



Community Preservation Committee Meeting

Thursday, September 18, 2025 at 7:00 PM
149 Main Street, City Hall Lower Hearing Room

Agenda

Pursuant to Chapter 2 of the Acts of 2025, 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 September 18, 2025, at 7pm. Location: City Hall Lower Hearing Room
- B. The meeting will be recorded by WCA-TV for later viewing at [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. Introductions
 3. Acceptance of Minutes
 - A. 2025-7-17-Draft-CPC Minutes
 4. Coordinator Update
 - A. CPA Projects - Saltonstall Park, Old Burying Ground and Common Street Cemeteries, 103 Nichols Ave Group Home, and Commander's Mansion Exterior
 - B. City Hall Paintings Signage
 - C. Draft GIS Story Map of CPA Projects
 5. Report on Walker Pond Community Meeting by Interim Chair
 6. Committee Discussion
 - A. Housing Consultant Contract Extension
 - B. City Council Committee Meeting about CPC Leadership Support: Action on Offer of Support
 7. Adjourn

Allen Gallagher, Interim Chair
Bob DiRico
Dennis J. Duff

Abigail Hammett
Marissa Mayo
Jamie O'Connell

Amy Plovnick
Matthew Walter



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

CITY OF WATERTOWN Community Preservation Committee

Minutes of CPC Meeting Thursday, July 17, 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; Dennis J. Duff; Allen Gallagher; Abigail Hammett; and Jamie O'Connell.

Joined Remotely: Matt Walter

Others Joining Remotely: Lanae Handy, Community Preservation Coordinator; Joyce Kelly; Jacky van Leeuwen; Amy Plovnick; Josh Rosmarin; Jacob Smith; and Jamie Gordon.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:01 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. 2025-6-26-Draft-CPC-Minutes

Motion: Allen Gallagher moved to accept the 6-26-2025 minutes with the changes requested by Mark Krackiewicz. Jon Bockian seconded the motion.

Vote: Dennis J. Duff, Jamie O'Connell, Bob DiRico, Jon Bockian, Matthew Walter, Mark Krackiewicz, and Abigail Hammett voted in favor.

3. CPA Financials

A. CPA Funds as of 2025-6-30

2025-7-17-Draft-CPC-Minutes

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Mark pointed out that the only changes to the financial statement since the last report, at the May 15, 2025, meeting, were an increase in surcharges collected. Lanae Handy added there was an increase in interest income and expenses for personnel and project costs too.

The financial statement is attached to these minutes.

B. Community Preservation Coalition Membership Renewal

Motion: Dennis J. Duff moved to renew the Community Preservation Coalition membership of \$7,900. Jon Bockian seconded the motion.

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

The membership renewal invoice is attached to these minutes.

4. Coordinator Update

A. CPA Projects Financial Reports

Lanae provided a financial update of active CPA project expenditures. To date, the projects were on budget and the Saltonstall project was on track to return a substantial amount of the contingency budget to the open space/outdoor recreation reserve. The CPA project financial reports are attached to these minutes.

5. Committee Discussion:

A. Onboarding New Members and Leadership Transition Planning

Mark told committee members that there would be three new members joining the CPC with his, Jon Bockian’s, and Elodia Thomas’ departures. He announced that three people had been nominated by the city manager. Lanae will assemble a package of materials for new members that will include the Community Preservation Plan, Application Manual, and Department of Revenue Guidelines and Regulations.

Committee members proposed adding the following:

Roles of Chairs and Committee Members

Community Preservation Coalition CPA Bootcamp Videos

Mark also told the committee that he, Jon, and Lanae would be meeting with new members before they are sworn in for a briefing.

Abigail Hammett mentioned the CPC didn’t have the opportunity to engage the public at the Annual Public Hearing due to the Zoom bombing. She suggested providing a CPA primer for the public and new members. Bob DiRico thought that was a good idea. Jamie O’Connell added it could be an opportunity to answer the questions submitted by the public at the Annual Public Hearing when new members join.

Allen Gallagher pointed out many comments focused on housing and he emphasized that the CPC did not initiate projects. Jamie stated there was confusion around

the word reserve and that it appeared the CPC was holding funds unnecessarily. Abigail brought up the question about equal allocation of 10% of revenue to each category reserve. She remarked that the public needed to know that if a housing project came to the CPC, funds from the budgeted reserve and fund balance could be accessed.

