



Community Preservation Committee Meeting

Thursday, July 23, 2026 at 7:00 PM
Watertown Free Public Library, Watertown Savings
Bank 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 July 23, 2026 at 7PM. Location: Watertown Free Public Library, Watertown Savings Bank Room
- B. The in-person meeting will also be recorded by WCATV (Watertown Cable Access Television) for later viewing.
- C. The public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91525442843>
- D. The 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. The public may comment prior to the 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. Introduction
 - 3. CPA Presentation - 7:10PM
 - A. CPA Presentation
 - 4. Breakout Groups by CPA Category - 7:20PM
 - A. CPA Context Handouts
 - 5. Open Public Comment - 8PM
 - 6. Close Public Comment
 - 7. Adjourn - 8:45PM

CPA Annual Public Hearing Thursday, July 23, 2026

Watertown-ma.gov/cpc

Recently Funded Projects



**Commander's Mansion
Building Exterior and
Elevator Modernization**

\$610,000



**Old Burying Ground
and Common Street
Cemetery Construction
Documents**

\$100,000



Willow Park Redevelopment

Additional \$2,000,000

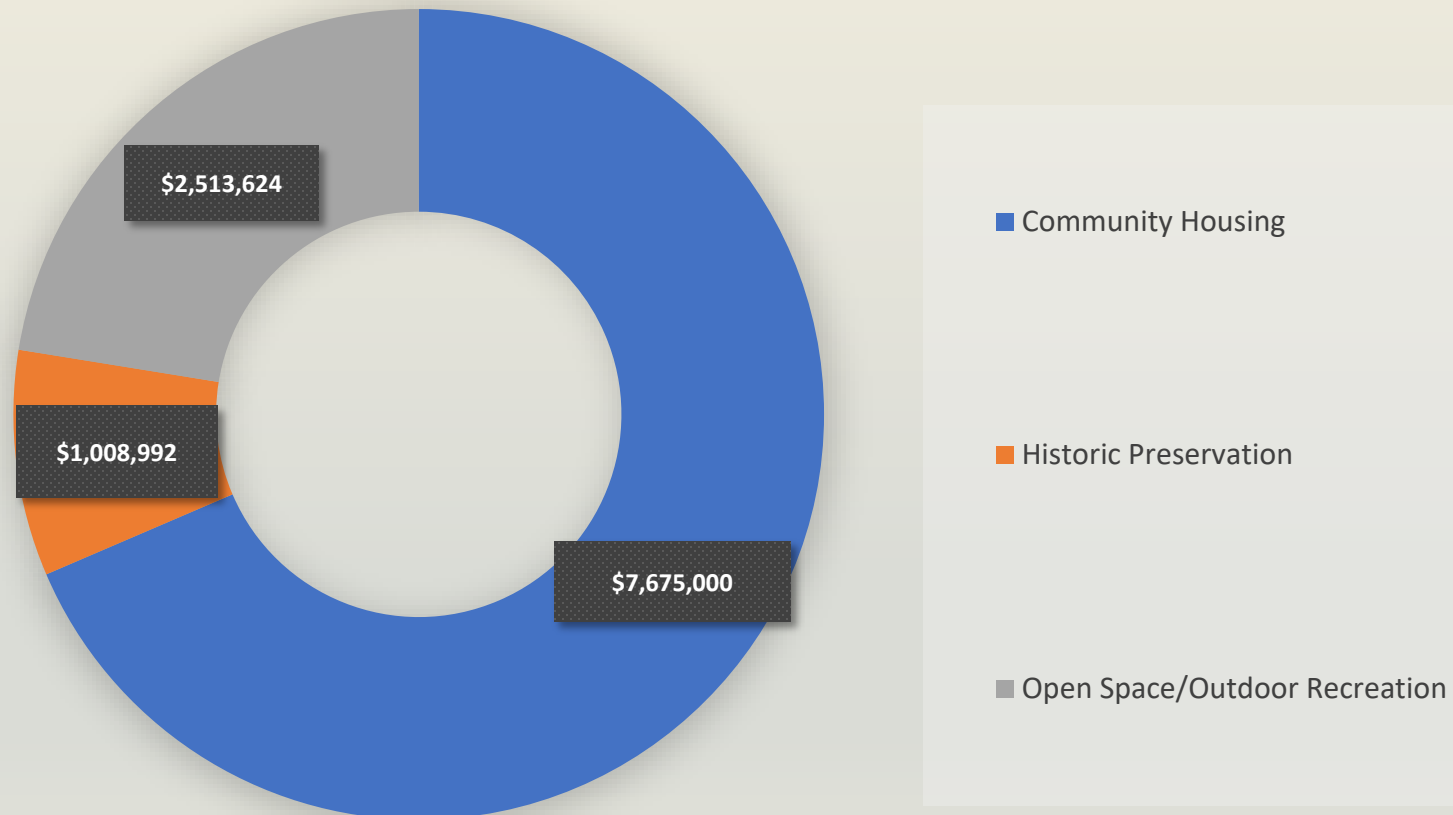


**103 Nichols Avenue Group
Home
Phase II – Construction**

\$1,500,000

CPA Funds Awarded to Date

Total Funds CPA Awarded by Category



CPA Category and Undesignated Reserves FY2027

Available for CPA Projects in 2027

Reserve	Balance as of June 1, 2026
Community Housing	\$0
Historic Preservation	\$1,699,637
Open Space/Outdoor Recreation	\$738,750
Undesignated*	\$1,463,125
Fund Balance*	\$15,931,191

***Available for projects in any CPA category**

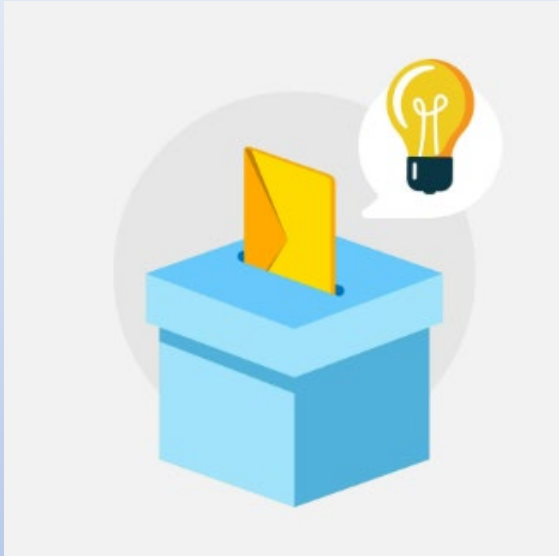
Looking Forward

Open Space/Outdoor Recreation	Affordable Housing	Historic Preservation
<i>Awaiting City Council Approval or Anticipated Application</i>	<i>Under Consideration</i>	<i>Anticipated Application</i>
Walker Pond Construction Documents	148 Waltham St. (city owned)	Browne House
Gore Estate Path Improvements and Community Gardens	Component of Watertown Yard (MBTA owned)	Commander's Mansion Landscape
	Redevelopment of Watertown Housing Authority Apartments	

