



Community Preservation Committee Meeting

Thursday, March 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 March 20, 2025, at 7PM. Location: City Hall, Lower Hearing Room
 - B. The meeting will be recorded by WCATV (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 via email prior to meeting: 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. 2025-2-20-Draft-CPC-Minutes
- 3. Coordinator Update
 - A. CPA Projects
- 4. Committee Discussion
 - A. Annual Public Hearing - Planning/Community Engagement Ideas
- 5. Chairman's Report
- 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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Matthew Walter

Minutes of CPC Meeting Thursday, February 20, 2025, at 7:00PM held in hybrid format in the Lower Hearing Room of City Hall.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Bob DiRico; Dennis J. Duff; Allen Gallagher; Abigail Hammett; Elodia Thomas (joined remotely); and Matt Walter.

Absent: Jamie O'Connell

Others Present: Lanae Handy, Community Preservation Coordinator

Others Joining Remotely: Michael Albano, Department of Public Works; Nicole Gardner, City Council; Dawn Stone; and Jamie Gordon.

1. Call to Order

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

2. Acceptance of Minutes

A. 2025-1-16-Draft-CPC-Minutes

Motion: Allen Gallagher moved to accept the 2025-1-16 CPC Minutes as written and Matt Walter seconded the motion.

Vote: Mark Krackiewicz, Matt Walter, Elodia Thomas, Bob DiRico, Jon Bockian, Allen Gallagher and Dennis Duff voted in favor. Abigail Hammett was absent.

3. Statutory Member Reports

Matt Walter, representing the Historical Commission, reported that at the last Commission meeting he brought up the notion of official support for fully funding the implementation of the Cemeteries and Commander's Mansion projects.

Bob DiRico, representing the Park Commission, reported that he had spoken with Tom Brady, DPW Superintendent, about the cemeteries and was arranging a meeting between Tom, Lanae, Michelle Moon, and himself. Meeting attendees will discuss how to move the project forward. Tom has read the report and worked with Ray Dunetz before.

Bob also reported the base of the walls had been poured and the forms for the walls were ready for pouring at Saltonstall Park along Main Street and the accessible ramp location. According to Chris Golden, project architect, the stage/pavilion is being constructed and

there should be no problem having it in time for installation. After the original company that was supposed to fabricate the membrane for the roof backed out, the team found another company to produce the sheathing. They are working on shop drawings for the glue-laminated beams.

Abigail Hammett, representing the Planning Board, reported that the Manley Way project was conditionally approved in May, providing the design team would update on the Board on screening materials (landscape or fencing) between Walker Pond and the loading dock area. The project proponents agreed to design and build a walking path that is partially on their property and partially on Repton Place's property. Vehicular access was approved without many conditions. The issue of whether parking could be used for Walker Pond also came up. The project team noted it would be a tenant decision to allow after hour or weekend parking. There were also options shown for the truck turn around. Further, stormwater runoff won't be eliminated but will be treated.

Willow Park is coming before the Planning Board. The Board doesn't vote but will have an opportunity to provide comments to the Zoning Board.

Allen Gallagher, representing the Watertown Housing Authority, again noted the Willow Park team planned to get on the Zoning Board agenda in March and to resubmit their application to the state in November. The Housing Authority Board expects a report from the 103 Nichols Ave team in March.

4. Report on Willow Park Lobbying Visit

Dennis explained that after working at the State House for 35 years he was able to obtain a meeting with the chair of the housing committee. He was invited to bring a limited number of people to meet about the Willow Park project, and brought the City Manager, Allen Gallagher—representing the Watertown Housing Authority, Cory Mian of Preservation of Affordable Housing and Elodia Thomas. There was strong support from Representative Owens, who attended, and from Senator Brownsberger, who sent an aide. The goal of the meeting was to obtain letters of support from Representative Owens, Senator Brownsberger, and the Housing Committee Chair.

5. Coordinator Update

Financials

Lanae and Elodia have been working with Megan to develop an easily understandable format for the financials. They are close to getting the final version and once that happens, Lanae will distribute it and post a consolidated financial statement on the CPC web page.

City Hall Murals - Lanae reported that Joyce Kelly and Marilynne Roach produced a draft based on ideas generated at a meeting between her, Joyce, Marilynne, Mark, and Elodia. Once the panels are finalized, Lanae will distribute them to the CPC.

Browne House - There is a site visit scheduled for Wednesday March 12th at 10am. The CPC decided to post the site visit as an open meeting.

103 Nichols Ave. - The Housing Authority (WHA) recently submitted their FCF funding pre-application to CEDAC. Jackie Sullivan, WHA Director, proposed presenting to the CPC at the April 17th meeting, then completing Construction Documents for public bidding in May. Lanae was unclear about whether WHA is still planning to submit their application in March because the timeline calls for coming back to the CPC with a formal request based on the bidder selection and a commitment for FCF funding. She will follow up with Jackie.

Willow Park - The project team filed a Comprehensive Permit, and an announcement is posted to the city website. They have called for comments from city departments and

boards and commissions. The team expects to be on the ZBA March 26th agenda.

Walker Pond - The project team adjusted their timeline to allow for completion of ecological studies. Jamie is satisfied that her questions about the water quality sampling have been answered. Michelle Moon is requesting an extension in writing to sometime in winter or early spring of 2026.

Cemeteries - As Bob mentioned, there will be a meeting about moving forward with municipal staff support for the project. Lanae scheduled a meeting with Mark Lang next Wednesday to inform him about CPA's application process and CPA projects that may benefit from non-CPA funding. She hopes to learn how he might be involved in preparing CPA applications and whether he would research grant opportunities or help with preparation of grant proposals to non-CPA funding sources.

Irving Park - Bob has done some investigation into obtaining a stone and continues to work on that.

6. Adjourn

Motion: Dennis J. Duff moved to adjourn, and Jon Bockian seconded the motion.

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

Adjournment: 7:45 PM



CITY OF WATERTOWN

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TO: Mark Krackiewicz, Chair, Community Preservation Committee

FROM: Mr. Steve Magoon, Assistant City Manager and DCDP
Ms. Erika Oliver Jerram, Director of Community Design
Ms. Michelle Moon, Open Space Planner

DATE: March 13, 2025

RE: Walker Pond- Deadline Extension

We are writing to request a CPC grant extension for the Walker Pond: Conceptual Design project. The original deadline was June 30, 2025, and we are requesting an extension to March 31, 2026. This extension will enable us to complete our environmental due diligence this summer and undertake public outreach in fall of 2025

The anticipated new project timeline is below.

If granted, we will update the contract with Warner Larson with the new end date. They have tentatively agreed to this reschedule pending CPC approval.

Thank your consideration.

Update Project Timeline

Task	Timeline
Task 1: Ecological Study	September 2024 – July 2025
Task 2: Feasibility Study	June - August 2025
Task 3: Master Plan and Community Process	July 2025 * – Winter 2026

* There is some overlap this summer to allow for the possibility of hosting community site visits /walk to help get residents acquainted with the site while the weather during the summer. The community meetings will start after the Feasibility Study is completed.

Project	103 Nichols Ave		40005-580701			
Awardee	Watertown Housing Authority					
	Award Amount	Total PO's		Expended	Unspent	
	\$175,000	\$175,000		\$155,385	\$19,615	
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
			104-2025	3/7/2025	\$26,346	\$19,615