



Community Preservation Committee Meeting

Thursday, August 20, 2026 at 7:00 PM
149 Main Street, 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 August 20, 2026, at 7PM. Location: 149 Main Street, Lower Hearing Room
- B. The in-person meeting will also be recorded by WCATV (Watertown Cable Access Television) for later viewing: [WCA-TV | Watertown Cable Access Corp](#)
- 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. Acceptance of Minutes
 - A. 2026-6-25-Draft-CPC-Minutes
 - B. 2026-7-23-Draft-CPC-Minutes
 - 3. Chair Report
 - 4. Coordinator Update
 - A. CPA Projects Status and Financial Tracking
 - B. CPC Administrative Budget
 - 5. Vice Report - Public Hearing
 - 6. Committee Discussion
 - A. Project Eligibility Form Review
 - B. Administrative Funds Transfer
 - C. Community Preservation Coalition Membership Renewal
 - D. Public Hearing Comments and Amy Plovnick Summary
 - 7. Adjourn



Bob DiRico, Chair
Dennis J. Duff
Allison Eck
Allen Gallagher
Abigail Hammett
Marissa Mayo
Amy Plovnick
Marilyn Salvas
Matthew Walter

CITY OF WATERTOWN Community Preservation Committee

Minutes of CPC Meeting Thursday, June 25, 2026, at 7 PM held in hybrid format in the Lower Hearing Room of City Hall, 149 Main Street.

Committee Members Present: Bob DiRico, Chair; Dennis J. Duff; Allison Eck; Allen Gallagher; Marissa Mayo; Amy Plovnick; and Marilyn Salvas.

Absent: Abigail Hammett and Matt Walter

Others Joining: Lanae Handy, Community Preservation Coordinator

1. Call to Order

Bob DiRico called the meeting to order at 7:02 PM and noted it was being held in a hybrid format per the Governor's order suspending certain provisions of Open Meeting Law.

2. Acceptance of Minutes

A. 2026-5-21 Draft CPC Minutes

Motion: Dennis J. Duff moved to accept the 2026-5-21 CPC minutes as written and Allen Gallagher seconded the motion.

Vote: Marilyn Salvas, Allen Gallagher, Allison Eck, Marissa Mayo, Bob DiRico, Amy Plovnick, and Dennis J. Duff voted in favor.

3. Coordinator's Report

A. CPA Funds

Lanae reported the top-line CPA financial information. She noted there needed to be a correction in the budgeted reserve to reflect funds appropriated for community housing. As of June 1, 2026, there was \$4,641,098 in revenue with \$3.2 million generated from the surcharge plus the state match and interest. \$58,000 had been spent on administrative expenses. There is \$16 million in the fund balance that may be appropriated for a project in any category in the next fiscal year.

B. CPA Projects and Financial Tracking

Saltonstall is still in progress due to issues with the pavilion roof. Even with that portion of the project and signage to be done, it is still on track to return hundreds of thousands to the open space/outdoor recreation reserve.

Lanae reported that the Walker Pond recommendation went to the City Council and there was no word from the state about Willow Park project funding and no confirmation letter from CEDAC yet for 103 Nichols Avenue.

Lanae mentioned that she and Bob attended a kick-off meeting for the cemeteries project and a contract with Ray Dunetz is pending. She is awaiting an updated timeline from Chris Nixon for the Commander's Mansion project.

Lanae informed the CPC that she had a CPA clinic meeting with the Affordable Housing Trust staff and one with the Gore Estate's executive director. She is meeting with development staff from Historic New England about the Browne House next week. She will follow up with Noelle about a project to restore town documents in the Clerk's Office.

4. CPC Chair Election

Motion: Allen Gallagher nominated Marissa Mayo as chair and moved to elect Marissa Mayo to a one-year term beginning July 1st. Dennis Duff seconded the motion.

Vote: Marissa Mayo, Marilyn Salvas, Allen Gallagher, Dennis J. Duff, Allison Eck, Bob DiRico, and Amy Plovnick voted in favor.

Motion: Allen Gallagher nominated Allison Eck as Vice Chair and moved to elect Allison Eck to a one-year term beginning July 1st. Amy Plovnick seconded the motion.

Vote: Marilyn Salvas, Allen Gallagher, Allison Eck, Marissa Mayo, Bob DiRico, Amy Plovnick, and Dennis J. Duff voted in favor.

