



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, March 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; and Matt Walter.

Absent: Jamie O'Connell

Others Joining Remotely: Lanae Handy, Community Preservation Coordinator; Dawn Stone; Joyce Kelly; and Jacky van Leeuwen.

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. 2025-2-20-Draft-CPC-Minutes

Motion: Allen Gallagher moved to accept the 2025-2-20 CPC Minutes as written and Dennis J. Duff seconded the motion.

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

3. Coordinator Update

Financials

Lanae has worked with Elodia and Megan to revise the CPA financial statement for clarity and brevity. Lanae is refining that presentation.

Project Updates

Old Burying Ground and Common Street Cemetery

Lanae met with Tom Brady, Michelle Moon, and Bob DiRico to devise a plan for moving forward with the next phase of the project. Tom agreed to have DPW perform the recommended tree work at the cemeteries if, by taking a conservative approach, the price could be reduced to less than \$50,000. The preservation plan estimate is about \$100,000.

Michelle agreed to submit an application for Ray's architectural fees. He would coordinate a group of stakeholders to review the plan and prioritize work. Ray would develop a base plan, schematics, and construction documents, update the cost estimates, prepare bid documents and perform the construction administration. The project could be phased further with a design development phase followed by a construction phase. With a second phase of design development, the third phase could encompass the headstones restoration, and all the other restoration elements outlined in the preservation plan.

City Hall Mural Panels

The revisions to the panels were stalled but will resume next week.

103 Nichols Ave

Lanae met with the Nichols Ave Team, and they plan to submit their application soon, aiming to present their project at the May CPC meeting. Lanae informed Christine Rogers of the updated timeline and key dates in order to have her analysis by the April meeting.

Browne House

Lanae, Allen, Elodia, and Abigail visited the site and viewed the cracked beam. The team presented options offered by the structural engineering consultant. They should be wrapping up soon with the finalized specifications based on steel reinforcement and the last detail of how to secure the reinforcement to the beam.

Historic New England is increasing engagement with the Watertown community Porchfest, and involvement in other activities with Watertown Free Public Library and Watertown Arts and Culture.

Walker Pond

The team formally requested an extension to starting their community engagement process in July after substantially completing the ecological studies and the final water sample to be collected in July.

Saltonstall

The contractor is pouring concrete walls. Bob reported, specifically, that the stairway on Main Street and the foundation of the pavilion are being poured. He also noted the irrigation pipe entering from Whites Avenue is in good condition and can be preserved.

Commander's Mansion

Lanae reached out to the historic preservation circuit rider about an owner's project manager for the project. Next week she will reach out to architectural firms specializing in historic preservation that she learned about through the CPA Cities Peer Network.

4. Committee Discussion

A. Annual Public Hearing - Planning/Community Engagement Ideas

Mark mentioned that in addition to the public hearing, upcoming potential events included the dedication of the murals and Saltonstall Park. Elodia suggested tying the dedication of the park into Faire on the Square and hanging the CPC banner on the stage.

Mark spoke about presenting the Walker Pond Ecological Study results at the Annual Public Hearing and distributing a community survey again prior to the

hearing.

When Abigail raised concern about a small number of respondents to the survey skewing priorities, Lanae emphasized the survey was an opportunity to publicize the CPA's work and gather feedback through open-ended questions rather than obtaining quantitative information to guide priorities.

Lanae said she could draft something, based on the previous survey, for the next meeting.

Committee members suggested distributing the survey through the CPC email, Councilors' newsletters, City Manager's newsletter, and possibly through the Watertown High School newspaper. Mark will follow up with the High School. Lanae will also distribute the survey in the Senior Center and library newsletters as well as to inclusionary zoning apartment buildings contacts and the Watertown News.

Mark listed the annual meeting agenda items as:

- Updates on past and current projects as well as what capital improvement projects are anticipated
- Community survey results
- Walker Pond Ecological Studies Results

5. Chair Update

Mark met with Erika Jerram to learn what role the Planning Department would play in managing the Commander's Mansion project implementation. She informed Mark that Michelle Moon, the Open Space Planner, had a lot on her plate in addition to the Walker Pond project and several park renovations that are underway. The design group was also involved with the Watertown Square project. Committee members raised many issues such as:

- Division of responsibilities for the upkeep and management of the mansion between the Department of Public Works, Public Buildings, Department of Planning and Community Development
- Who could oversee the restoration?
- Interruption of wedding events to perform restoration work
- Transfer of the Arsenal to the city occurred on the condition that the fencing would be preserved

Mark proposed that the site visit to Mt Auburn Cemetery being centered on the new Grove Street pedestrian entrance and that it be posted as a CPC meeting.

Bob DiRico suggested adding an old business line item to the agenda as a reminder so that items are not lost, such as the plaque for Irving Park.

Jon reminded members that the items under old business must be specified on the agenda.

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 Kraczkiewicz, Elodia

Thomas, Abigail Hammett, and Allen Gallagher voted in favor.

Adjournment: 8:04 PM