP	GYPSUM
HC	HANDICAPPED
HDWR	HARDWARE
HT	HEIGHT
HVAC	HEATING, VENTING, AIR-CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
KIT	KITCHEN
KW	KILOWATT
KWH	KILOWATT HOUR
KS	KITCHEN SINK

ABBREVIATIONS	
LBR	LUMBER
LL	LIVE LOAD
LT	LIGHT
LAV	LAVATORY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MFR	MANUFACTURER
N	NORTH
NASF	NET AREA SQUARE FOOTAGE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ONCENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PL	PLATE
PLWD	PLYWOOD
PLUM	PLUMBING
PR	PAIR
PT	PAINT
QTY	QUANTITY
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REINF	REINFORCED
REQ'D	REQUIRED
REV	REVERSE
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
ST	STAIN
STD	STANDARD
STL	STEEL
SUSP	SUSPENDED
SYM	SYMMETRICAL
THSH	THRESHOLD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VOL	VOLUME
W	WEST
WC	WATER CLOSET
WD	WOOD
WP	WATER PROOF
WT	WEIGHT
YD	YARD



Drawing Notes:

*SEE M/E/FA/FP FOR ADDITIONAL MOUNTING HEIGHT INFORMATION

50% CONSTRUCTION DOCUMENTS

No.	Description	Date

ZeroEnergy Design
156 Milk St, Ste 3
Boston, MA 02109
T. 617-720-5002
F. 866-201-3856
www.ZeroEnergy.com

Residence for:
WATERTOWN HOUSING AUTHORITY
103 NICHOLS AVENUE

GENERAL INFO	
Project number	1483
Date	2024.10.18
Scale	As indicated
A0-01	

1. ALL TOPOGRAPHIC AND EXISTING BASE INFORMATION PROVIDED BY DAVID P. TERENCE, PLS IN A BASE PLAN DATED OCTOBER 11, 2024.
2. NO GRADING, CONSTRUCTION OR MATERIALS STORAGE SHALL OCCUR WITHIN TREE PROTECTION AREAS OR WITHIN DRIP-LINE OF EXISTING TREES.
3. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL KEEP OUT OF THESE AREAS AND PRESERVE EXISTING PLANTINGS, EXCEPT AS NOTED.
4. UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE GROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. UTILITY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT (LA).

SIGNIFICANT TREES WITHIN REACH ZONE OF CONSTRUCTION TO BE IDENTIFIED BY LA IN FIELD WALK PRIOR TO CONSTRUCTION MOBILIZATION AND PROTECTED BY THE FOLLOWING:

6" HIGH CHAIN LINK OR NEON SNOW SNOW FENCING WITH 2"x2" WOOD STAKE POSTS, SET AT 6' MAXIMUM INTERVAL, TO PROTECT ROOT ZONES OF INDIVIDUAL TREES, PLANT BEDS, AND AREAS BEYOND EXTENTS OF WORK FROM INCURSIONS/USE AS LAYDOWN/TURN-AROUND.

1. CONTRACTOR TO INSTALL APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES AROUND PERIMETER OF WORK AREAS FOLLOWING BEST MANAGEMENT PRACTICES.
2. METHOD OF CONTROL TO BE CONSIDERED MEANS-AND-METHODS BY CONTRACTOR - WITH APPROPRIATELY INSTALLED SILT FENCING OR CONTINUOUS-CONTAINED-BERM OR EROSION CONTROL MIX PREFERRED.
3. MEASURES TO BE FULLY INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS; IF SILT FENCE IS INSTALLED, FENCING TO BE DUG INTO EXISTING SOILS AND ANCHORED PER BMPs.
4. OTHER BMPs SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (i.e. A LARGE UP GRADIENT CONTRIBUTING WATERSHED).
5. MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
6. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. FILTER BERMS SHALL BE RESHAPED AS NEEDED.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED BEFORE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

IN AREAS SUBJECTED TO CONSTRUCTION VEHICLE TRAFFIC, OR WHERE EXISTING PAVEMENT HAS BEEN REPLACED BY PLANTING, DECOMPACT SUBGRADE TO A DEPTH OF 24" AND RECOMPACT TO BETWEEN 86 AND 88 PERCENT STANDARD PROCTOR. REVIEW EXTEND OF AREAS TO BE DECOMPACTED WITH LA. PERFORM DECOMPACTION BEFORE PLANTING OR PLACING TOPSOIL.

2. PLANTING SOILS SHALL NOT BE HANDLED WHEN WET OR FROZEN.

3. PROVIDE LOAM WHICH IS A "FINE SANDY LOAM" OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM". IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE AN ACIDITY RANGE OF pH 6.5 TO pH 7.5 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 8% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE FERTILE, FRIABLE, NATURAL LOAM FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES OVER 3/4" AND OTHER FOREIGN MATERIALS INCLUDING QUACKGRASS RHIZOMES, NUT-LIKE TUBERS OF NUTGRASS, AND ALL OTHER PRIMARY NOXIOUS WEEDS. PROVIDE NEW LOAM FROM A LOCAL SOURCE WITH A WELL DRAINED SITE AND WITH LOAM DEPTH OF AT LEAST 4" WHICH HAS NEVER BEEN PREVIOUSLY STRIPPED AND HAS A HISTORY OF SATISFACTORY VEGETATIVE GROWTH. SUBMIT SOIL TESTS FOR ALL LOAM AS INDICATED BELOW.

4. PLANT BED SOIL SHALL MEET THE FOLLOWING GRADUATION CRITERIA:

US SIEVE #	% PASSING MIN.	% PASSING MAX.
10	100	
18	85	95
35	60	85
60	42	65
140	28	44
270	24	40
0.002mm	3	30

MAXIMUM SIZE SHALL BE ONE HALF-INCH LARGEST DIMENSION. THE MAXIMUM RETAINED ON THE #4 SIEVE SHALL BE 10% BY WEIGHT OF THE TOTAL SAMPLE. THE RATIO OF THE PARTICLE SIZE FOR 80% PASSING (D80) TO THE PARTICLE SIZE FOR 30% PASSING (D30) SHALL BE 7.5 OR LESS. THE SOIL SHALL HAVE AN ORGANIC CONTENT BETWEEN 5 AND 8%. THE SOIL SHALL HAVE A HYDRAULIC CONDUCTIVITY OF NOT LESS THAN 1.5"/HOUR WHEN COMPACTED TO A MINIMUM OF 88 PERCENT STANDARD PROCTOR. TEST BY COMBINED HYDROMETER AND WET SIEVING AFTER DESTRUCTION OF ORGANIC MATTER BY IGNITION. INCLUDE CHEMICAL ANALYSIS FOR NITRATE NITROGEN, AMMONIUM NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM MAGNESIUM, ALUMINUM, IRON, MANGANESE, LEAD, Cd, SOLUBLE SALTS, pH AND BUFFER pH.

5. LAWN SOIL SHALL MEET THE FOLLOWING GRADUATION CRITERIA:

US SIEVE #	% PASSING MIN.	% PASSING MAX.
10	100	
18	75	93
35	46	78
60	27	50
140	17	25
270	15	20
0.002mm	2	4

MAXIMUM SIZE SHALL BE ONE HALF-INCH LARGEST DIMENSION. THE MAXIMUM RETAINED ON THE #4 SIEVE SHALL BE 10% BY WEIGHT OF THE TOTAL SAMPLE. THE RATIO OF THE PARTICLE SIZE FOR 80% PASSING (D80) TO THE PARTICLE SIZE FOR 30% PASSING (D30) SHALL BE 7.5 OR LESS. THE SOIL SHALL HAVE AN ORGANIC CONTENT BETWEEN 3 AND 4%. THE SOIL SHALL HAVE A HYDRAULIC CONDUCTIVITY OF NOT LESS THAN 3.0"/HOUR WHEN COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR. TEST BY COMBINED HYDROMETER AND WET SIEVING AFTER DESTRUCTION OF ORGANIC MATTER BY IGNITION. INCLUDE CHEMICAL ANALYSIS FOR NITRATE NITROGEN, AMMONIUM NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM MAGNESIUM, ALUMINUM, IRON, MANGANESE, LEAD, Cd, SOLUBLE SALTS, pH AND BUFFER pH.

6. SOIL IN WHICH SOD WAS GROWN SHALL BE USDA CLASSIFIED AS SAND AND BE COMPATIBLE WITH SITE PLANTING SOILS.

7. PROVIDE THE FOLLOWING SOIL AMENDMENTS: M-ROOTS FERTILIZER WITH MYCORRHIZAL FUNGI NATURAL DOLOMITIC LIMESTONE, SHREDDED OR GRANULAR NATURAL HUMUS, REED PEAT OR SEDGE PEAT, SUPERPHOSPHATE , WELL-ROTTED MANURE, AND BONEMEAL.

8. PLANTING SOILS SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO BETWEEN 82 AND 86 PERCENT STANDARD PROCTOR FOR PLANT BED SOILS AND BETWEEN 86 AND 88 PERCENT STANDARD PROCTOR FOR LAWN SOILS. PLACEMENT OF SOIL AND PLANT STOCK SHALL BE SCHEDULED TO PREVENT EXCESSIVE TRAFFIC OVER SOIL AND UNDESIRABLE SOIL COMPACTION.

9. PROVIDE 4-6" LOAM ON ALL DISTURBED LAWN AND MEADOW AREAS. PROVIDE 8-12" LOAM FOR PLANT BED AREAS. SOIL SHOULD BE A LOAMY COMPOST MIX UNLESS OTHERWISE SPECIFIED.

1. GRADING HERE SHOWN FOR FINISH AND CONCEPTUAL GRADES - GRADING TO BE FIELD CONFIRMED AFTER CONSTRUCTION/SUB-GRADING/UTILITIES WORK IS COMPLETE.
2. ALL SPOT GRADES SHALL PREVAIL OVER CONTOURS.
3. CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL AND STORM WATER MANAGEMENT REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION TO MAINTAIN STABLE AND SAFE EXCAVATIONS.
5. CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND FIELD VERIFY LOCATION OF EXISTING PLANTS AND UTILITIES AS NECESSARY. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LA.
6. GRADING STAKING SHALL BE APPROVED BY LA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LA PRIOR TO REQUIRED SITE VISIT.
7. CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE IN ALL AREAS. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER AS TO DRAIN PROPERLY AND BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. CONFLICTS SHALL BE REPORTED TO THE LA.
8. PROTECT NEWLY-GRADED AREAS FROM TRAFFIC, FREEZING AND EROSION. KEEP FREE OF TRASH, DEBRIS OR CONSTRUCTION MATERIALS FROM OTHER WORK.
9. THE CONTRACTOR SHALL MAINTAIN TREE PROTECTION MEASURES DURING GRADING WORK. LEAVE PROTECTION IN PLACE AND MAINTAIN UNTIL ALL CONSTRUCTION WORK HAS BEEN COMPLETED AND ALL DANGER OF DRAINAGE HAS PASSED.
10. GRADING AND CONSTRUCTION IN PROXIMITY OF EXISTING TREES OR ADJACENT TO TREE PROTECTION AREAS SHALL BE DONE WITH EXTREME CARE SO AS NOT TO DAMAGE TREES OR ROOT SYSTEMS OF TREES OR COMPACT SOIL IN THE AREA.
11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN TREE PROTECTION AREAS.
12. UTILITY INFORMATION SHOWN IS APPROXIMATE ONLY. PRIOR TO EXCAVATION, APPROPRIATE UTILITY COMPANIES SHALL BE CONTACTED AND DIG-SAFE CENTER SHALL BE CALLED AT 1-800-DIG-SAFE, AT LEAST 72 HOURS (3 WORKING DAYS) IN ADVANCE.

1. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE SHOWN. AREA TAKEOFFS CAN BE PROVIDED AS NEEDED FROM THE LA.
2. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY LA OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REVIEW AND OBTAIN THE APPROVAL OF THE FINAL LAYOUT WITH THE LA PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR TO TAKE ACCURATE FIELD MEASUREMENTS PRIOR TO THE PREPARATION OF SHOP DRAWINGS AND FABRICATION.
4. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR ALL CONSTRUCTION, AND FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
5. THE CONTRACTOR SHALL REFER ANY QUESTIONS ON MATERIALS, FINISHES, LABOR AND/OR PRODUCTS NOT SPECIFIED HEREIN TO THE LA PRIOR TO ORDERING MATERIALS OR STARTING WORK.
6. PROVIDE SAMPLES OF ALL MASONRY AND FINISHES TO LA FOR APPROVAL PRIOR TO DELIVERY ON SITE. LA TO REVIEW MASONRY MOCKUPS PRIOR TO BUILD. APPROVED MOCKUP CAN BE USED AS FINAL PRODUCT.

- CONTRACTOR SHALL BEGIN WATERING AND MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LA PRIOR TO ORDERING PLANT MATERIAL.
3. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
5. THE CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION. GUARANTEE TO INCLUDE THE REMOVAL AND REPLACEMENT OF DEAD PLANTS AND LAWN AREAS.
6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LA AT THE NURSERY AND AT THE SITE.
7. CONTRACTOR SHALL SUBMIT PHOTOS OF TREES AT THE NURSERY FOR LA APPROVAL.
8. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH A MINIMUM DEPTH OF 4" OF TOPSOIL AND SEEDED/MULCHED AS SPECIFIED.
9. CONTRACTOR IS ENCOURAGED TO PROVIDE THE LA WITH CONCERNS AND/OR SUGGESTIONS WITH REGARD TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
10. ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE 6' OF CLEAR HEIGHT TO FIRST BRANCHING.
11. CONTRACTOR SHALL OBTAIN APPROVAL FOR PROPOSED LAWN SEED MIX OR SOD SPECIES PRIOR TO INSTALLATION.
12. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE LA.
13. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
14. FOR CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
15. THE LOCATION OF TREES, SHRUB AND BEDLINES SHALL BE STAKED FOR APPROVAL BY THE LA PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE LA PRIOR TO REQUIRED SITE VISIT.
16. EXPOSE ROOT FLARE ON ALL ROOT BALLS AND KEEP EXPOSED THROUGH PLANTING.
17. ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTIDECISSANT AT THE BEGINNING OF THEIR FIRST WINTER.
18. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
19. THE CONTRACTOR SHALL PROVIDE LOAM FILL AS NEEDED.
20. THE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
21. PROVIDE 4" OF PARTIALLY DECOMPOSED, MINIMUM 6 MONTH AGED, FINELY SHREDDED LEAF MULCH ON PLANT BEDS AND RING-MULCHING AROUND TREES, KEEPING ROOT-FLARE EXPOSED. PROVIDE SAMPLE OF MULCH FOR LA APPROVAL.
22. ALL LAWN AREAS, PLANT BEDS, TREES AND SHRUBS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS TO BE DRIP-IRRIGATED. LAWNS TO BE SPRAY-IRRIGATED.
23. PLAN QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON THE PLANS.