Matt Walter mentioned that Cambridge and Somerville allocated more to their housing reserves. Dennis J. Duff explained that those cities had to contribute more of other city resources to their historic and open space projects.

Committee members decided the CPC needed to choose an interim Chair to run the meetings and to designate that person tonight so the next meeting could be called to order.

Dennis J. Duff nominated Allen Gallagher as interim chair and Matt Walter seconded the nomination.

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

Motion: Dennis J. Duff moved to elect Allen Gallagher as interim chair and Abigail Hammett seconded the motion.

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

Lanae asked about creating the meeting agenda. Mark said it would be useful for members to suggest agenda items. Mark assumed the next meeting agenda items would be Project Eligibility Forms and the CPA Funding Application for the cemeteries project.

Lanae said she would confirm if the CPA Bootcamp video link was on the Community Preservation Coalition website and add the link to the new member packet.

B. Community Preservation Committee and Affordable Housing Trust Relationship

Mark said Cliff Cook of the Affordable Housing Trust (AHT) would like to see a common application process for housing so applicants would not need to apply to both bodies. Mark further pointed out there were many comments about providing the Affordable Housing Trust with funding annually. He noted it should be possible to estimate the amount required for an option on a property where 40 units could be built. The Trust could request CPA funds in that amount and the CPC could place conditions on those funds.

Mark added in the past the CPC and AHT held a joint meeting and that CPC members occasionally attended AHT meetings. Mark proposed institutionalizing those practices.

Jamie said it appeared difficult for the Trust to do projects and would not want bureaucracy to delay a project. Mark declared that only real estate transactions were time-sensitive.

Lanae noted the AHT had not identified any properties and had not initiated any projects because it was difficult to do a project in densely developed Watertown.

Abigail thought the softening of the lab market could create more opportunity for affordable housing projects. Bob pointed out the city acted quickly on the Walker Pond and the Sterritt Lumber properties.

Jon and Jamie were open to making an annual award to AHT. Matt liked Mark's idea of awarding enough funding for an option on a property. Abigail added that if there were an opportunity to put an Affordable Housing Trust member on the CPC, she would have liked that.

Committee members believed nothing should be decided before the new committee members joined. Mark said he put the item on the agenda to float ideas as opposed to voting on final decisions. Jamie detailed the following three good suggestions came out of the discussion:

1. Develop a common application
2. Consider a one-time award to AHT for putting an option on a property with some conditions
3. Hold joint meetings between the CPC and AHT

Mark will write to Cliff about those three items.

Public comments:

Jacky van Leeuwen said the CPC should consider awarding the AHT annual allocation to help get non-profit developers involved and provide them with incentives.

Josh Rosmarin said the CPC and AHT should sign a grant agreement to provide accountability, metrics, and a clear vision of what is to be accomplished together with CPA funding.

Abigail asked about updating the CPA Plan because the housing and other sections were out of date. Mark pointed out there was no statutory requirement to develop a plan and any development of a new plan should include new members. He said members should review the plan and determine what had been accomplished and what still needed to be accomplished regarding category goals.

6. Re-vote of 6/26/25 Motions

A. Acceptance of 2025-4-17-Draft-CPC-Minutes

Motion: Allen Gallagher moved to accept the 4-17-25 CPC minutes with the amendments and Jon seconded the motion.

Vote: Dennis J. Duff, Allen Gallagher, Jamie O'Connell, Bob DiRico, Jon Bockian, Matthew Walter, Mark Kraczkiewicz and Abigail Hammett voted in favor.

B. Acceptance of 2025-5-15-Draft-CPC-Minutes

Motion: Abigail Hammett moved to accept the 5-15-25 CPC with the amendments and Jon Bockian seconded the motion.

Vote: Abigail Hammett, Mark Krackiewicz, Matthew Walter, Jon Bockian, Bob DiRico, Jamie O'Connell, Allen Gallagher voted in favor. Dennis J. Duff voted present.

C. Election of Temporary Officers

Item handled under 5.A. Leadership Transition Planning.

7. Adjourn

Motion: Dennis J. Duff moved to adjourn, and Jamie O'Connell seconded the motion.

Vote: The motion passed unanimously.

Adjournment: 7:33 PM

Attachments:

1. [CPA Funds Activity as of June 30, 2025](#)
2. [Community Preservation Coalition Membership Renewal Invoice](#)
3. [Active CPA Project Financial Reports](#)

Watertown 1630

Artist: Unknown

The paintings were created for this space in Town Hall, which opened in 1932 soon after the celebration of the town's 300th birthday.