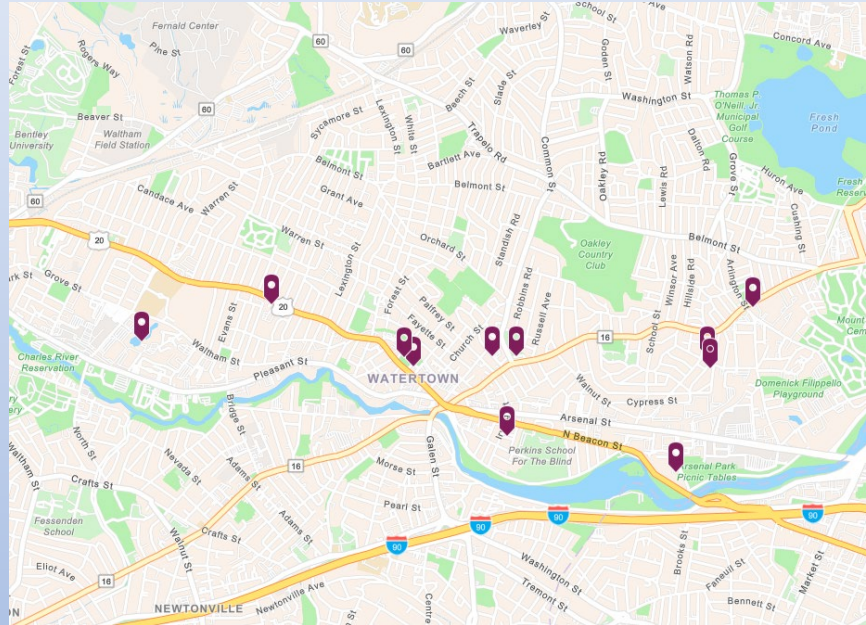
FY 2027 CPA Funding Round

Key Dates	
Project Eligibility Forms Due	July 27, 2026
Applicant Notification of Eligibility	August 27, 2026
CPA Funding Application	October 19, 2026
Project Presentations	January 21 / February 18, 2027

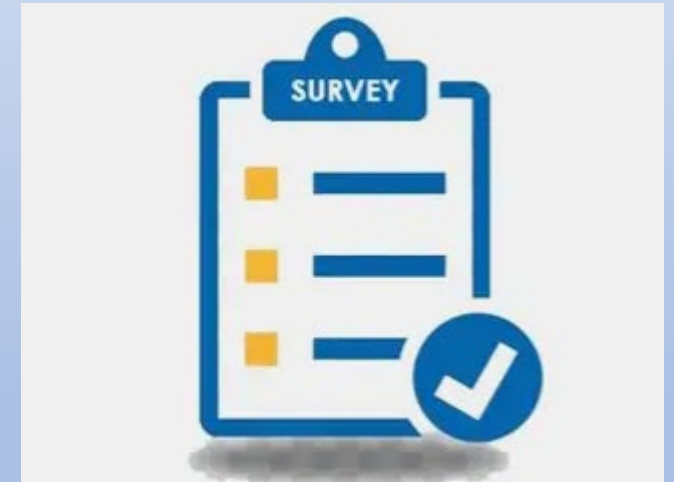
CPA Plan Update - Stay Tuned For Upcoming Activities



**Drop Boxes
Located Around
the City**



**Visit CPA Project
Sites**



Take a Community Survey



What is the Watertown CPA?

The Community Preservation Act (CPA) enables cities and towns in MA to raise and dedicate local funds for:

Open Space



Outdoor Recreation



Community Housing



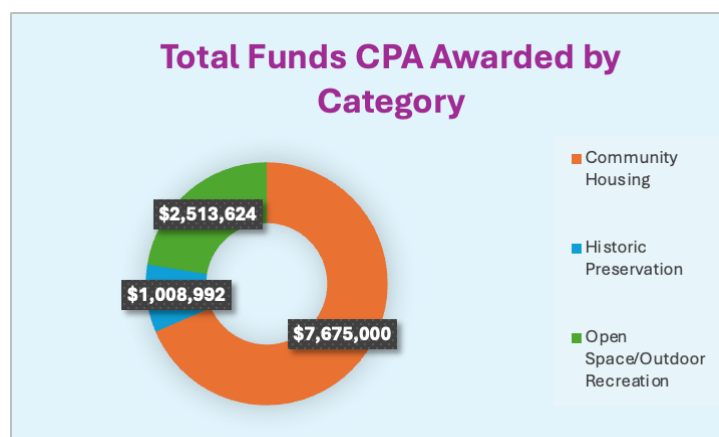
Historic Preservation



How did the CPA originate in Watertown?