1. THIS PLAN IS FOR GENERAL LAYOUT INTENT OF FIXTURES ONLY - FINAL LAYOUT TO BE FLAGGED AND FIELD-APPROVED BY LA BEFORE WIRING AND INSTALLATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WIRING THAT MEETS ALL STATE, MUNICIPAL AND LOCAL REQUIREMENTS.
4. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH OWNER & OWNER'S CONTRACTORS PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS.
5. PRICING BY CONTRACTOR SHALL INCLUDE ALL FIXTURES, WIRING TO POWER SOURCE, POWER SOURCE (INTERIOR OR DIRECT BURIAL LOW VOLTAGE TRANSFORMERS) ELECTRICAL CONNECTION, AND OTHER ELECTRICAL MATERIALS REQUIRED FOR OPERABLE LIGHTING SYSTEM.
6. CONTRACTOR SHALL COORDINATE WITH A LICENSED ELECTRICIAN, AS NEEDED.
7. CONTRACTOR SHALL COORDINATE ALL SWITCH LOCATIONS WITH THE LA AND ELECTRICIAN.
8. DIRECT MOONLIGHTING FIXTURES DOWN FROM APPROX. 25' HEIGHT ABOVE LOWEST LAYER OF BRANCHES AND CAST ONTO FOLIAGE OR BRANCHES. DO NOT STAPLE INTO THE TREES AND ONLY USE STAINLESS STEEL. ATTACH THE JUNCTION BOX TO THE TREE IN AN UNOBTRUSIVE LOCATION WITH A HANGER BOLT, KEEPING THE BOX OFF THE TRUNK SURFACE. RUN CABLE UP THE LEAST-SEEN SIDE OF THE TREE WITH CABLES TO BE ATTACHED USING BLACK ZIP TIES WITH SCREWS. SCREWS SHOULD GO IN 3/4" LONGER THAN THICKNESS OF BARK, SPACED EVERY 3" TO 4".

EXISTING		PROPOSED	
---	PROPERTY LINE/R.O.W.	---	
---	ABUTTER LINE/R.O.W.	---	
---	SETBACK	---	
○	IRON PIPE/ROD	○	
C1/A1	DEED CALL	---	
---	BUILDING	---	
---	OVERHANG	---	
---	EDGE PAVEMENT	---	
---	EDGE CONCRETE	---	
---	CURB LINE	---	
-120-- -118	CONTOURS	120	
x 120.00	SPOT GRADE	+120.00	
○	STONE WALL	○	
---	RETAINING WALL	---	
○	TREE	⊗	
---	MULCH LINE	---	
S	SANITARY SEWER	S	
---	STORM DRAIN	SD	
G	GAS	G	
W	WATER	W	
⊗	WATER GATE VALVE	⊗	
⊕	HYDRANT	⊕	

AC	AIR CONDITIONER
BW	BOTTOM OF WALL
<i>BD</i>	BELOW DECK
CMU	CONCRETE MASONRY UNIT
DECD	DECEASED
DIA	DIAMETER
DS	DOWNSPOUT
ETC	ETCETERA
FFE	FINISH FLOOR ELEVATION
H	HEIGHT
LA	LANDSCAPE AREA
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
TW	TOP OF WALL
VIF	VERIFY IN FIELD
W	WIDTH



ZeroEnergy
DESIGN

ZEROENERGY DESIGN © 2021

[illegible]

No.	Description	Date
	CD 50	10.18.24
	SD 100	7.15.24

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Residence for:
**WATERTOWN HOUSING
AUTHORITY**
103 NICHOLS AVENUE

50% CD NOTES, LEGEND AND ABBREVIATIONS

Project number	1483
Date	2024.07.15
Scale	1/8" = 1'-0"

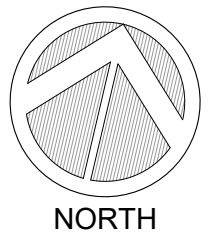
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SYMBOL	KEY NOTE	DESCRIPTION	DETAIL REF.	SPEC. REF.
		BITUMINOUS CONCRETE PAVING APPROX. ____ SQ. FT.		
		ANDOVER SMOOTH COLLECTION PAVERS APPROX. ____ SQ. FT.		
		LOW VOLTAGE BOLLARD PATHLIGHT (TYPICAL OF 5)		

1. UNLESS LISTED, SITE FURNITURE N.I.C.

Assessor's Map 1226
Lot 17-61A

Assessor's Map 1226
Lot 18-60



0 4'-0" 8'-0" 16'-0"

SCALE in FEET
1/8" = 1'-0"



Drawing Notes:

1. SITE SURVEY DONE BY DAVID P. TERENCE, PLS.

2. CONTRACTOR SHALL VERIFY LOCATION OF ANY EXISTING UTILITIES AND SERVICES AND PROVIDE PROTECTION DURING CONSTRUCTION. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE.

3. CONTRACTOR SHALL OBTAIN PERMITS FOR THE WORK AS REQUIRED AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE LOCAL JURISDICTION, THE STATE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

4. CONTRACTOR SHALL LEAVE SITE CLEAN AND ORDERLY DURING CONSTRUCTION PROCESS. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS AND EQUIPMENT. STORE MATERIALS ONLY IN AN APPROVED LOCATION.

No.	Description	Date
	CD 50	10.18.24
	SD 100	7.15.24

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50% CD MATERIALS AND LAYOUT PLAN

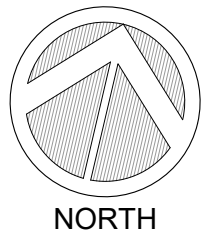
Project number	1483
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Date 2024.07.15

Scale $1/8" = 1'-0"$

L2.0

SYMBOL	KEY NOTE	DESCRIPTION	DETAIL REF.	SPEC. REF.
		PLANT BED AREA APPROX. ____ SQ. FT.		
		LAWN AREA APPROX. ____ SQ. FT.		



0 4'-0" 8'-0" 16'-0"

SCALE in FEET
1/8" = 1'-0"

	Species		Qty	Size	Notes
	TREES				
GB	Ginkgo biloba 'Magyar'	Male Maidenhair Tree	1	8-10'H	B&B
GT	Gleditsia triacanthos var inermis 'Skyline'	Skyline Honey Locust	2	8-10'H	B&B
PS	Prunus sargentii 'JFS-KW58'	Pink Flair Sargent Cherry	1	6-8'H	B&B
QM	Quercus macrocarpa x robur	Heritage Oak	1	8-10'H	B&B
	SHRUBS				
CP	Comptonia peregrina	Sweet Fern	6	1G	
HQ	Hydrangea quercifolia 'Alice'	Oakleaf hydrangea	2	5G	
IG	Ilex glabra 'Shamrock'	Inkberry	10	5G	
MD	Microbiota decussata	Siberian Cypress	2	5G	
RA	Rhus aromatica 'Gro Lo'	Gro Lo Sumac	8	3G	
RR	Rosa 'Radrazz'	Knockout Rose	5	5G	
TM	Taxus x media 'Taunton'	Taunton Yew	8	10G	
VC	Viburnum carlesii	Arrowwood Viburnum	3	7G	
	PERENNIALS				
GB	Geranium 'Biokovo'	Hardy Geranium	80	1G	

Drawing Notes:

1. SITE SURVEY DONE BY DAVID P. TERENZONI, PLS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ANY EXISTING UTILITIES AND SERVICES AND PROVIDE PROTECTION DURING CONSTRUCTION. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
3. CONTRACTOR SHALL OBTAIN PERMITS FOR THE WORK AS REQUIRED AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE LOCAL JURISDICTION, THE STATE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL LEAVE SITE CLEAN AND ORDERLY DURING CONSTRUCTION PROCESS. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS AND EQUIPMENT. STORE MATERIALS ONLY IN AN APPROVED LOCATION.

No.	Description	Date
	CD 50	10.18.24
	SD 100	7.15.24

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50% CD GRADING AND PLANTING PLAN

Project number	1483
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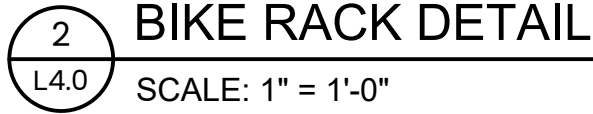
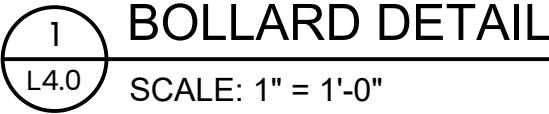
Date 2024.07.15

Scale $1/8" = 1'-0"$

L3.0



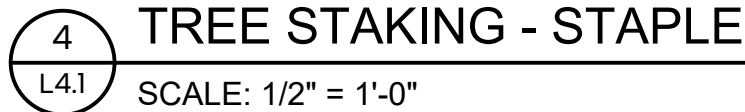
Drawing Notes:



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50% CD PAVING AND SITE FURNISHING DETAILS

L4.0



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50% CD PLANTING AND SITE FURNISHING DETAILS

Project number	1483
Date	2024.07.15
Scale	1/8" = 1'-0"

L4.1



Drawing Notes:

1. TYPICAL DIMENSIONS TAKEN TO OUTSIDE OF EXTERIOR FRAMING AND CENTERLINE OF INTERIOR FRAMING.
ALL INTERIOR PARTITIONS 2x4 UNLESS NOTED.
2. PROVIDE ACoustICAL BATT INSULATION AT ALL INTERIOR BEDROOM AND BATHROOM PARTITIONS. SEE PRODUCT SPECIFICATIONS.
3. CONTRACTOR SHALL MAKE BEST EFFORT TO KEEP WATER & MECHANICAL LINES OUT OF EXTERIOR WALL ASSEMBLIES.

50% CONSTRUCTION DOCUMENTS

No.	Description	Date

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Residence for:
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103 NICHOLS AVENUE

LEVEL 1 FLOOR PLAN

Project number	1483
Date	2024.10.18
Scale	1/4" = 1'-0"

A2-02



1 LEVEL 1 PLAN
A2-02 1/4" = 1'-0"



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DESIGN

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Drawing Notes:

50% CONSTRUCTION
DOCUMENTS

No.	Description	Date

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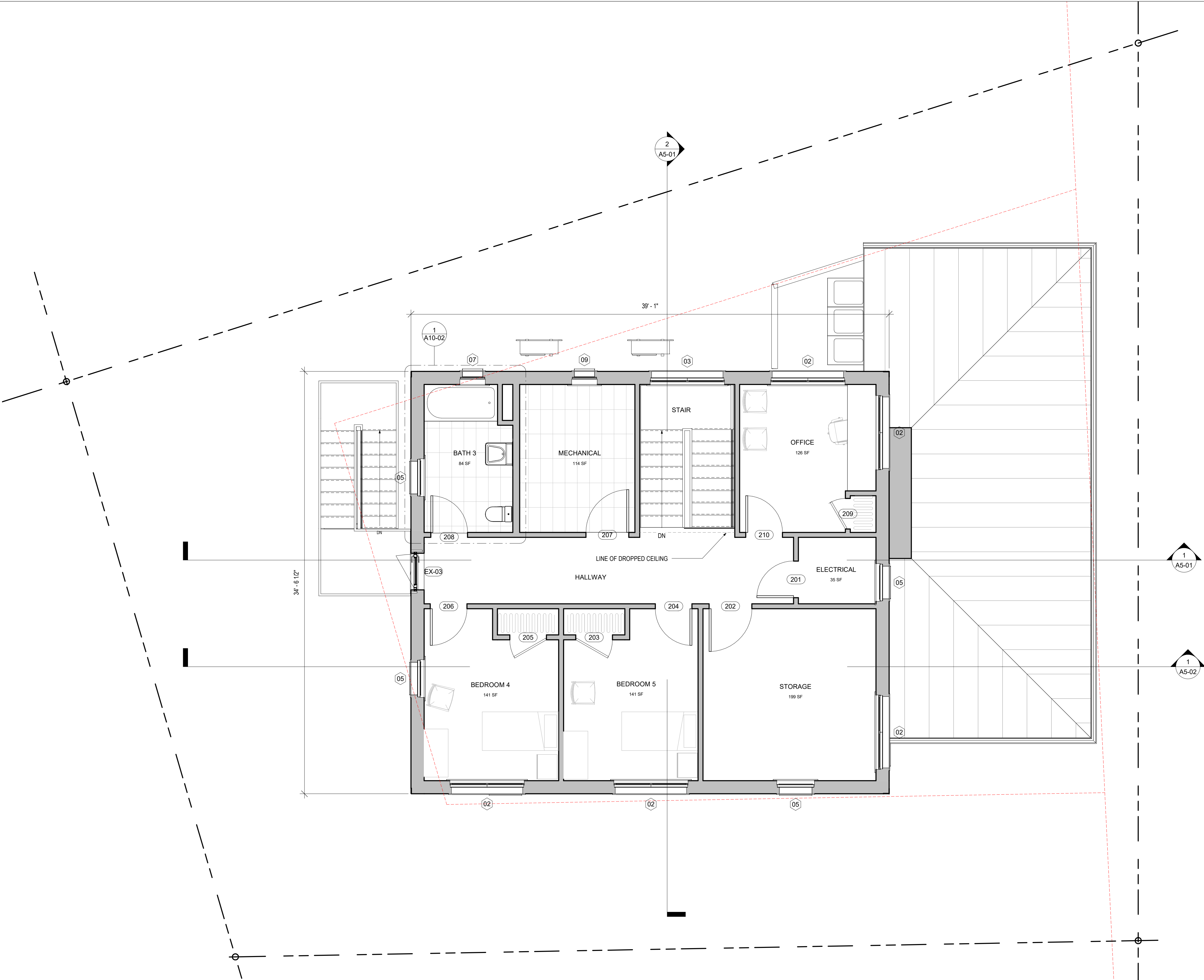
Residence for:
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103 NICHOLS AVENUE

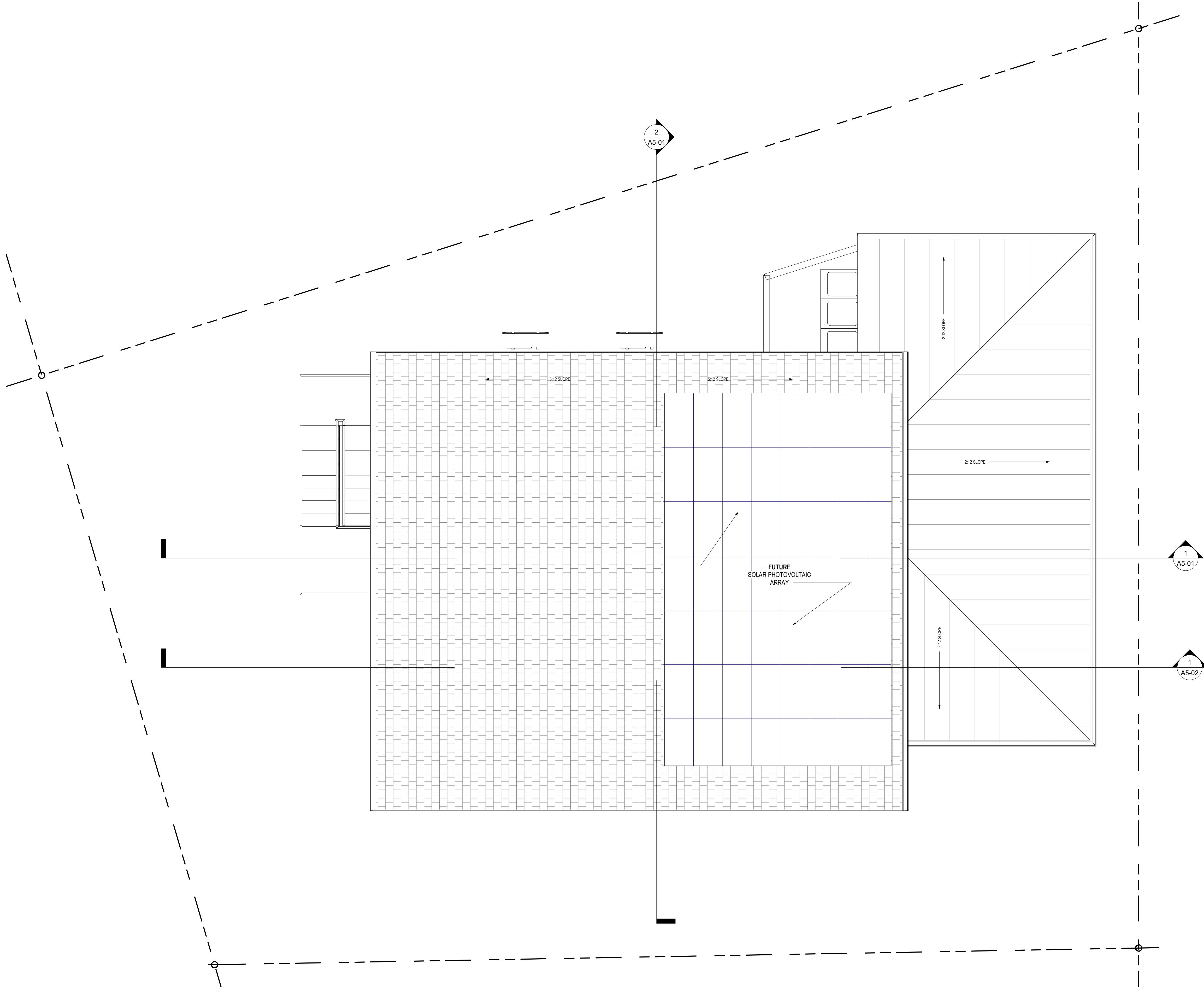
LEVEL 2 FLOOR
PLAN

Project number	1483
Date	2024.10.18
Scale	1/4" = 1'-0"

