



Mark Krackiewicz, Chair
Jon 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

Minutes of CPC Meeting Thursday, May 15, 2025, at 7 PM held in hybrid format in the Lower Hearing Room of City Hall.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Bob DiRico; Allen Gallagher; Abigail Hammett.

Committee Members Absent: Dennis Duff

Joined Remotely: Matt Walter; Jamie O'Connell; Elodia Thomas

Others Joining Remotely: Jacqueline Sullivan, Watertown Housing Authority Director; Jacky van Leeuwen

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:00 PM 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. 2025-4-17-Draft-CPC-Minutes

Jon Bockian moved to accept the draft minutes but withdrew his motion after Elodia Thomas objected to (1) the omission from the draft of housing development consultant Christine Rogers' report regarding 103 Nichols, CPA Application Preliminary Review and (2) the lack of thoroughness in the coverage of committee discussion. The draft minutes of that meeting will be taken up for approval at a subsequent CPC meeting.

3. Committee Discussion:

A. 103 Nichols Ave. Group Home Application - Phase II

Mark Krackiewicz announced that the Watertown Housing Authority asked to postpone their presentation on 103 Nichols Ave. Jacky Sullivan, WHA director, said that the postponement is necessary due to an unforeseen problem raised by the WHA legal team that the presentation will be available in time for the CPC's June meeting. Accordingly, the discussion of that project was deferred to a future CPC meeting.

B. FY 2026 CPA Funds and Budget Allocation Vote

The committee then took up the FY 2026 CPC Budget Allocation. In response to a question by Abigail Hammett, there was a brief discussion about fluctuations in the state's match of CPA funds.

Motion: Jon Bockian moved to request that the City Council appropriate and transfer FY 2026 CPA funds which total \$3,737,500.00 to the following: 5% totaling \$186,875.00 for the administrative expenses of the Community Preservation Committee; 10% to the community housing reserve totaling \$373,750.00; 10% to the historical preservation reserve totaling, \$373,750.00; 10% to the open space/recreation reserve totaling, \$373,750.00; and 65% to the undesignated reserve totaling, \$2,429,375.00. Alan Gallagher seconded the motion.

Vote: The motion passed unanimously.

Motion: Jon moved to request that the following amounts be transferred: \$20,000 to the Purchased Services and \$150 to the Supplies accounts. Abigail seconded the motion. Jon read an itemization prepared by Lanae Handy (who was absent due to personal reasons) of anticipated uses of the requests (attached to these minutes), which were rounded up from the itemization. Abigail expressed displeasure that the city continues to be required to place legal notices in The Boston Globe when the online Watertown News has become a primary source of civic information.

Vote: The motion passed unanimously.

A "Summary of Watertown CPA Fund Activity (as of 05/05/2025)" had been distributed in advance of the meeting (copy attached to these minutes). Alan requested that the unusually large amount of reported year-to-date interest income under "Actual Annual CPA Revenue" should be reviewed, as probably in error. Mark agreed that the matter will be put on a future committee agenda.

4. Suggested Agenda Items for Future Meetings:

Matt Walter requested an update on the city cemetery projects. Bob Dirico reported that a meeting on the subject had been held by DPW Director Tom Brady, Michelle Moon (DCDP Senior Planner for Open Space), Lanae Handy and Bob. As Bob understands it, DCDP and DPW will be co-applicant for rehabilitation funding in the FY 26 funding round, and Ray Dunetz will be asked to manage the bid documents and the project operation.

Elodia asked that the June annual meeting include an update on all CPA projects.

Bob also notified the Committee that he found a stone for the acknowledgement of CPA funding plaque and that the stone has been installed in Irving Park. Abigail noted that a community block party was scheduled for the coming Sunday at Irving Park.

5. Adjourn

Motion: Jon moved to adjourn, and Matt seconded the motion.

Vote: The motion passed unanimously.

Adjournment: 7:33 PM

Attachments:

1. [FY 2026 CPA Budget Allocation and CPA Administrative Expenses - FY2025 and FY2026 Projection](#)
2. [CPA Funds Activity as of May 5, 2025](#)
3. [103 Nichols Ave Team Answers to CPC Questions 5-8-25](#)