



Community Preservation Committee Meeting

Thursday, February 20, 2025 at 7:00 PM
149 Main Street, City Hall Lower Hearing Room

Agenda

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

ACCESS INFORMATION:

- A. This meeting will be held on February 20, 2025, at 7PM. Location: 149 Main Street, City Hall Lower Hearing Room
 - B. The meeting will be recorded by WCATV for later viewing (Watertown Cable Access Television): <https://wcatv.org/>
 - 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. 2025-1-16-Draft-CPC-Minutes
- 3. Statutory Member Reports
- 4. Report on Willow Park Lobby Visit to the State House
- 5. Coordinator Update
 - A. CPA Project - Financial Tracking
- 6. 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

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Minutes of CPC Meeting Monday, January 16, 2025, at 7:00PM held in hybrid format in the Lower Hearing Room.

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

Absent: Abigail Hammett

Others Present: Lanae Handy, Community Preservation Coordinator; Jackie Sullivan, Watertown Housing Authority; Joyce Kelly, Historical Society of Watertown; Joan Gumbleton; Dawn Stone; Jamie Gordon; Linda Scott; and Margie Wayne.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:04 PM and noted it was being held in hybrid format per the Governor's order suspending certain provisions of Open Meeting Laws.

2. Acceptance of Minutes

A. 2024-11-21-Draft-CPC-Minutes

Motion: Jon Bockian moved to accept the 2024-11-21 CPC Minutes as written and Allen Gallagher seconded the motion.

Vote: Dennis J. Duff, Matt Walter, Elodia Thomas, Jon Bockian, Allen Gallagher, Jamie O'Connell, Bob DiRico, and Mark Krackiewicz voted in favor. Dennis J. Duff noted there were some committee members absent from that meeting. Lanae acknowledged that Matt Walter and Bob DiRico were absent, although the motion still carried.

B. 2024-12-9-Draft-CPC-Minutes

Mark asked if there were any changes requested to the minutes other than those from him and Jon Bockian. There were none and Lanae asked for language from Jon to address his request.

Motion: Matt Walter moved to accept the minutes with the requested changes and Dennis J. Duff seconded the motion.

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

3. Coordinator Update

Financials

Lanae presented that the format of the financial statement had been essentially changed to the format Elodia used in the CPA 5-Year Plan. The financial statement needs some corrections and is a work in progress. However, Lanae wanted to present something to the CPC since a statement had not been issued since May of 2024. She will present individual project accounts next month. For active projects, just over \$50,000 remains in the 103 Nichols Ave. budget. Walker Pond has a little under \$80,000 remaining in the budget. Historic New England will invoice for their total budget of \$7,250 when the engineering documents are delivered.

Projects

103 Nichols Ave. - The team advanced their plans and updated their schedule. They anticipate their CPA funding application submittal in March. ZED, the project architects, addressed comments from the committee by adding a flexible patio of permeable pavers and adding parking to the other side of the house. Last week they received unanimous approval from the Planning Board of Site Plan Review.

Walker Pond - Lanae presented a revised project schedule based on a team meeting she attended. Unfortunately, the community engagement begins before the ecological studies have been completed.

Lanae summarized some of the ecological study discoveries to date as follows:

1. The tree inventory showed extensive Ailanthus (tree of heaven), which is a spotted lantern fly host. Other notable invasive species included black locust and black cherry. There were also numerous red oaks, maples, and gray birches.
2. Two native species of submerged aquatic vegetation were observed. The low density and low species richness found were indicative of a degraded or polluted habitat.
3. Water quality testing detected high total phosphorus, high chlorophyll-a, and harmful cyanobacteria. However, cyanobacteria are currently not present in levels that produce blooms or pose a health threat.

Also at the team meeting, Michelle Moon discussed adding information about the status of studies and their results to the Walker Pond web page in accessible language. Since the Open Space webpage information is so embedded, Lanae will add a direct link to the CPC webpage.

Mark asked committee members how they felt about the Walker Pond timeline. Jamie O'Connell questioned whether they should receive further funding because they were not complying with the funding conditions. She also asked about the timing of sampling and the sampling protocols, noting they were not complying with the spirit of the conditions.