A2-03

1 LEVEL 2 PLAN
A2-03 1/4" = 1'-0"





Drawing Notes:

50% CONSTRUCTION DOCUMENTS

No.	Description	Date

ZeroEnergy Design
156 Milk St, Ste 3
Boston, MA 02109
T. 617-720-5002
F. 866-201-3856
www.ZeroEnergy.com

Residence for:
WATERTOWN HOUSING
AUTHORITY
103 NICHOLS AVENUE

ROOF PLAN

Project number	1483
Date	2024.10.18
Scale	1/4" = 1'-0"



1 WEST ELEVATION
A4-01 1/4" = 1'-0"



2 NORTH ELEVATION
A4-01 1/4" = 1'-0"



Drawing Notes:
(T) = TEMPERED; WINDOW REQUIRES SAFETY GLASS
(E) = EGRESS WINDOW; SILL HEIGHT AT 44" MAX ABOVE FINISHED FLOOR. MIN NET CLEAR OPENING DIMENSIONS OF 20" x 24" IN EITHER DIRECTION

50% CONSTRUCTION DOCUMENTS

No.	Description	Date

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Boston, MA 02109
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F. 866-201-3856
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Residence for:
WATERTOWN HOUSING AUTHORITY
103 NICHOLS AVENUE

BUILDING ELEVATIONS

Project number	1483
Date	2024.10.18
Scale	As indicated

A4-01



1 EAST ELEVATION
A4-02 1/4" = 1'-0"



2 SOUTH ELEVATION
A4-02 1/4" = 1'-0"



Drawing Notes:

- ① = TEMPERED; WINDOW REQUIRES SAFETY GLASS
- ② = EGRESS WINDOW; SILL HEIGHT AT 44" MAX ABOVE FINISHED FLOOR. MIN NET CLEAR OPENING DIMENSIONS OF 20" x 24" IN EITHER DIRECTION

50% CONSTRUCTION DOCUMENTS

No.	Description	Date

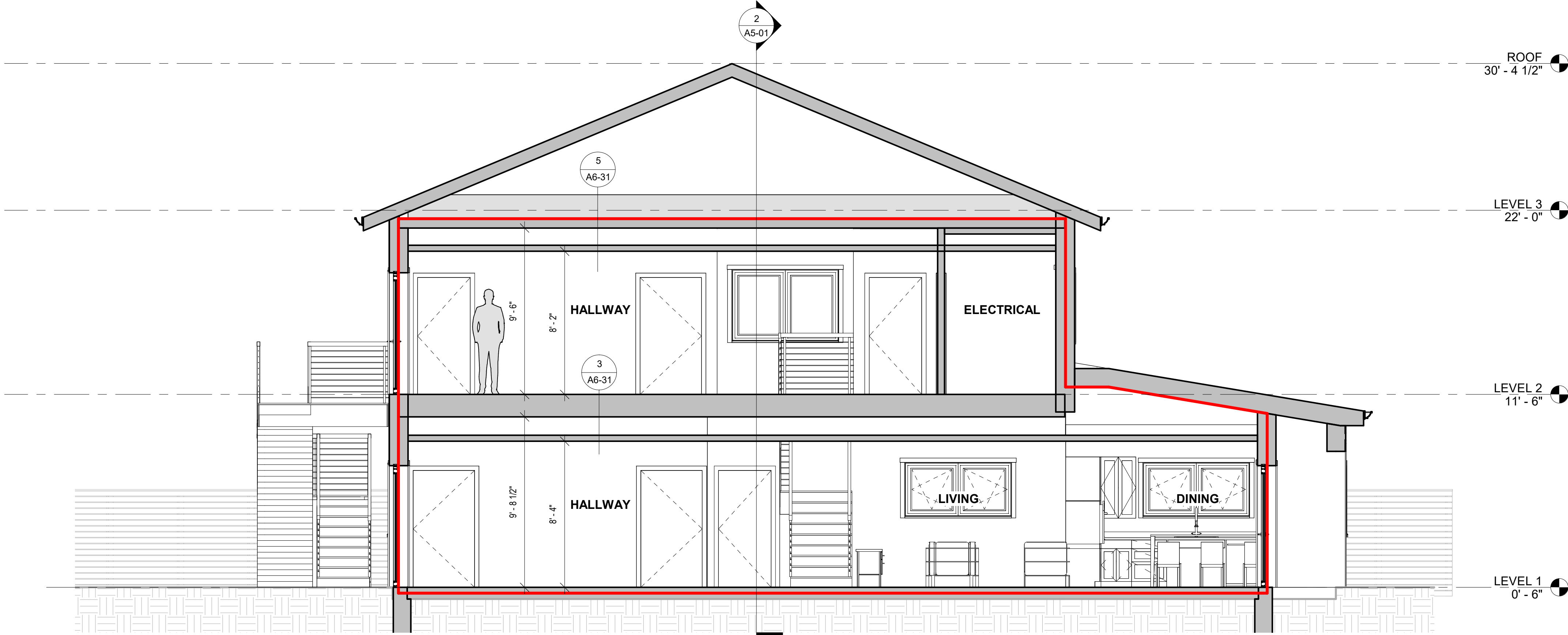
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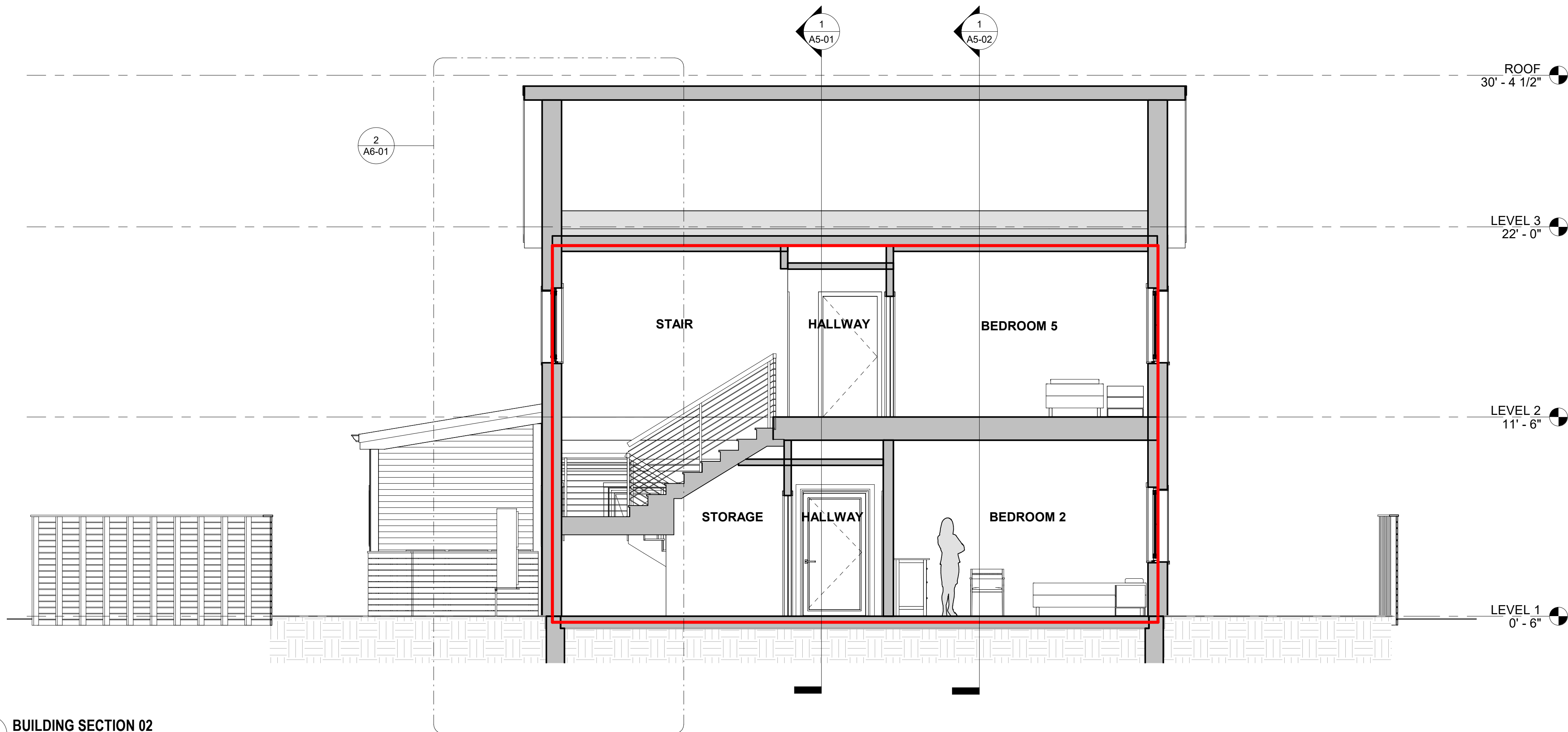
**BUILDING
ELEVATIONS**

Project number	1483
Date	2024.10.18
Scale	As indicated

A4-02



1 BUILDING SECTION 01
A5-01 1/4" = 1'-0"



2 BUILDING SECTION 02
A5-01 1/4" = 1'-0"

Drawing Notes:

50% CONSTRUCTION
DOCUMENTS

No.	Description	Date

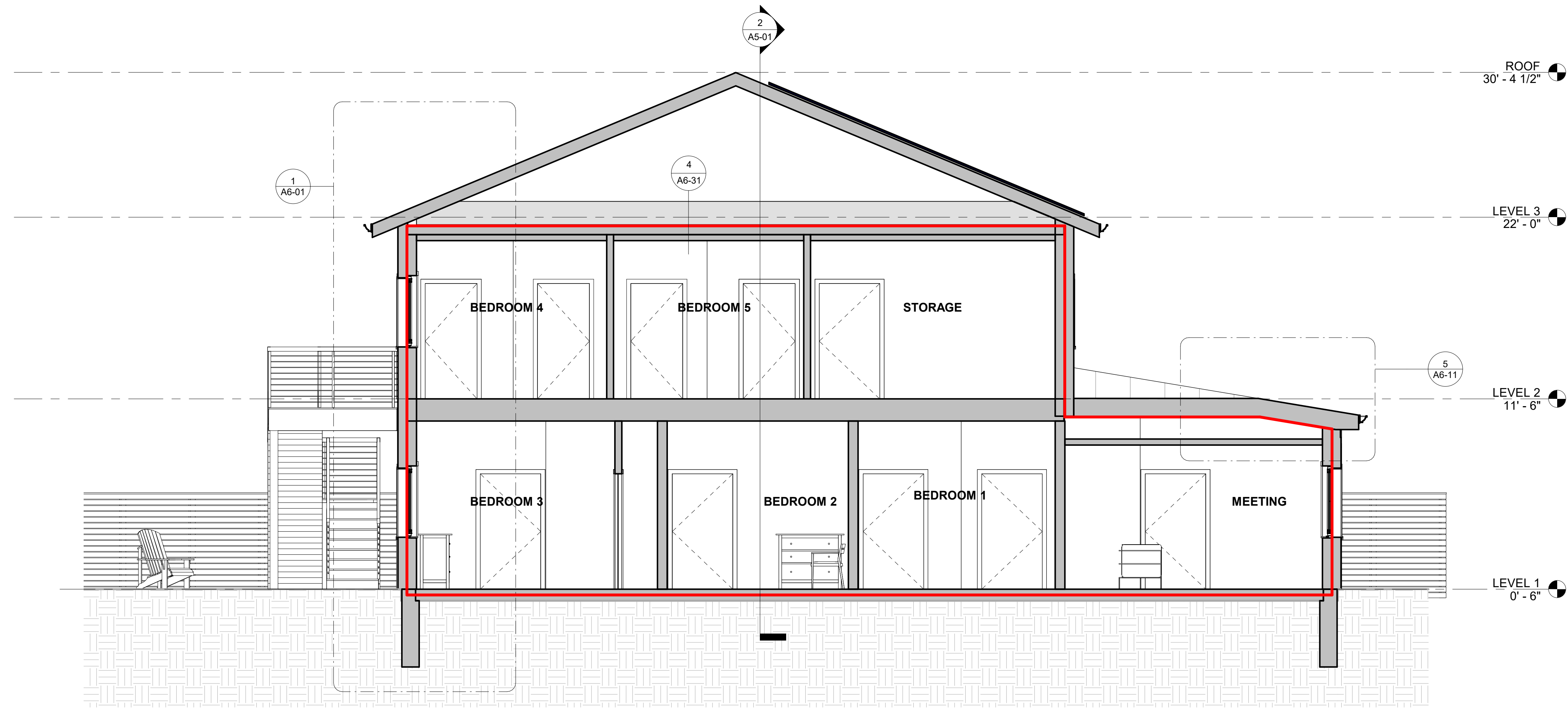
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F. 866-201-3856
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Residence for:
**WATERTOWN HOUSING
AUTHORITY**
103 NICHOLS AVENUE

BUILDING SECTIONS

Project number	1483
Date	2024.10.18
Scale	1/4" = 1'-0"

A5-01



1 BUILDING SECTION 03
A5-02 1/4" = 1'-0"



ZeroEnergy
DESIGN
ZEROENERGY DESIGN © 2024

Drawing Notes:

50% CONSTRUCTION
DOCUMENTS

No.	Description	Date

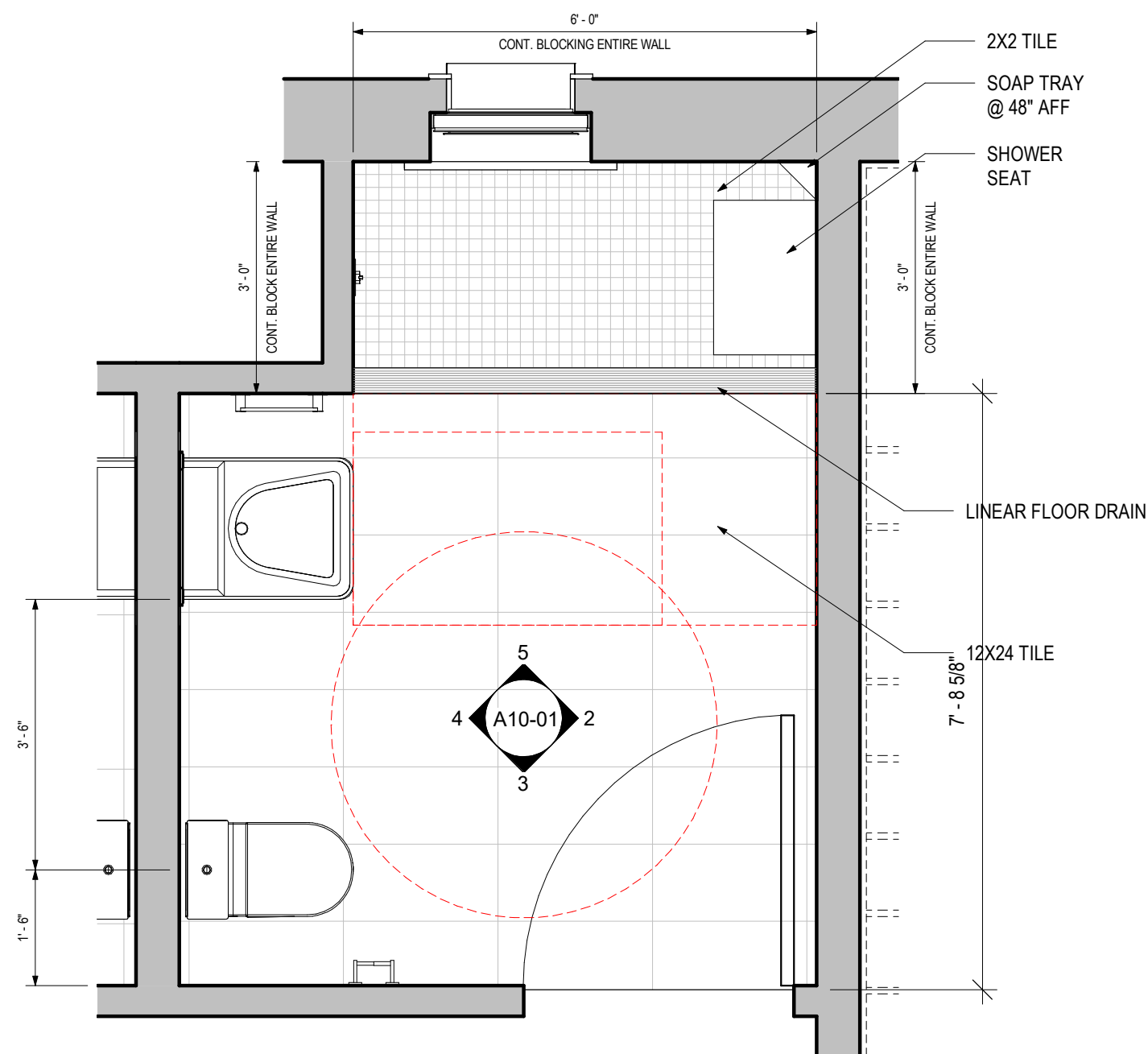
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F. 866-201-3856
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AUTHORITY**
103 NICHOLS AVENUE

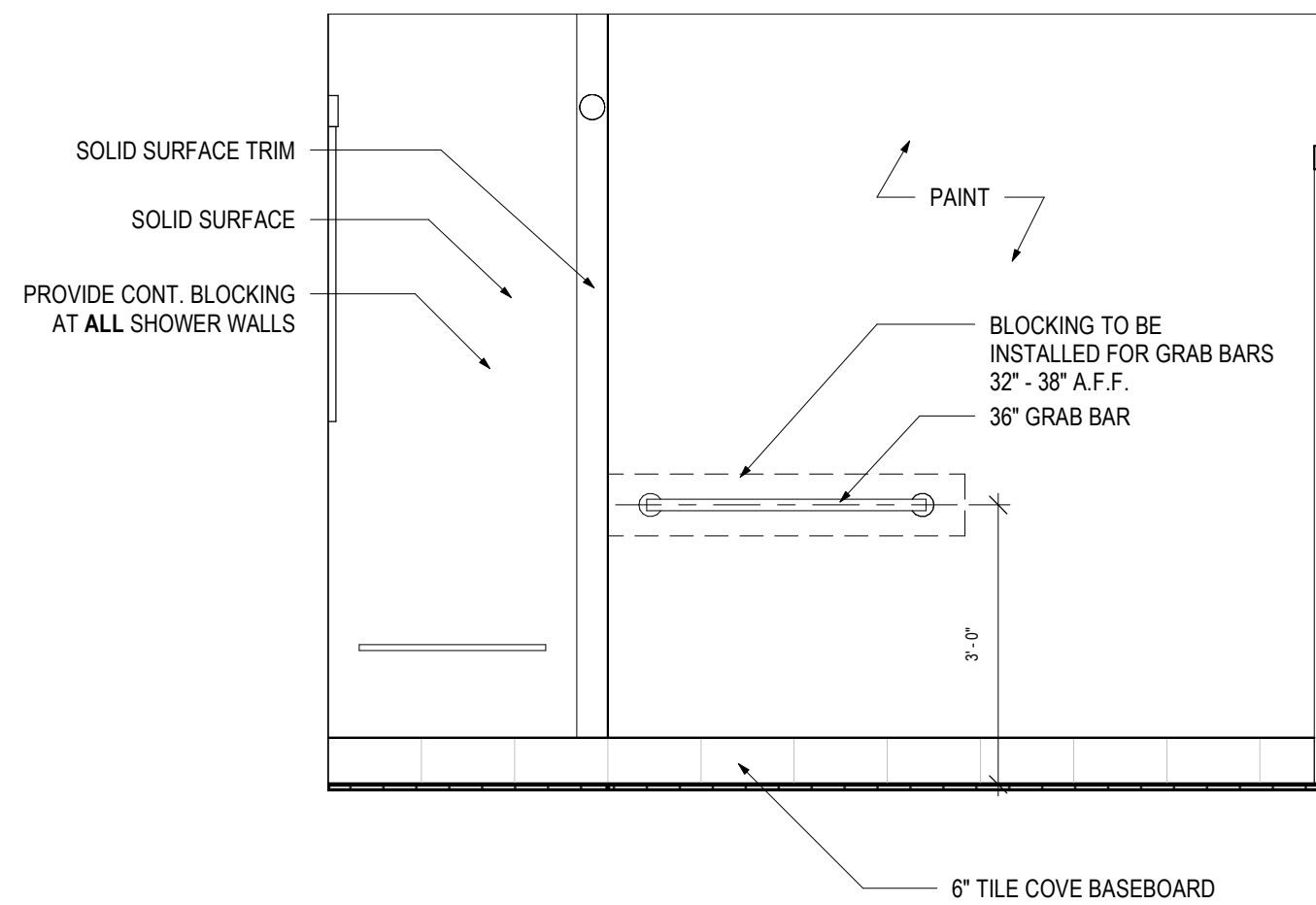
BUILDING SECTIONS

Project number	1483
Date	2024.10.18
Scale	1/4" = 1'-0"

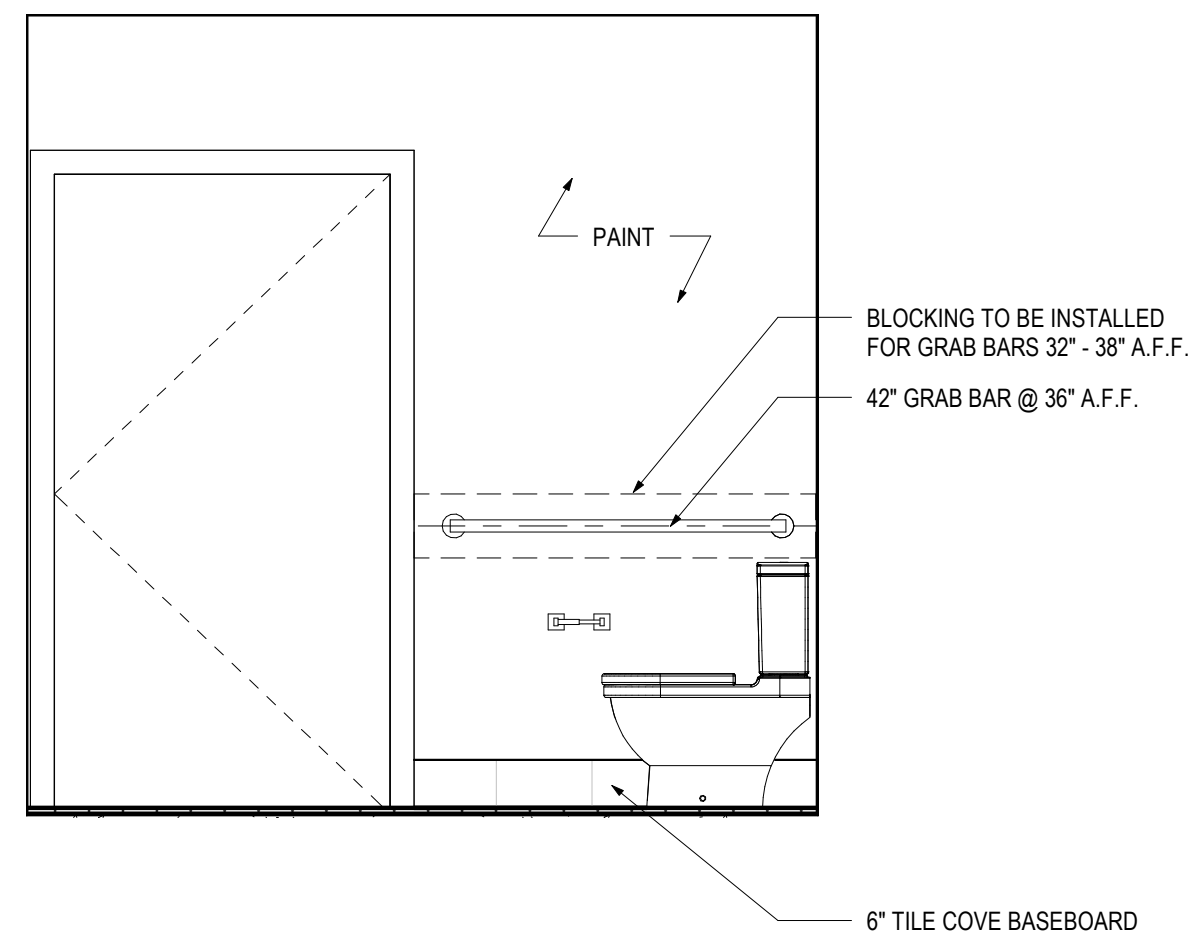
A5-02



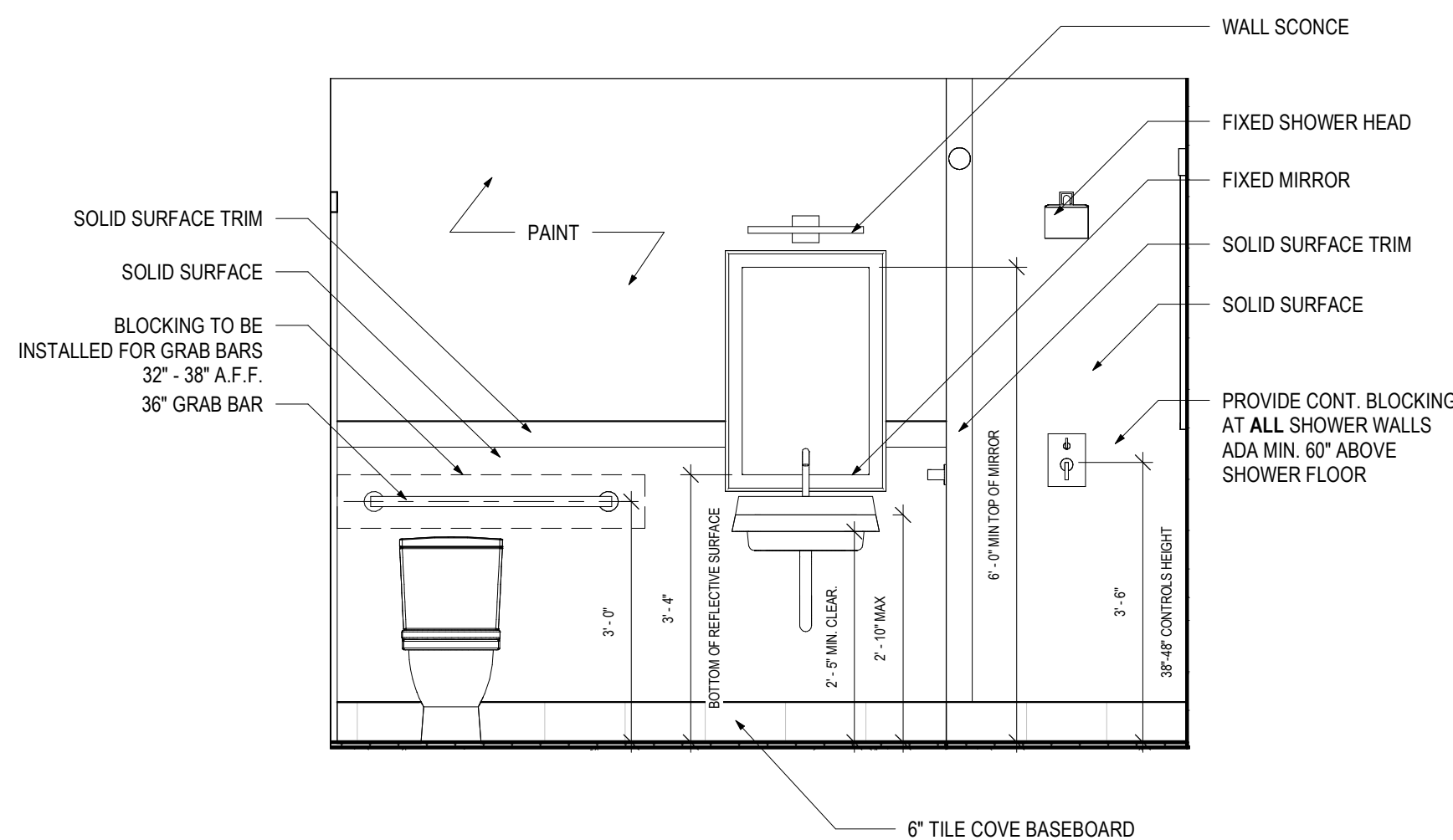
1 ENLARGED FLOOR PLAN - BATH 2
A10-01 1/2" = 1'-0"