Early History

Archaeological evidence shows that the Pequossette and the Nonantum bands of Indigenous Massachusetts people had settlements on the rich fishing grounds of the river, later called the Charles.

Founding and Colonial Era (1630-1700)

- Founded in 1630 by Puritans led by Sir Richard Saltonstall and Rev. George Phillips, Watertown was one of the four earliest Massachusetts Bay Colony settlements.

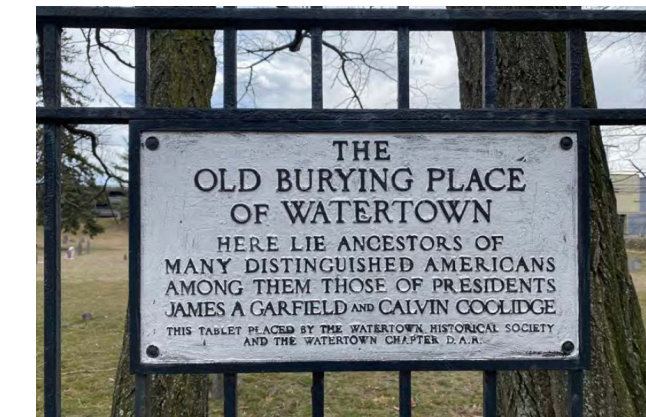


A footbridge built over the Charles River in 1643 was expanded to accommodate horse carts in 1719. In 1907 the bridge was reconstructed as the present-day **Galen Street Bridge**, a vital transportation link for travel and trade, along the Old Boston Post Road.

- As the colony's first inland farming town, its early economy relied on agriculture, fishing, and water-powered gristmills.
- Only "freemen" age 21 plus who were landowners, church members, and loyal to the crown could vote, reflecting the overlap of religious, social, and political power.
- In 1632, Watertown's Freemen famously protested paying a tax for a Cambridge fort as an early stand against "taxation without representation."

Visit These Historical Gems

Historic New England operates the **Browne House** (c. 1698), located at 562 Main Street. Acquired in 1919, this home is the first fully documented historic restoration in America. The house is open to visitors.



The **Arlington Street Burying Ground**, our oldest cemetery, is located at the corner of Arlington and Mt. Auburn Street. It is first mentioned in Town records in 1642.

- In 1634, Watertown, elected its first selectmen. This marked the beginning of local self governance by citizen assemblies.

Watertown 1630

Revolutionary War and Political Significance 1700-1800

- At the beginning of the American Revolution, on April 19, 1775, 134 Watertown men responded to the Lexington alarm for the battle of Lexington and Concord.
- From 1775-1776, the Edmund Fowle House played a key role during the Revolutionary War, serving as the seat of the Executive Council at the same time Massachusetts Provincial Congress met in the Meeting House.



Watertown's original footprint included parts of Cambridge and Concord and the towns of Weston, Waltham, Lincoln, and Belmont. Notice where Watertown was rubbed off prior to the restoration .

- On July 19, 1776, the Treaty of Watertown was signed with the Mi'kmaq and St. John's "Maliseet" Indigenous Nations of Nova Scotia. This was the first United States foreign treaty signed after the Declaration of Independence was adopted.
- Considered the "Mother Town" of numerous surrounding communities, Watertown got smaller as new towns broke off due to population growth, industrialization, and desire for direct control of schools, churches, and resources.



The **1772** Edmund Fowle House located at 28 Marshall St. is owned and operated by the Historical Society of Watertown and is open for tours.

Lovell Brothers Farm, known for its orchards and fields was one of the last large working farms in Watertown. It was sold to developers in 1926.