Jon Bockian recommended going on record that the funding conditions were not being followed. Mark asked Jamie to write about noncompliance with the technical requirements of the funding conditions. Elodia Thomas asked for a suggestion from Jamie that outlines what needs to take place for the project to be in compliance. Jamie called for the CPC to establish a process for awardees who are not following conditions or if conditions are unworkable, how awardees could request relief.

As a course of action, Mark suggested writing a letter to Steve Magoon signaling the funding conditions were not being met and request the team explain how they will comply with the conditions. Jamie also wanted more information about sampling even though she is confident in Normandeau's expertise. She would also like to know how the studies will be used to inform the design concepts.

Elodia asked about Katie's role and if she reported to the Conservation Commission about the project.

Saltonstall Park - Lanae created a purchase order for the CPA portion of funding and approved the first invoice signed off by the architect, city engineer and project manager. It was for site work, erosion control, tree protection. The team anticipates completion in the spring or summer of 2025.

Cemeteries- Lanae discussed the possibility of doing tree work and the headstones as a first phase of the cemeteries project with Ray Dunetz. He proposed if the city could perform tree work, which is maintenance, and since the headstone restoration is specialized a general contractor would mark up that job 10-12%, negating any cost savings from bidding on the project as a whole. The first phase of construction would include Ray's fees (for project coordination, schematics, construction and bid documents, and construction administration) and the headstone restoration. Ray Dunetz will be submitting a proposal to create construction documents/bid documents and perform construction monitoring for both phases.

Lanae added there was a question about who from the city would be the project manager. Bob said that the new DPW Superintendent (Tom Brady) is starting, and the Department could be involved with tree removal, and he will talk to Tom about the headstones.

Matt would like to see the whole project in the scope to ensure that it gets done and hopes someone in the community will take it on. Bob pointed out that DPW has a project manager working on Saltonstall and Arsenal Parks, though his assignment to the cemeteries project would be DPW Superintendent's decision. Bob inquired whether the new grant manager would apply for CPA funding.

4. Committee Discussion

A. City Hall Paintings Signage

Mark introduced the item and noted some committee members were interested in expanding the history included on the panels. He indicated the 1930 panel excludes the Arsenal and other industry in the city at the time. Elodia agreed and found the restoration information interesting but thought viewers could be directed to a QR code to learn about that. Jamie liked including the restoration details though she didn't have strong feelings about it. Matt asked who would prepare the language. Elodia suggested bringing ideas back to Joyce. Jon proposed raising the question of why the mural excludes industrial Watertown. Mark, Elodia, and Lanae will work with Joyce and others to revise the panel content. Mark asked if there was money in the budget to redesign the sign and Lanae pointed out there was a contingency.

B. City Hall Paintings Additional Funding Request

Mark called attention to the request for additional funds for the paintings project because the conservator (Louise) went considerably over her original estimate. He proposed making the conservator whole. Mark suggested taking what remains of the contingency and recommending the City Council approve funding the remainder. Matt said the original estimate seemed low while Dennis thought the overage was too much. Bob noted there were items omitted in Louise's original quote. The committee agreed that it was a faulty estimate and questioned

whether the CPC should hold the conservator accountable. There was also a discussion about the extenuating circumstances that included the contract being delayed in procurement, Louise having to store the murals in her home for a year beyond the time needed to restore the artworks, and the restoration turned out to be much more work than expected. Jamie proposed explaining, in the recommendation, that the restoration work was highly specialized and there was a communication breakdown by Louise as she continued to work without letting the CPC know she was over budget.

Motion: Bob DiRico made a motion to recommend \$14,503 to the City Council. Allen Gallagher seconded the motion.

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

C. 2025 Funding Recommendation

Mark brought up his suggested changes to the recommendation to the City Council drafted by Lanae. Lanae noted she would also add some images.