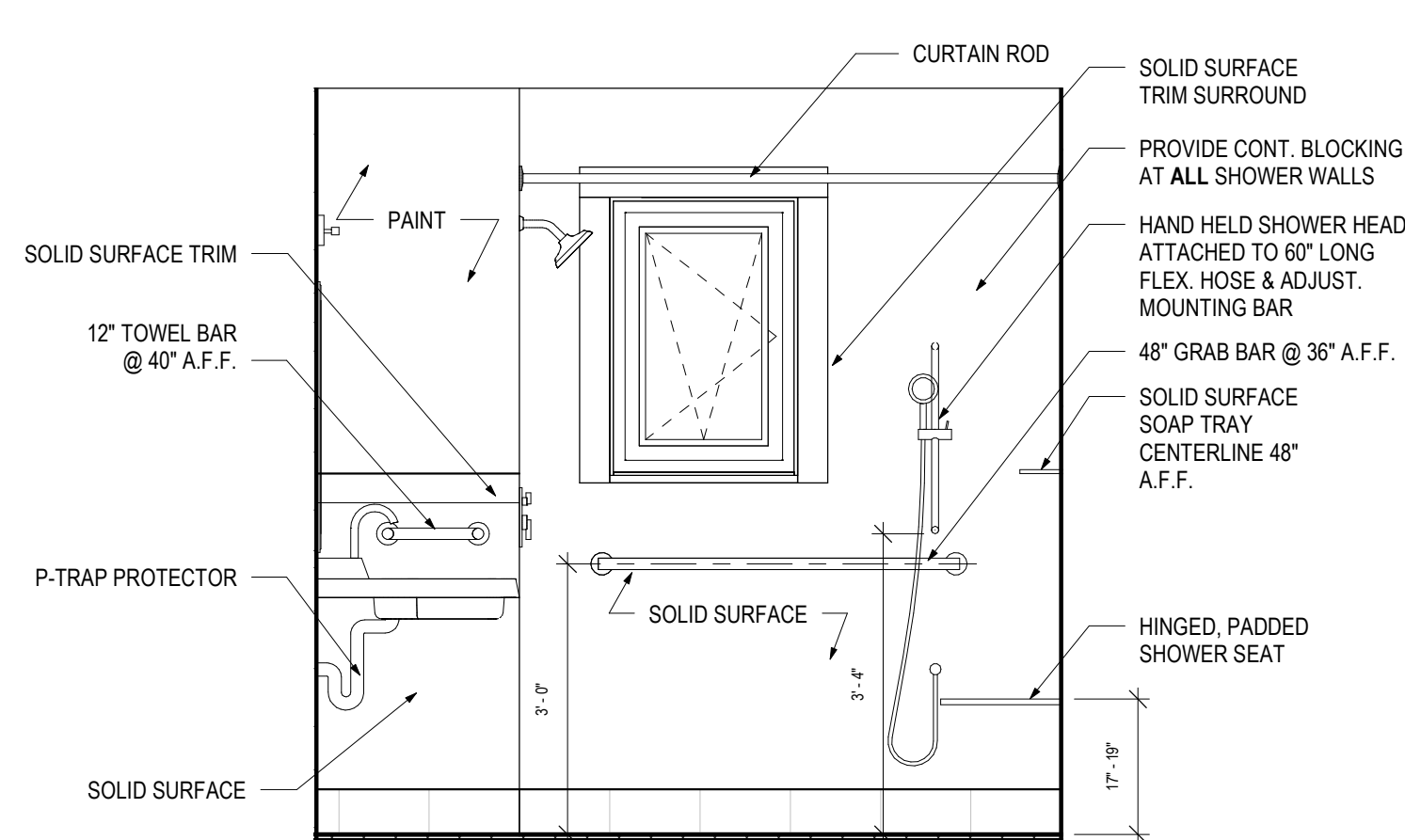
2 BATH 2 - ELEVATION A
A10-01 1/2" = 1'-0"



3 BATH 2 - ELEVATION B
A10-01 1/2" = 1'-0"



4 BATH 2 - ELEVATION C
A10-01 1/2" = 1'-0"



5 BATH 2 - ELEVATION D
A10-01 1/2" = 1'-0"



Drawing Notes:

50% CONSTRUCTION DOCUMENTS

No.	Description	Date

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AUTHORITY
103 NICHOLS AVENUE

INTERIOR
ELEVATIONS

Project number	1483
Date	2024.10.18
Scale	1/2" = 1'-0"

A10-01



ZeroEnergy
DESIGN

ZEROENERGY DESIGN ©2024

Drawing Notes:

50% CONSTRUCTION
DOCUMENTS

No.	Description	Date

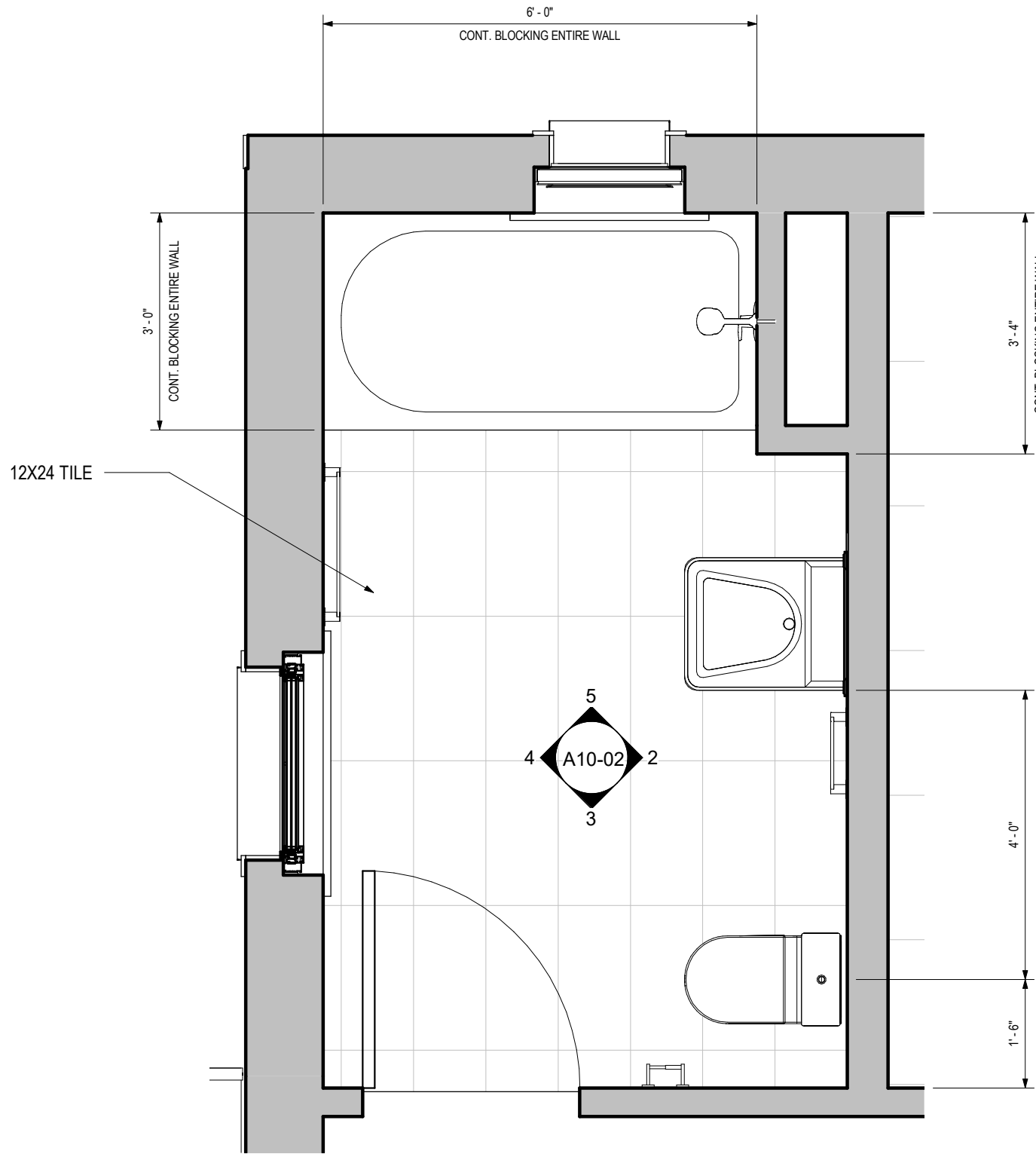
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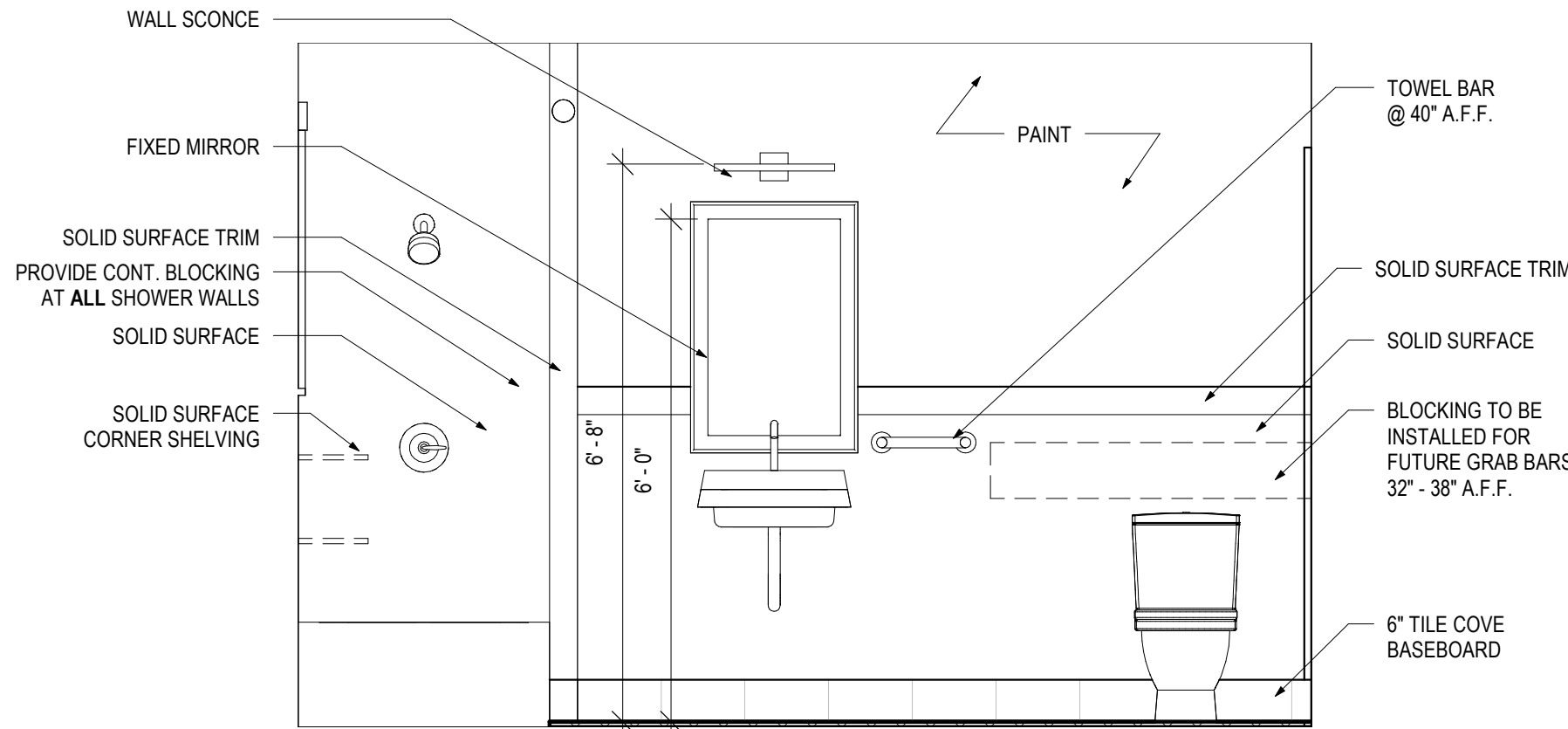
INTERIOR
ELEVATIONS

Project number	1483
Date	2024.10.18
Scale	1/2" = 1'-0"

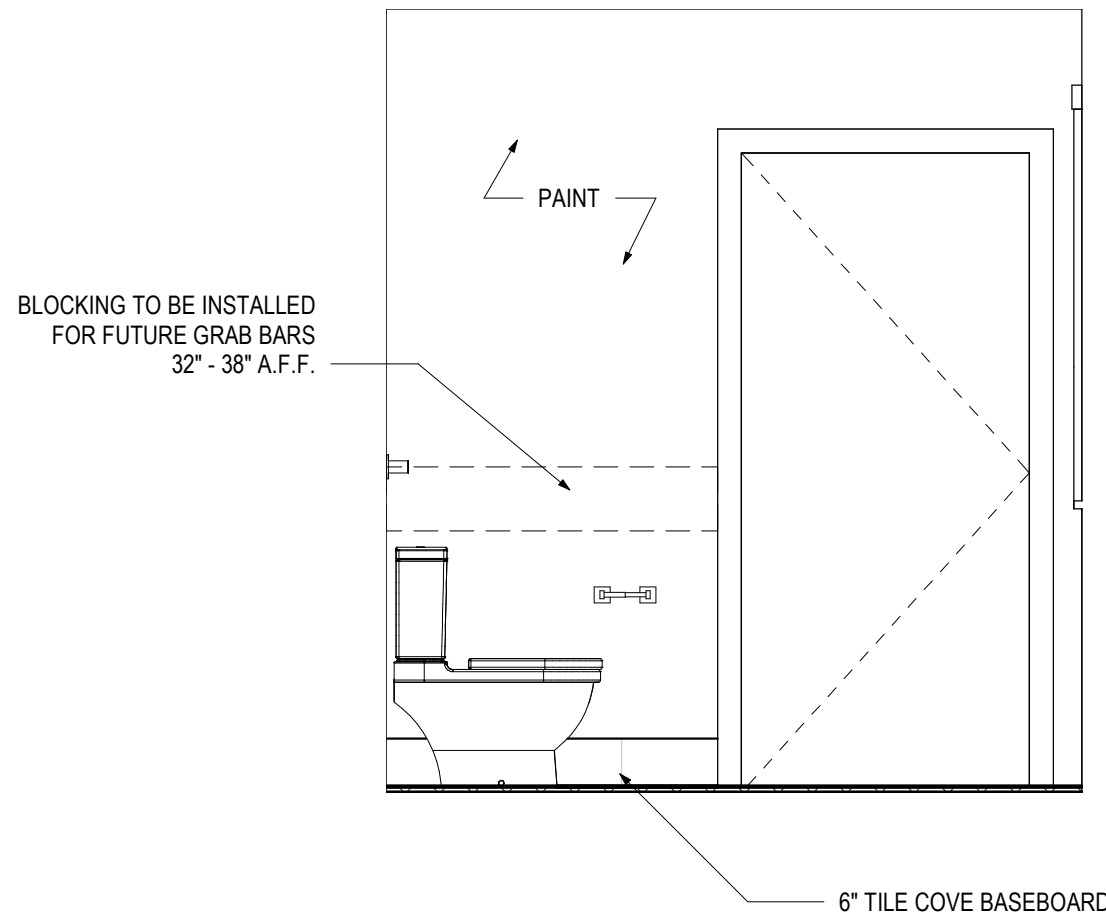
A10-02



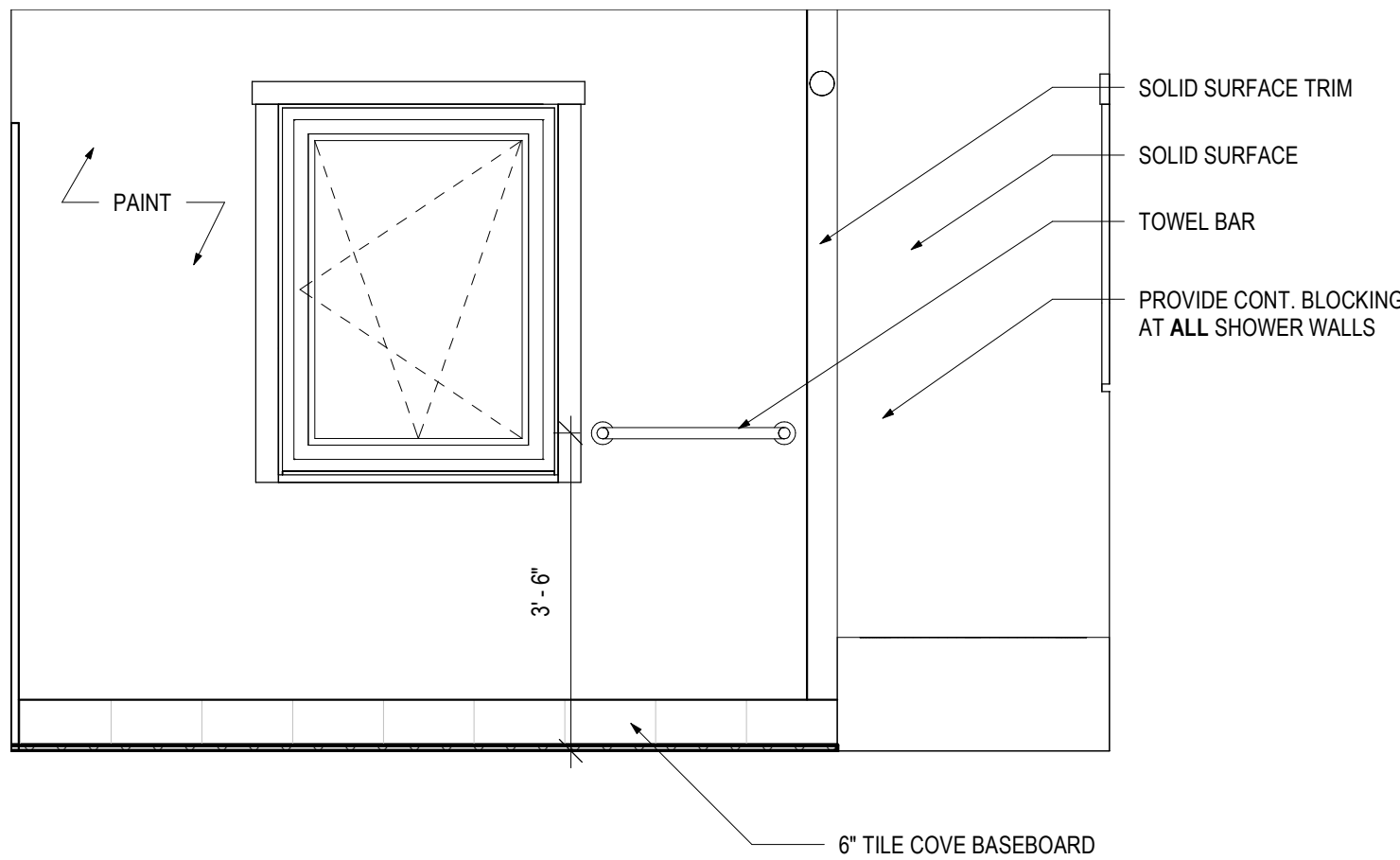
1 ENLARGED FLOOR PLAN - BATH 3
A10-02 1/2" = 1'-0"