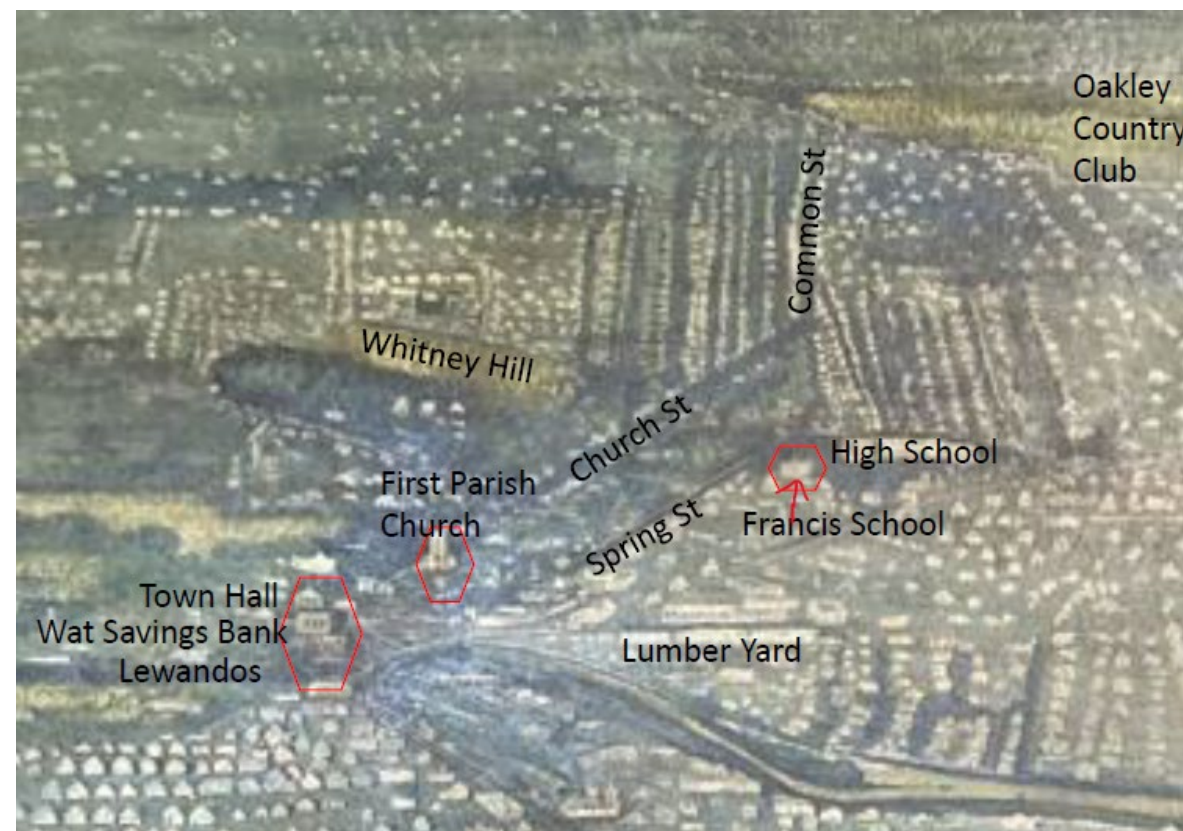
This painting restoration project was generously supported by the people of Watertown through its Community Preservation Fund, March 2025. The city added historical signage later.

Watertown 1930

This painting is an aerial view of Watertown, looking north toward Belmont from a vantage point in Newton. The dark “rows” to the left of Common Street are the newly laid out neighborhoods that now occupy the old Lovell Brothers Farm.

Industrialization, Economic Growth, and Immigration 1800-1930

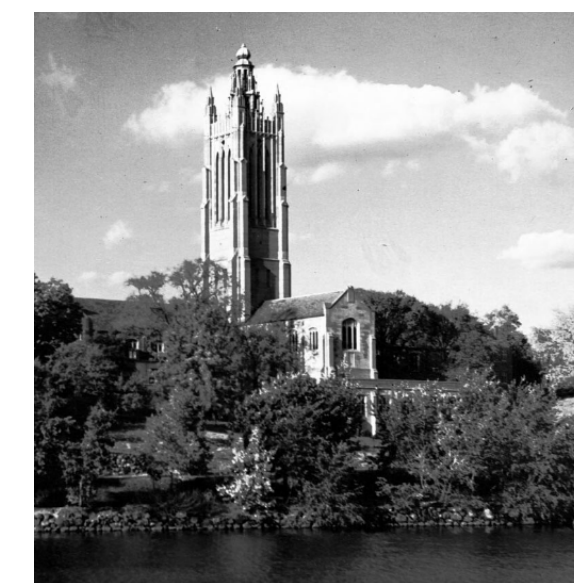
- Local farms supplied Boston with fresh produce and dairy products, delivered by wagon, truck, and rail.
- The Union Market Stockyards, built in 1873 by the Fitchburg Railroad, were one of the largest of its kind in the country. Livestock including cattle, sheep, and swine were sent to nearby slaughterhouses or shipped overseas during WWI.