On November 8, 2016, Watertown residents voted 60% / 40% to adopt the Community Preservation Act (CPA). CPA funds are raised through a 2% property tax surcharge on all real estate property tax bills, both residential and commercial, amounting to about \$3 million annually.

Our Impact in Numbers: Since the first CPA awards, the City Council appropriated a total of \$11,197,616 to CPA projects. The chart below shows the breakdown by CPA category.



What We've Funded

Recent CPA Projects

\$610,000

Awarded

Commander's Mansion Phase II – Building Exterior and Elevator Modernization: This project will address many of the building envelope deterioration and stormwater management issues identified in the Commander's Mansion Cultural Landscape Report and Exterior Building Assessment project and its subsequent report.

Old Burying Ground and Common Street Cemetery Phase II – Historic Preservation: The Department of Community Development and Planning will hire a landscape architect for the development of schematic drawings and construction documents for the Old Burying Ground and Common Street Cemeteries — oldest cemeteries in Watertown.

\$100,000

Awarded

\$6M

Awarded

Willow Park Redevelopment: Preservation of Affordable Housing (POAH) and the Watertown Housing Authority (WHA) received \$2 million to redevelop the Willow Park housing development. Half of the funds are to be for pre-development and the other half for construction. The city encumbered \$4 million in February of 2025.

103 Nichols Avenue Group Home Phase II

Construction: The Watertown Housing Authority (WHA) will build a 5-bedroom group home operated by Beaverbrook STEP for adults with developmental disabilities. The home will be all-electric, built with high energy efficiency materials and feature solar panels.

\$1.5M

Awarded

Watertown Community Preservation Program — Allowable Spending Purposes

Project Eligibility & Terms ¹	Open Space	Recreation	Community Housing	Historic Preservation
For further information go to: watertown-ma.gov/CPC	Land to protect: • existing and future well fields • aquifers and recharge areas • watershed land • agricultural land • grasslands • fields • forest land • fresh and salt marshes and other wetlands • ocean, river, stream, lake and pond frontage • beaches, dunes, and other coastal lands • lands to protect scenic vistas • land for wildlife or nature preserve • land for recreational use	Land for active or passive recreational use including but not limited to: • community gardens • trails • noncommercial youth and adult sports • use as a park, play-ground, or athletic field. <i>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure.</i>	Housing for low- and moderate-income individuals and families, including low- or moderate-income seniors age 60+: • Moderate Income is less than 100% of US HUD Area Wide Median (AMI). • Low Income is less than 80% of AMI.	Buildings, structures, vessels, real property, documents, or artifacts listed on the State Register of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture of Watertown.
ACQUIRE <i>Obtain by gift, purchase, devise, grant, rental, purchase, lease or otherwise.²</i>	YES	YES	YES	YES
CREATE <i>To bring into being or cause to exist.³</i>	YES	YES	YES	NO
PRESERVE <i>Protection of personal or real property from injury, harm, or destruction.</i>	YES	YES	YES	YES
REHABILITATE/ RESTORE <i>Capital improvements, or the making of extraordinary repairs for the purpose of making [a resource] functional for its intended use including but not limited to improvements to comply with ADA, MAAB⁴, and other federal, state, local regulations, or access codes or federal standards for historic properties.</i>	YES If acquired or created using CPA funds	YES	YES If acquired or created using CPA funds	YES
SUPPORT <i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to an entity that owns, operates, or manages such housing for the purpose of making housing affordable.</i>	NO	NO	YES	NO

¹This chart is adapted from versions created by the Department of Revenue and the Community Preservation Coalition:
community.preservation.org/allowable-uses

²Specifications for eminent domain can be found in MGL c.44B §.5(e)

³Seideman vs. City of Newton, 452 Mass. 472 (2008)

⁴ADA – Americans with Disabilities Act; MAAB – Massachusetts Architectural Access Board

Map of Watertown CPA Projects
(as of July 23, 2026)