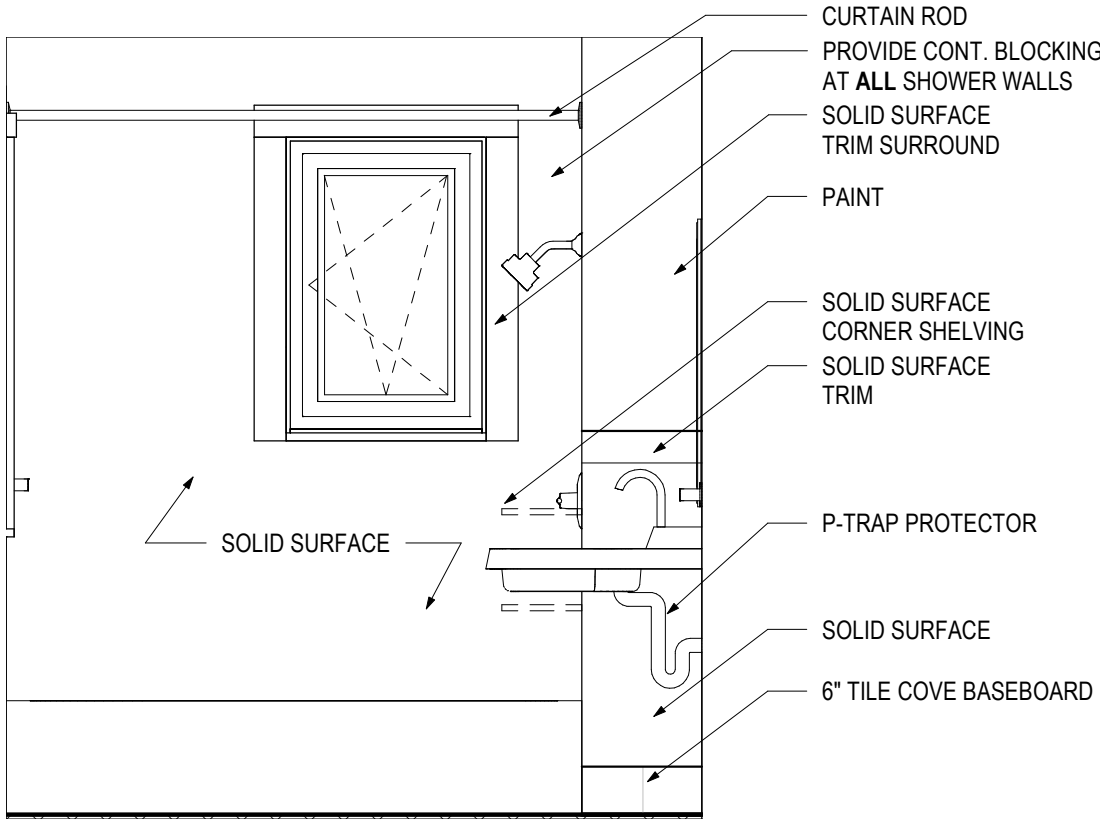
2 BATH 3 - ELEVATION A
A10-02 1/2" = 1'-0"



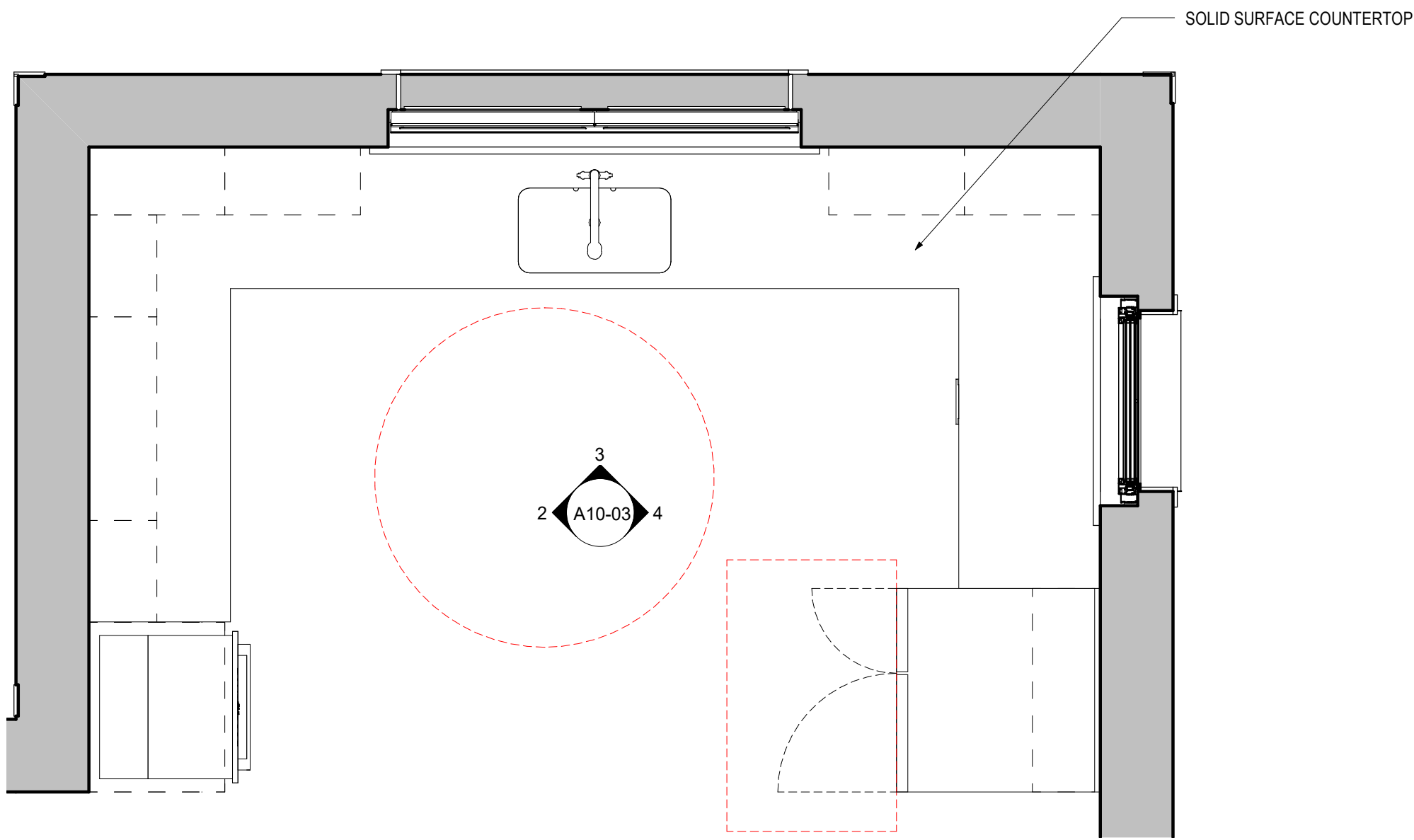
3 BATH 3 - ELEVATION B
A10-02 1/2" = 1'-0"



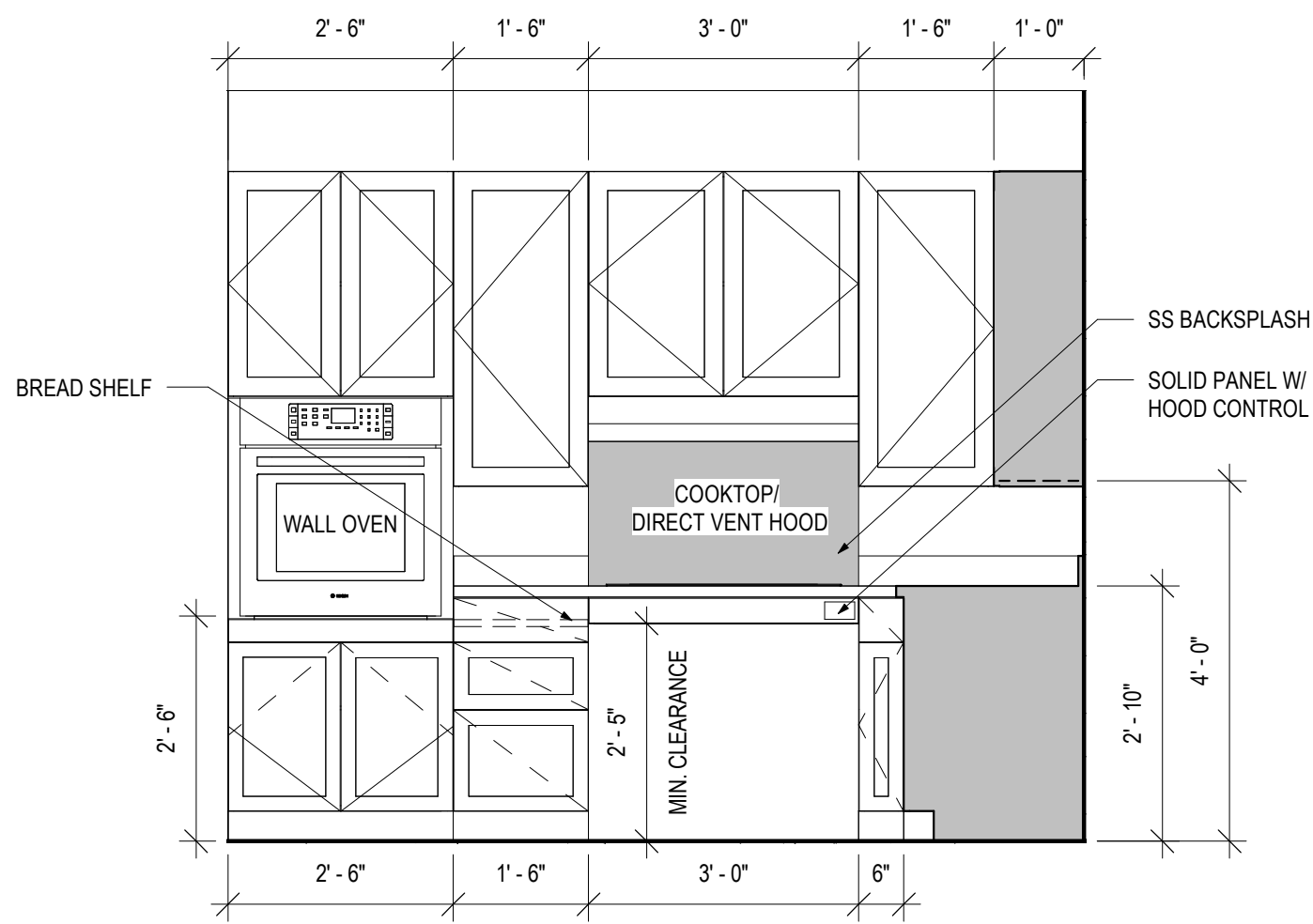
4 BATH 3 - ELEVATION C
A10-02 1/2" = 1'-0"



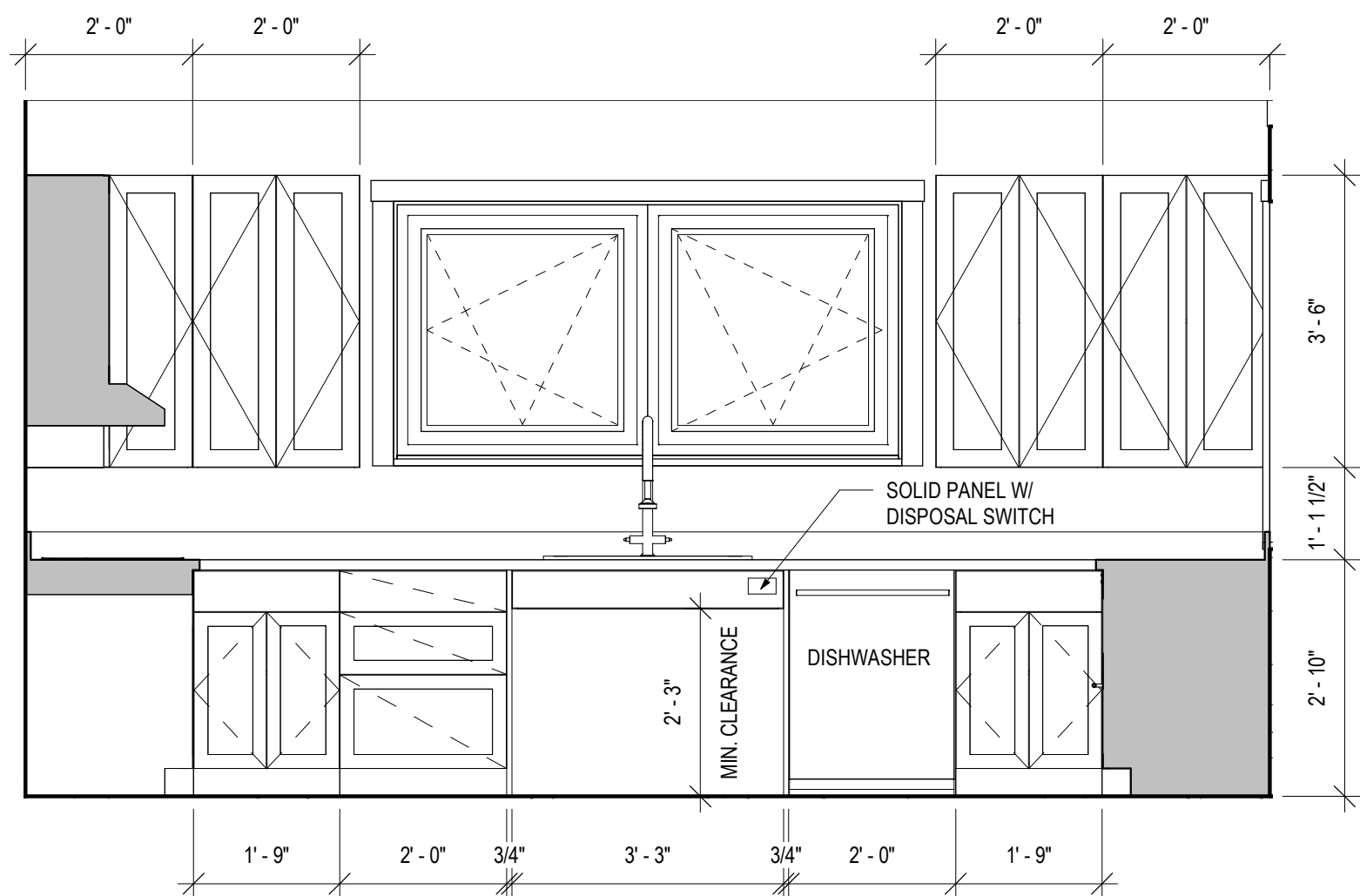
5 BATH 3 - ELEVATION D
A10-02 1/2" = 1'-0"