5. Committee Discussion

A. Draft 2026 CPA Annual Report

Allison suggested including when the first CPA awards were made how many years that represented.

Motion: Dennis J. Duff moved to accept the 2026 CPA Annual Report with the change suggested by Allison. Marissa Mayo seconded the motion.

Vote: Amy Plovnick, Allen Gallagher, Allison Eck, Marissa Mayo, Dennis J. Duff, Bob DiRico, and Marilyn Salvas voted in favor.

B. CPA Public Hearing Program

Lanae told the CPC about the community engagement and public education activities discussed by the engagement working group. They included social media posts featuring different CPA projects and a sign campaign. Signs would be posted at project site locations at times to obtain the most exposure such as: Saltonstall during the Farmer's Market and Summer Concert Series

Fowle House during 250 year celebration activities

During the discussions about the public hearing, Tyler asked what the CPC wanted to learn from breakout group participants to inform the prompts. Lanae proposed having three break groups (one representing each CPA category) meet for 10-15 mins and then have the participants switch to another group to allow engagement with each CPA category with a facilitator and notetaker.

Amy was interested in obtaining a sense of the community's priorities within each CPA category. The working group proposed having a general question and one targeted to a specific CPA area.

Lanae pointed out volunteers were needed to staff breakout groups and the following assignments were made.

Open Space - Bob, Marilyn and Dennis

Community Housing - Amy and Allen

Historic Preservation - Marissa and Allison

CPC members requested Lanae send more details about the breakout groups and public hearing as well as information to send to their email lists and groups.

6. Member Updates

Allen distributed handouts about the Housing Authorities activities and events, noting that WHA was awaiting sign-off to obtain FCF funding confirmation on 103 Nichols Avenue.

Marissa reported the open house at the Browne House was very successful. She pointed out all 100 flyers were distributed and the public was enthusiastic and encouraging of a Browne House application for CPA funds.

Dennis congratulated Marissa and Allison and appreciated Bob's six months of service.

7. Adjourn

Motion: Dennis J. Duff moved to adjourn, and Allison Eck seconded the motion.

Vote: Amy Plovnick, Marilyn Salvas, Allen Gallagher, Allison Eck, Marissa Mayo, Dennis J. Duff, and Bob DiRico voted in favor.

Adjournment: 7:55 PM

Attachments

1. [Draft 2026-5-21-CPC-Minutes](#)
2. [Draft 2026 CPC Annual Report](#)



Bob DiRico, Chair
Dennis J. Duff
Allison Eck
Allen Gallagher
Abigail Hammett
Marissa Mayo
Amy Plovnick
Marilyn Salvas
Matthew Walter

CITY OF WATERTOWN

Community Preservation Committee (CPC)

Minutes of CPC Public Hearing Thursday, July 23, 2026, at 7 PM held in hybrid format in the Watertown Bank Room of the Watertown Free Public Library, 123 Main Street.

Committee Members Present: Marissa Mayo, Chair; Allison Eck; Vice Chair; Dennis J. Duff; Allen Gallagher; Abigail Hammett; Amy Plovnick; Marilyn Salvas and Matt Walter.

Others Joining: Lanae Handy, Community Preservation Coordinator; Representative Steve Owens; Councilor Anthony Palomba; District Councilor Nicole Gardner; Joyce Kelly; Mary Canavan; Cliff Cook; Rita Colafella; Patrick Fairbairn; Jacky van Leeuwen; Hannah Rakoff; Dawn Slaven; Ilana Mainelli; Merle Kummer; Jon Bockian; Chuck Dickinson; Lynn Bratley; and Jamie Gordon.

1. Call to Order

Marissa Mayo called the hearing to order at 7:06 PM and noted it was being held in a hybrid format per the Governor's order suspending certain provisions of Open Meeting Law.

2. Introduction

Marissa introduced herself and requested Lanae to call the roll and asked Committee members to raise their hands when responding. Marissa let participants know what to expect and noted Councilors Palomba and Gardner were present.

Councilor Palomba made a statement about the community members who help Community Preservation Act (CPA) get passed by a 10,450 to 6,275 vote. He acknowledged the efforts of those who made the CPA program possible, including those present and those who were not. Councilor Palomba offered congratulations on the program's 10th anniversary.