Jamie asked if the funds recommended would be put aside for a period of time. Mark responded that the consideration of the recommendation is going to be on the Council's February agenda. Elodia put forth the recommendation should request that the funds be encumbered and must be used within a certain timeframe. She emphasized it made sense and would be cleaner to encumber all the funds from the CPA fund balance since there was not enough in the community housing reserve.

Mark proposed adding the condition that the Willow Park team get their full financing within 18 months of the City Council approval.

Motion: Jon moved to encumber \$4,000,000 in funds from the CPA fund balance until 18 months after the date of the city council approval, provided the Grantee has demonstrated projects full financing has been secured by that date, subject to extension if approved by the CPC. Matt seconded the motion.

Vote: Jamie O'Connell, Allen Gallagher, Jon Bockian, Mark Krackiewicz, Matt Walter, Dennis J. Duff, Bob DiRico, and Elodia Thomas.

Elodia asked at what time they might discuss the cemeteries and Commander's Mansion projects. She noted there needs to be a meeting with Tom Brady and the grant manager. The CPC also discussed the need to get answers from the city about who would manage the projects.

5. Adjournment: 8:48 PM

Attachments

1. [1630 and 1930 Geographical Paintings Project - Request for Additional Funding](#)
2. [Draft FY2025 CPA Project Recommendation](#)

Project	103 Nichols Ave		40005-580701			
Awardee	Watertown Housing Authority					
	Award Amount	Total PO's		Expended	Unspent	
	\$175,000	\$175,000		\$129,039	\$45,961	
PO Number	PO Amount	PO Vendor	Invoice	Date	Amount	Remaining PO
2400935	\$175,000	Watertown Housing Authority	100-2024	6/4/2024	\$5,852	\$169,148
			101-2024	7/14/2024	\$23,499	\$145,649
			102-2024	10/24/2024	\$46,997	\$98,652
			103-2024	11/21/2024	\$52,691	\$45,961

Project Awardee	1630 & 1930 Geographical Paintings		40005-580601			
DCDP						
Historical Society of Watertown	Total Award Amount	Total Purchase Orders	Award Remaining	Expended	Unspent PO's + Contingency	
	\$47,503	\$31,965	\$1,035	\$29,883	\$3,117	
PO Number	PO Amount	PO Vendor	Disbursements	Date	Amount	Remaining PO
2302937-00	\$5,831	Maquette	\$2,903	12/14/2022	\$2,903	\$2,928
			\$2,928	12/20/2024	\$2,928	\$0
2302938-00	\$4,150	Andrew Haines	\$4,150	12/20/2024	\$4,150	\$0
2500669-00	\$4,500	Will Twombley	\$3,733	11/15/2024	\$3,733	\$767
2393025-00	\$8,675	Louise Orsini Fine Art	\$1,700	3/6/2023	\$1,700	\$6,975
			\$4,669	3/21/2024	\$4,669	\$2,306
			\$2,306	12/20/2024	\$2,306	\$0
2504823-00	\$6,994			2/13/2025	\$6,994	\$0
2502977-00	\$1,815	Christine Reynolds	\$500	12/20/2024	\$500	\$1,315

Project	Walker Pond Conceptual Design		40005-580502			
Awardee	DCPD					
	Award Amount	Total PO's		Expended	Unspent	
	\$145,000	\$145,000		\$65,050	\$79,950	
PO Number	PO Amount	PO Vendor	Invoice	Date	Amount	Remaining PO
2503783	\$145,000	Warner Larson	22405-1	9/30/2024	\$10,075	\$134,925
			22405-2	10/31/2024	\$23,575	\$111,350
			22405-3	12/31/2024	\$31,400	\$79,950

Project	Saltonstall Park		40005-580503			
Awardee	DPW					
	Award Amount	Total PO's		Expended	Unspent	
	\$2,013,745	\$2,013,745		\$533,112	\$1,480,633	
PO Number	PO Amount	PO Vendor	Invoice	Date	Amount	Remaining PO
2504127	\$2,013,745	UEL	001-8-31-24	12/19/2024	\$337,060	\$1,676,685
			002-9-30-24	1/13/2025	\$97,466	\$1,579,219
			003-1-31-24	2/4/2025	\$98,586	\$1,480,633