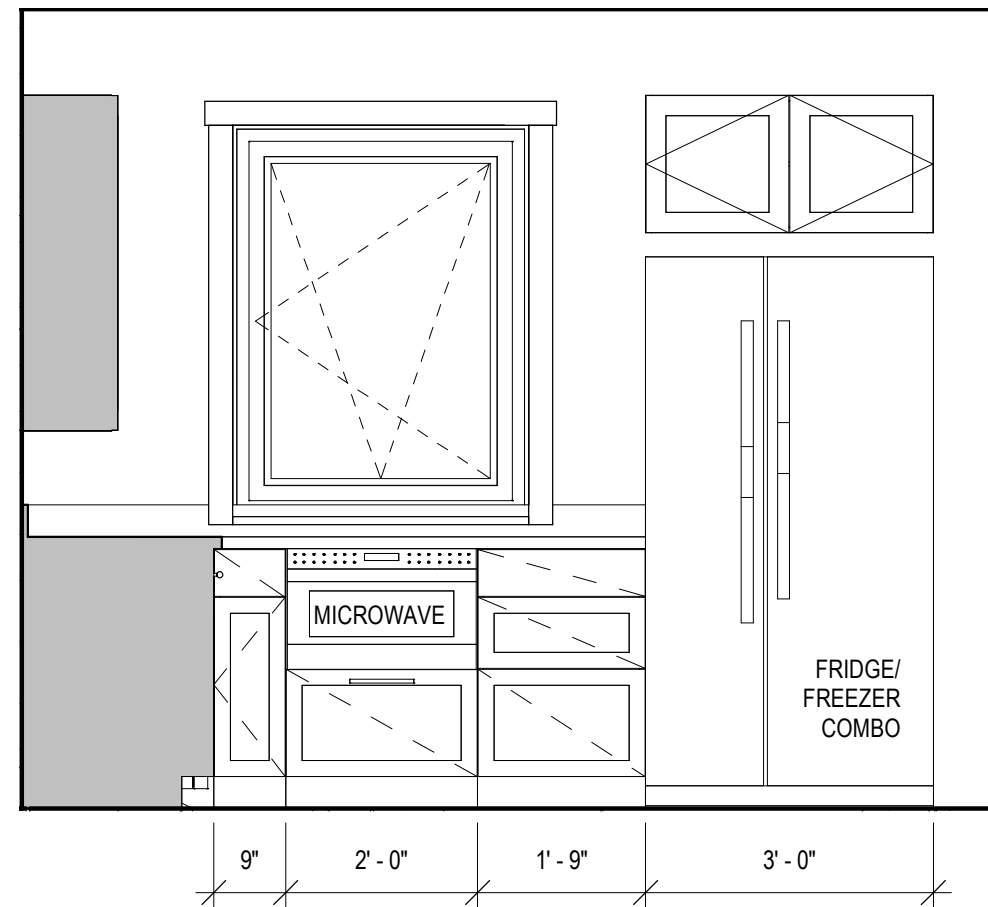
1 ENLARGED FLOOR PLAN - KITCHEN
A10-03 1/2" = 1'-0"



2 KITCHEN - ELEVATION A
A10-03 1/2" = 1'-0"



3 KITCHEN - ELEVATION B
A10-03 1/2" = 1'-0"



4 KITCHEN - ELEVATION C
A10-03 1/2" = 1'-0"



Drawing Notes:

50% CONSTRUCTION DOCUMENTS

No.	Description	Date

ZeroEnergy Design
156 Milk St, Ste 3
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T. 617-720-5002
F. 866-201-3856
www.ZeroEnergy.com

Residence for:
WATERTOWN HOUSING
AUTHORITY
103 NICHOLS AVENUE

INTERIOR
ELEVATIONS

Project number	1483
Date	2024.10.18
Scale	1/2" = 1'-0"

A10-03

Watertown in 1630

Why is this painting here?

Both of the paintings you see in this space were created especially for this building, which opened in 1932, soon after the town's 300th birthday. Unfortunately, the artist is unknown.

The title of this painting refers to the year (1630) in which Watertown was formally colonized by Puritans. At that time Watertown, Boston, and Dorchester were named as separate communities by the Massachusetts Bay Company. Previously known as Pequossette by the English, and Pigsgusset (meaning "the meadows at the widening of the river") by the Indigenous people, the land named Watertown had been occupied for thousands of years.

This project was generously supported by the people of Watertown through its Community Preservation Fund.



On this inset map the word "Watertown" has been rubbed off, perhaps by many people touching the painting to point out the location of Watertown.

Based on mid-19th century maps of what Watertown looked like in 1630, this painting highlights various early sites. The smaller insert map shows Watertown's boundaries when it also included parts of Belmont, Cambridge, Concord, Lincoln, Waltham, and Weston.

These landmarks still exist today!

Our city's oldest structure, the **Browne House** (c. 1698), is located on Main Street next to the police station.



The **Arlington Street Burial Ground**, our oldest cemetery, is located at the corner of Arlington and Mt. Auburn streets.

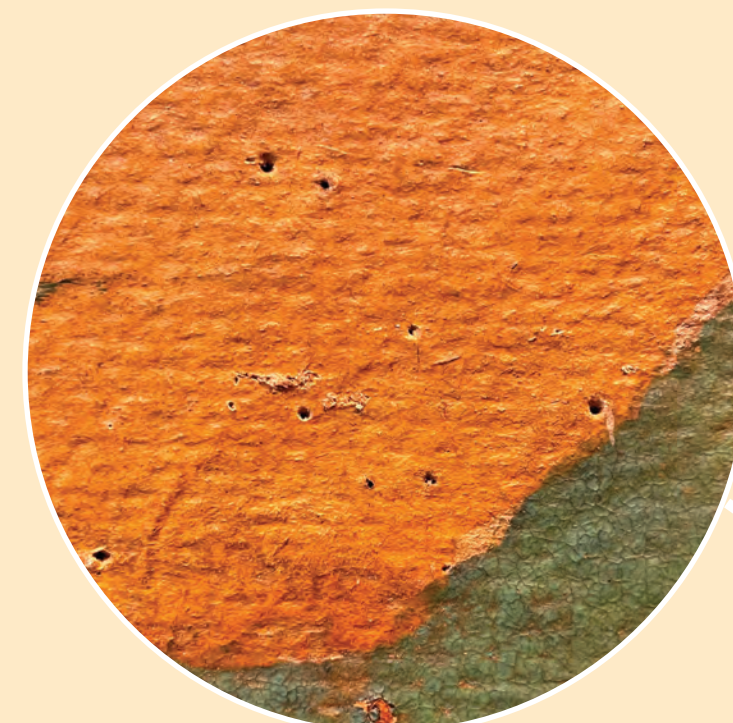


Why do the paintings look so nice?

Over their years in City Hall, both paintings were damaged in several ways. They got very dirty, especially from cigarette smoke when folks were allowed to smoke in the building. They were scratched, and sometimes used as bulletin boards and stuck with thumb tacks.

The paintings have been meticulously restored by Louise Orsini, a professional conservator.

Andrew Haines a framing expert, restored the brass frames and fabricated missing sections out of wood to match the brass portions.



Tack holes



Faded color



These close-up images illustrate some of the damage sustained by the paintings prior to this restoration. They had also suffered previous unsuccessful cleaning attempts.



Paint loss

Credits:

Historical Society of Watertown
Louise Orsini Fine Art Conservation
Andrew Haines *Painting and Frames*
Spokeshave Design
Reynolds Design and Management
Maquette Fine Art Services

Watertown in 1930

Why is this painting here?

Both of the paintings you see in this space were created especially for this building, which opened in 1932, soon after the town's 300th birthday. Unfortunately, the artist is unknown.

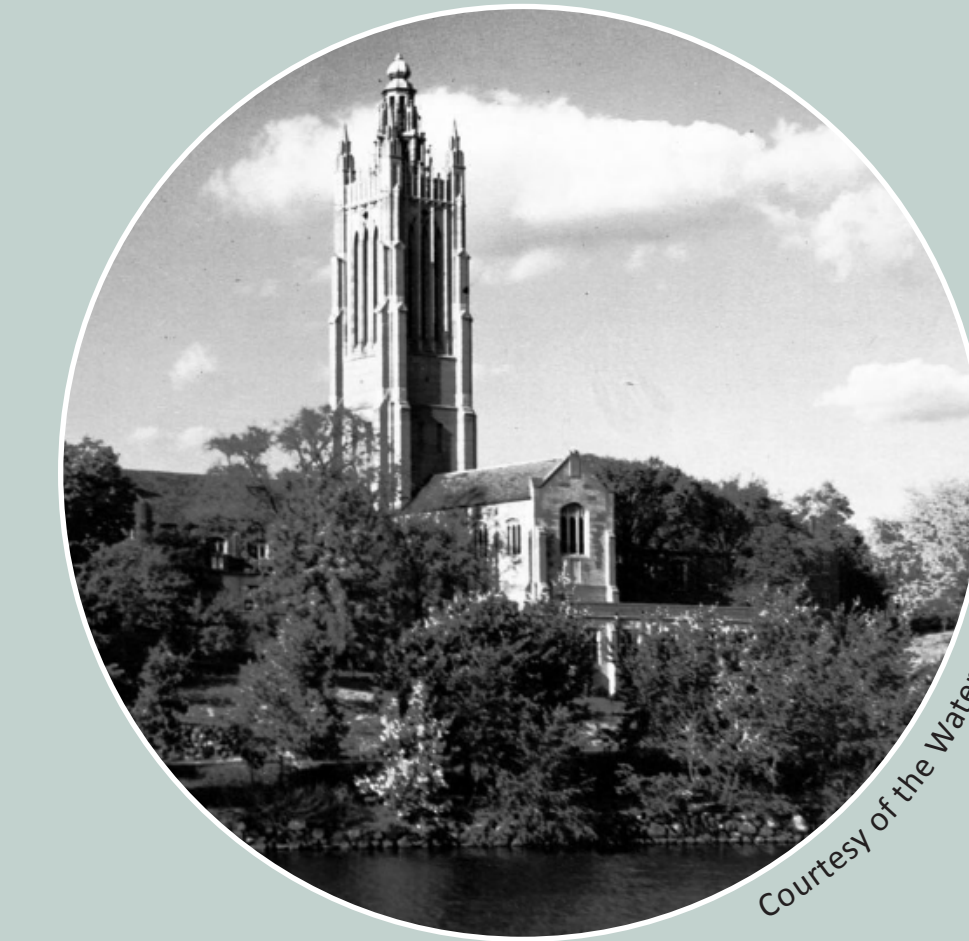
The painting is based on one or more aerial photos of Watertown, similar to the one shown here (taken in 1937). The painted view looks north, and includes parts of Watertown, Belmont, and Newton.

The painting was intended to celebrate "the modern Watertown," which had become a bustling industrial area by this time. You will notice some historical landmarks around Watertown Square, where all roads converge in the center left of the painting, and some beyond.

This project was generously supported by the people of Watertown through its Community Preservation Fund



The Gothic-style **First Parish** church (shown in the painting) stood on Church St. just above Watertown Square, from 1842 until 1975. That building is now gone, but the former parish hall next door continues to serve as Watertown's Unitarian Universalist church.



Look carefully, and you will see the **Perkins School** tower, located along the river on the right side of the painting.

Bringing old friends back to life

Like its companion piece across the lobby, this painting had been badly damaged over the years by airborne dirt and cigarette smoke, as well as scratches and unsuccessful cleaning attempts. The photos to the right show some of the damage, as well as a step in the painstaking cleaning process.



Nano-gel sheets removed nicotine.



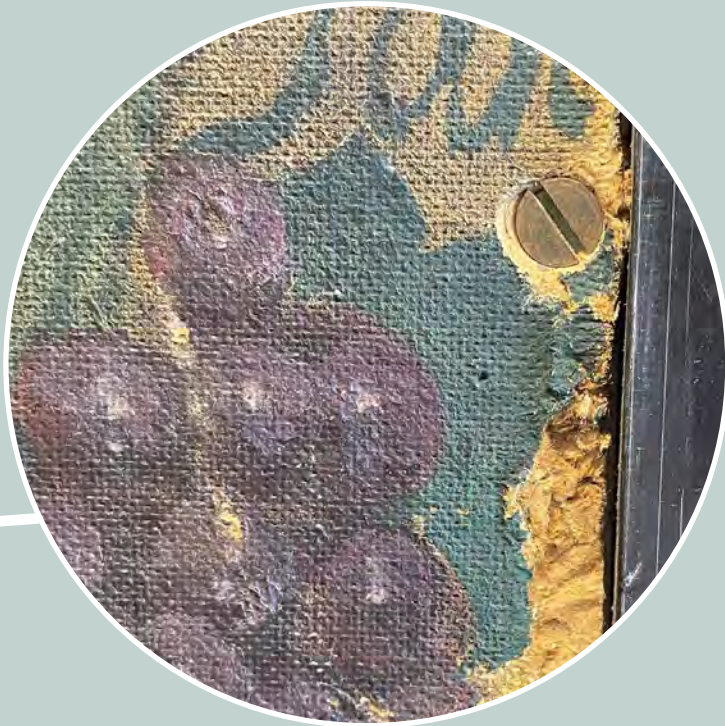
Note the results of “before and after” cleaning.



Scratches



Abraison



Damaged edge



The Historical Society of Watertown

Organized 1888 Incorporated 1891

28 Marshall Street, Watertown, MA 02472-3408

617-923-6067 www.HistoricalSocietyofWatertownMA.org

Edmund Fowle House - 1772

Executive Board

January 7, 2025

Marilynne K. Roach
President

Community Preservation Committee,

Open Position
Vice-President

This is a request for additional funding for our conservator, Louise Orsini, for the Town Hall Geographical Paintings project.

John Perrone
Treasurer

Louise's quote of \$8675 was submitted in September 2021. Though the funding was approved in June 2022 and the paintings transported to Louise's studio on Dec 2, 2022, work on the paintings didn't start until Nov 2023, due to red tape at City Hall regarding the contract. As a result, work started 1 year after expected. During that time, the cost of materials increased. Louise stored the paintings in her home for all of that time

David J. Russo
Corresponding Secretary

Phyllis Perrone
Recording Secretary

Councilors

Peggy Anderson

During treatment it was discovered that the paintings were much dirtier than expected and cleaning was more complex than anticipated. See Louise's letter of 12/17/2024 for more detail.