- The Watertown Arsenal, established in 1816, produced heavy ordnance and munitions, making Watertown a key military manufacturing and research center during the Civil War through World Wars I and II.
- Nineteenth century industrial firms that transformed Watertown's economy included Bemis (cotton) and Aetna (wool); Walker & Pratt (iron castings); Lewando's Cleansing and Dyeing.



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.



Perkins School for the Blind, founded in 1829, established its Watertown campus in 1912. Anne Sullivan and Helen Keller (pupils before its move to Watertown), brought international attention to the education of the blind and deaf-blind.

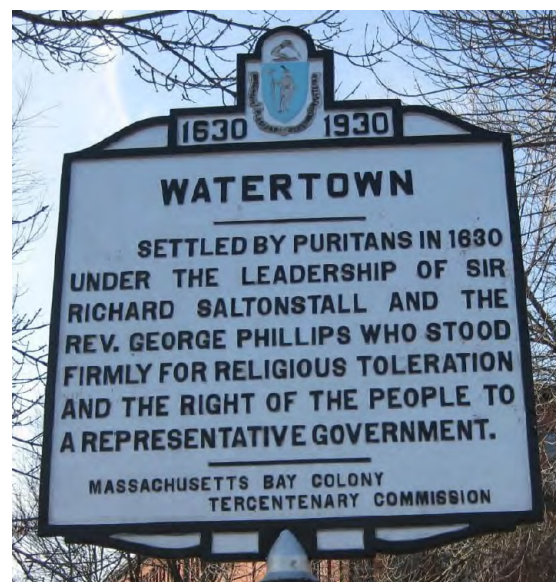
Watertown 1930

Early in the 19th century, large scale economic activity had shifted eastward away from Watertown Square. Booming factories provided good jobs for waves of immigrants that shaped the town's cultural landscape.

- First a wave of Irish fled famine during the 1840-1850s, coalescing around St. Patrick's parish. Later Armenians fleeing persecution in 1895 and genocide in 1915 arrived. Greeks, Italians, and Canadians followed, seeking economic opportunity. All these groups formed communities with their own churches and civic groups.
- Infrastructure expanded with Watertown Savings Bank, Western Electric, schools, and churches.
- By 1930, Watertown's population grew to about 35,000 as people found employment in its many industries. This growth slowed with the onset of the Great Depression.

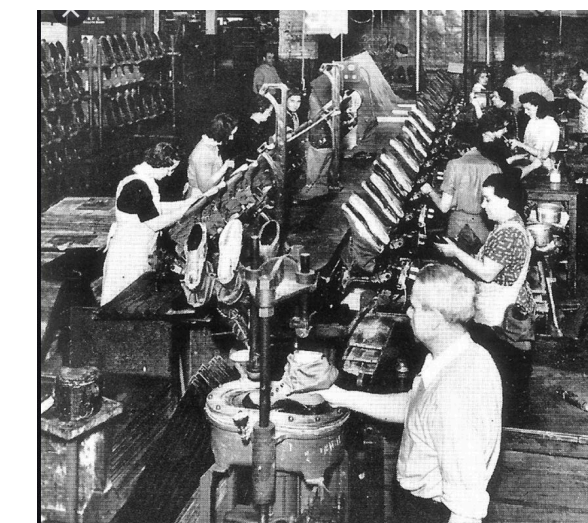


The industrial East End with the sprawling Arsenal complex and the Hood Rubber Company, which manufactured footwear and tires.



Freelan O. and Francis E. Stanley in their Stanley Steamer. The factory was located at 40-44 Hunt St. and still stands.

The Hood Rubber plant employed 10,000 people in its extensive complex of buildings in the East End of Watertown.



The Town seal was created in 1870 by architect, Charles Brigham and Newton historian, Jesse Fewkes. It represents Roger Clap's scouting party on the banks of the Charles River in May 1630 and depicts a colonist and Native American exchanging a biscuit for a bass.

This painting restoration project was generously supported by the people of Watertown through its Community Preservation Fund, March 2025. The city added historical signage later.

2025-9-18-CPC Agenda Attachment

Link to Draft GIS Story Map of CPA Projects

[CPA projects](#)

Housing Consulting Services Contract Tracking			Contract Expiration Date: 10/31/25			
PO Number	PO Amount	PO Vendor	Invoice	Date	Amount	Remaining PO
2501422	\$8,000	Christine Rogers	#435	1/2/2025	\$2,520	\$5,480
			#474	9/7/2025	\$1,720	\$3,760