Robert Bloomberg
Genealogist

Joyce Kelly

Louise will perform additional work to touch up the paintings focal points once the lights shining on the paintings have been replaced with the appropriate lumens recommended. She will also soften the appearance of the screws used to reinstall the paintings.

Brendan Shanahan

Margie Wayne

We are requesting an increase of \$13,503 after the contingency is deducted or \$2,737 after deduction of the contingency if her overage is split.

We appreciate your consideration of this matter.

Sincerely,
Joyce Kelly

Historical Society of Watertown

Louise Orsini
Louise Orsini Fine Arts Conservation (LOFAC)
40 Princeton, Rd
Malden, MA 02148
orsiniconsv@gmail.com
617.650.1511

12/17/2024

Community Preservation Committee
Watertown City Hall
149 Main Street
Watertown, MA 02472

Dear Community Preservation Committee,

I submit the following request for a fee increase for the conservation of the murals titled “The Town Upon Charles River Shall be Called Watertown” and “View of Watertown 1930” for Watertown City Hall.

The estimate, made on September 23, 2021, was based on on-site visual examination. Visual examination provides limited information only. It was later discovered during cleaning that the murals were much dirtier than expected and they required many more hours to clean than estimated. The composition of the dirt layers was more complicated than estimated and the cleaning required multiple steps and techniques. The necessity of multiple techniques greatly increased the required treatment hours.

It was also discovered during treatment that the complex dirt layers were hiding damages which could not be seen until the murals were cleaned. In addition to visible damages such as scratches and losses to the paint film, damages caused by previous amateur attempts to restore the murals were revealed. The previous cleaning attempts caused large areas of abrasion (loss) to the paint films. Once the murals were cleaned these damages were highly visible and required inpainting which was not included in the estimate.

An amateur campaign to treat these losses/abrasions introduced restoration materials which became dark and degraded over time. These restoration materials were hidden by the dirt and could not be seen at the time of examination. The dark, degraded restoration materials were covering the original murals and needed to be removed. This entailed another cleaning process which added substantially to the treatment hours required.

The City of Watertown's contracting process did not allow for an increase based on the on information gathered from test cleaning swatches or during cleaning, necessitating this request for a fee increase. As the project took place, I logged but did not total my treatment hours. Contracting delays lead to the project starting one year after the murals were delivered to the conservation studio. This stretched the one-year time frame to nearly two years. The costs for materials increased over this period. The materials were originally included in the treatment quote but became too costly to absorb as part of the restoration project.

I respectfully request that committee consider making LOFAC whole by paying the total increase of \$21,532.⁰⁰. If this is not possible; another option is to pay half of the total increase which is \$10,766.⁰⁰. Please feel free to contact me directly at 617-650-1511 or via email at orsiniconsv@gmail.com to schedule or to discuss payment. Thank you for your consideration

Sincerely,


Louise Orsini

Enclosures: LOFAC Watertown Murals Treatment Log

LOFAC

Treatment Log									Summary			
Watertown Murals			\$175.00									
Hours			Expenses			Misc						
Budget	45.00		\$7,875.00	Budget		\$800			Hours	45	136.25	91.25
Logged	136.25		\$23,843.75	Used	4,414.24		\$1,950		Rate	\$175.00	\$175.00	\$0.00
Difference	(91.25)		-\$15,968.75	Difference	(4,414.24)		-\$1,150		Treatment	\$7,875.00	\$23,843.75	\$15,968.75
Date	Hours	Note	Date	Cost	Description	Date	Cost	Description	Expenses		\$0.00	\$4,414.24
1/9/2024	3.00	vacuum	2/6/23	360.74	A-frame panels	December 2022	\$800	deinstallation, transport, delivery	Misc	\$800.00	\$1,950.00	\$1,150.00
1/10/2024	1.00	consolidation of edge	2/8/23	184.74	A-frame casters	11/13/24	\$800	pickup, transport, installation	Total	\$8,675.00	\$30,207.99	\$21,532.99
2/12/2024	1.50	preparing gels	3/27/23	\$110.30	gels for testing	December 2024	\$350	retouching hardware onsite	Payments		\$6,368.77	
2/13/2024	6.25	gel cleaning	1/10/24	2,672.99	gel order				Balance		\$23,839.22	
2/14/2024	5.75	gel cleaning	1/29/24	95.47	blotter paper							
2/20/2024	6.25	gel cleaning	2023-2024	990.00	insurance riders							
2/25/2024	3.00	gel cleaning										
3/1/2024	4.50	gel cleaning										
3/5/2024	4.00	gel cleaning										
3/7/2024	2.75	gel cleaning										
3/12/2024	1.00	gel cleaning										
3/13/2024	1.00	gel cleaning										
3/22/2024	1.75	gel cleaning										
3/26/2024	2.00	gel cleaning										
4/2/2024	4.50	gel cleaning										
4/3/2024	3.25	gel cleaning										
4/4/2024	3.00	gel cleaning										
4/5/2024	1.50	gel cleaning										
4/8/2024	1.50	gel cleaning										
4/10/2024	4.25	gel cleaning										
4/11/2024	2.50	gel cleaning										
4/15/2024	3.00	gel cleaning										
4/16/2024	2.25	gel cleaning										
4/22/2024	1.75	gel cleaning										
4/23/2024	1.00	gel cleaning										
4/24/2024	3.25	gel cleaning										
5/8/2024	1.00	gel cleaning										
5/9/2024	3.50	gel cleaning										
5/10/2024	2.75	gel cleaning										
5/13/2024	1.50	gel cleaning										
5/14/2024	0.00	gel cleaning										
5/15/2024	1.00	gel cleaning; touch ups										
5/20/2024	3.25	soot reduction										
5/21/2024	1.25	soot reduction										
5/22/2024	2.00	soot reduction										
5/23/2024	2.00	soot reduction										
5/28/2024	1.00	soot reduction										
5/29/2024	3.00	soot reduction										
6/2/2024	1.50	soot reduction										
6/3/2024	3.00	inpainting										
6/4/2024	2.00	inpainting										
6/5/2024	1.00	inpainting										
6/6/2024	1.00	inpainting										
6/7/2024	1.00	inpainting										
6/10/2024	2.00	inpainting										
6/11/2024	1.00	inpainting										
6/12/2024	1.00	inpainting										
6/13/2024	1.00	inpainting										
6/14/2024	2.00	inpainting										
6/20/2024	1.00	inpainting										
6/21/2024	1.00	inpainting										
7/1/2024	1.00	inpainting										
7/9/2024	1.00	inpainting										
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7/16/2024	1.00	inpainting										
7/17/2024	1.00	inpainting										
7/22/2024	2.00	inpainting										
7/23/2024	3.00	inpainting										
8/14/2024	1.00	inpainting										
8/15/2024	1.00	inpainting										
8/16/2024	1.00	inpainting										
8/19/2024	1.00	inpainting										
8/20/2024	1.00	inpainting										
8/21/2024	1.00	inpainting										

Total Awarded	33000			
Louise	-8675		Whole	Split
Maquette	-5831	Louise's request	21532	10766
Andy	-4150			
Will	-4500	Request minus	13503	2737
Signage	-1815	Contingency		
Contingency	8029			



DRAFT

FY 2025 CPA FUNDING RECOMMENDATION

Submitted to the City Council
by the Community Preservation Committee

_____ 2025



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jonathan Bockian, Vice Chair
Bob DiRico
Dennis J. Duff
Allen Gallagher
Abigail Hammett
Jamie O'Connell
Elodia Thomas
Matthew Walter

Date: _____ 2025

To: The Honorable City Council

At its January 16, 2025, meeting, the Community Preservation Committee voted to recommend to the City Council a total expenditure of \$4,_____ in CPA funds for two (2) projects. The CPC determined that one recommended project would meet the goals expressed in the Community Preservation Plan, provide a public benefit, address a need, and demonstrate ability to leverage substantial non-CPA funds, among other factors. The other recommendation is to fund a project budget overage.

If approved by the City Council, private organizations must enter into a Grant Agreement with the City and City Departments must comply with the terms of a Memorandum of Agreement with the CPC. All entities are required to submit regular progress and budget reports. Additional specific conditions are listed as applicable to each project.

COMMUNITY HOUSING		
Willow Park Redevelopment	Community Housing Reserve	\$
	Undesignated Reserve	\$
TOTAL COMMUNITY HOUSING FUNDING		\$4,000,000

HISTORIC PRESERVATION		
1630 and 1930 Geographical Paintings	Historic Preservation Reserve	\$
TOTAL HISTORIC PRESERVATION FUNDING		\$

PROJECT TITLE:	Willow Park Redevelopment
PROJECT LOCATION:	8 Quimby Street
APPLICANT/ORGANIZATION:	Preservation of Affordable Housing and Watertown Housing Authority
PROJECT MANAGER:	Mel Miller
CPA CATEGORY:	Community Housing
CPC RECOMMENDED FUNDING AMOUNT:	\$4,000,000
CPC RECOMMENDED FUNDING SOURCE:	Community Housing and Undesignated Reserves

PROJECT DESCRIPTION

Preservation of Affordable Housing (POAH) and the Watertown Housing Authority (WHA) request \$4,000,000 to redevelop Willow Park by demolishing and reconstructing the 60 existing apartments and creating 78 new apartments. The project involves incorporating an additional 0.11-acre parcel into the development plan of the current 2.2-acre site. A mix of 100% affordable units ranging from deeply affordable public housing units to housing at 80% Area Median Income would be created. Spread across three buildings, the total 138 units will include 3 sensory-accessible and 7 mobility-accessible units. Overall, the development is expected to meet Passive House energy standards and comply with the Specialized Stretch Code.

POAH and WHA assembled a development team that brings significant experience to the project. The team includes MASS Design (Architect), Copley Wolff (Landscape Architect), Nitsch Engineering (Civil Engineer), and Howard Stein Hudson (Traffic Engineer).

POAH is seeking a comprehensive permit through a “friendly” 40B filing. Contingent on receiving zoning and financing approvals, the proponents expect to close on financing in late 2025.

RECOMMENDED FUNDING

On, December 9, 2024, by a vote of 9-0, the Community Preservation Committee recommended appropriation of \$4,000,000 from the CPA Community Housing and Undesignated Reserves for the project in accordance with the terms and conditions of a Memorandum of Agreement and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The project would align with the guiding principles and priorities outlined in the Community Preservation Plan as well as the following community housing goals:

- Support economic and demographic diversity by funding the creation of community housing
- Preserve long-term affordability for existing income-restricted housing units
- Support community housing initiatives that include local preference policy under the limits of the law and regulations set by the Executive Office of Housing and Livable Communities (EOHLC)

PROJECT OUTCOME

This project would increase the supply of affordable housing, serving low- and moderate-income families, seniors, and those with disabilities. The project would provide the current residents with the right to return and strive for up to 70% local preference consistent with the state’s guidance to balance local housing needs with serving a diverse and inclusive population.

SPECIFIC FUNDING CONDITIONS

- The grantee shall furnish copies of executed legal agreements between or among, Preservation of Affordable Housing and Watertown Housing Authority, and its closely controlled entities related to long-term lease of Willow Park land, and operation and management of the project as set out in the grantee's application to the CPC
- Grantee shall demonstrate that prior to disbursement of CPA funds, the project's full financial closing has occurred, and sufficient financing has been secured (including CPA funds) to cover construction hard costs as well as then remaining soft costs. Further, the then current operating cost proforma must demonstrate comparative revenue and operating and maintenance costs to assure financial feasibility.
- CPC shall seek to be a Joinder for any Lender Advisory Agreement for cost review and construction monitoring services entered into by financing entities of the Commonwealth of Massachusetts for the Willow Park project.
- All owners and the ground lessee of the project property shall enter into a perpetual affordable housing restriction consistent with the state of Massachusetts affordable housing restriction.
- The grantee shall strive to secure up to 70% local preference in accordance with local, state, and federal laws and regulations.

STANDARD FUNDING CONDITIONS

- Prior to disbursement of any CPA funds, the grantee shall enter into a CPA grant agreement with the City for the project as set out in the grantee's application to the city.
- Notification of Community Preservation Coordinator about key events of project implementation such as project kick-off events, initial site meetings with contractors, initial plan reviews, and site visits when construction milestones are reached.
- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the Agreement.

APPLICANT'S PROPOSED TIMELINE (to be revised)

Date	Task
Q1 2026	Construction Start
Q3 2027	Construction Completion
Q3 2027 – Q1 2028	Lease-up and Project Closeout
	Transition Property to POAHC and POAH Asset Management

PROJECT BUDGET

Item	Total
Construction	4,000,000
TOTAL	4,000,000

The full proposal is available at: [Record CPF-24-5 - ViewPoint Cloud](#)

PROJECT TITLE:	1630 and 1930 Geographical Paintings
PROJECT LOCATION:	149 Main Street, City Hall
APPLICANT/ORGANIZATION:	Historical Society of Watertown and Department of Community Development and Planning
PROJECT MANAGER:	Joyce Kelly
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation Reserve

PROJECT DESCRIPTION

At its April 21, 2022, meeting, the CPC voted to recommend \$33,000 in funding for the restoration of the City Hall 1630 and 1930 Geographical Paintings. The project involved the following:

- Deinstallation and transport of the paintings to the fine art conservator's studio
- Stabilization of the painting panel edges with conservation grade adhesives
- Cleaning of the paintings
- Filling of holes, scratches, abrasions, and other paint loss with conservation grade paint
- Refurbishment of existing portions of brass frames and fabrication of missing sections with wood covered in metal leaf over materials toned to match the brass of the surviving sections.
- Construction of a steel and wooden barrier
- Panels featuring the names of the painting, descriptions of the paintings and related Watertown history, and acknowledgement of CPA funding

The Historical Society of Watertown submitted a request for additional funding of \$_____ to cover a cost overrun incurred by the conservator. As described in Joyce Kelly's letter (project manager) and Louise Orsini's letter (conservator) attached, the conservator's costs increased for a number of reasons. First, the project was held up for one year due to contract delays in the procurement department. Meanwhile, the conservator stored the paintings in her home as they were too large to fit in her studio. During treatment, the paintings were discovered to be much dirtier than they appeared on the initial visual inspection when the original cost estimate was made in the fall of 2021. The contracting process did not allow an increase in the contract when the conservator tallied her hours for cleaning. Further, during the delay, the cost of materials increased significantly and could no longer be absorbed as first estimated. The project contingency covered the art transport company's small increase for fuel and labor, and would only cover a portion of the conservator's cost overrun. Additionally, the conservator will perform more work to touch up the paintings' focal points now that mismatched lighting has been made consistent with bulbs of the same brightness recommended by the conservator. She will also apply paint to soften the appearance of screws used to reinstall the painting.

COMPARISON OF ORIGINAL AND REVISED PROJECT BUDGETS

As previously mentioned, due to extensive delays in contracting the one-year proposed timeline for this project extended the project for another year and quotes were three years old. Refinement of lighting also extends the project for the conservator to touch up the paintings' focal points.

Revised Budget Comparison

Item	Original Budget	Actual
Conservator/Restoration	8,675	[30,208]*
Art Transport, Deinstallation and Reinstallation	4,993	5,831
Frame Restoration	4,150	4,150
Barrier Construction and Installation	4,500	4,500
Signage	2,200 - 3,300	1,815
Project Management (In-kind) Historical Society of Watertown	(1,375)	(1,375)
Contingency	\$7,382-\$8,482	**
TOTAL REQUESTED	\$33,000	\$13,503
*Includes original fee and the total requested overage		
**Assumes contingency used for cost overrun		