3. CPA Presentation

Lanae presented highlights from the FY2026 CPA Annual Year End report that included the recently funded projects, topline financial information, anticipated

CPA projects and the FY2027 CPA Application schedule. The presentation and annual report are attached to these minutes.

4. Breakout Groups by CPA Category

Allison Eck oriented attendees about how the CPC process to gather input from the community concerning Watertown's needs and project ideas to inform the Committee's update of the 5-year plan. Upon being given some ground rules, attendees broke into groups by CPA category and responded to the following prompts:

- What is your impression of the impact of the Watertown CPA projects in the [insert CPA category here] category to date?
- What strikes you as a primary need or issue related to CPA projects in [insert CPA category here] in Watertown, and are there barriers to addressing this need?
- In the CPA category of [insert CPA category here], what are other communities doing that Watertown could learn from? Where do we excel compared to other communities?

After the first round of 10 minutes, participants rotated into a new category until three rounds were completed. Breakout group participant comments are attached to these minutes.

5. Open Public Comment

Marissa opened the public comment period. Councilor Palomba commented that he heard the desire for more CPA applications and acknowledged Lanae Handy was available to meet with anyone considering an application. To increase applications, he suggested offering meetings earlier in the spring before applications are due. Councilor Palomba encouraged committee members to have one-on-one meetings with potential applicants too.

There were no further comments.

6. Close Public Comment

The public comment period was closed at 8:27

Marissa reported that the historic table discussion centered on which types of projects were eligible. The CPC will be looking at opportunities to explain the application process such as a workshop well before eligibility forms are due. Participants cited particular buildings that might be renovated along with development of a historic resource inventory as opportunities and needs.

Audience members responded that there was confusion about what could be funded and suggested a volunteer mentor program and showcasing completed CPA projects to help generate ideas. Another suggestion was to provide the names of organizations that could provide assistance to applicants with preparation of their applications. Audience members also pointed out the need for professional partners to prepare the preliminary work of studies/assessments or drawings.

Abigail Hammett added that the challenge for community members who have a good idea is finding the appropriate applicant [potentially a private non-profit or municipal partner] to prepare the application and execute and/or manage the project. She added project proposals need to be fully thought out with budgets and plans of execution.

Another general process comment was made about the need for more information about CPA such as in the tax bill insert and What's Up Watertown during the year.

Dennis Duff reported that the open space/outdoor recreation groups identified pocket parks and improvements to Whitney Hill as opportunities. Participants also identified Sawins Pond in the East End of Watertown as a possible site for a CPA project. Dennis thought the city was looking into buying the property. Dennis added that a comment came up regarding recreation space for young adults, and he noted the city has done well in providing tot-lots and other playgrounds but there was not as much done for teenagers and young adults.

Amy Plovnick reported that in the housing breakout groups there were many comments about giving funds to the Affordable Housing Trust (AHT) and having a joint review process between the AHT and the CPC for housing project applications. Amy said commenters also cited putting affordable housing on city owned land or adding housing to new construction projects such as the senior center or library additions. Other commenters brought up the need for a variety of housing types, including housing for seniors, people with disabilities, and families as well as mixed-used projects. There was also a comment about the need for a homeless shelter.

7. Adjourn

Motion: Dennis J. Duff moved to adjourn, and Allison Eck seconded the motion.

Vote: Amy Plovnick, Marilyn Salvas, Allen Gallagher, Allison Eck, Marissa Mayo, Dennis J. Duff, and Matt Walter voted in favor.

Adjournment: 8:45 PM

Attachments

1. [2026 CPA Public Hearing Presentation](#)
2. [2026 CPC Annual Report](#)
3. [Breakout Group Participants' Comments by CPA Category](#)

Project	Saltonstall Park		40005-580503			
Awardee	DPW					
	Award Amount	Total PO's		Expended	Unspent	
	\$2,013,745	\$1,538,870		\$1,367,718	\$646,027	
PO Number	PO Amount	PO Vendor	Invoice	Date	Amount	Remaining PO
2504127	\$1,486,000	UEL	001-8-31-24	12/19/2024	\$337,060	\$1,148,940
			002-9-30-24	1/13/2025	\$97,466	\$1,051,474
			003-1-31-25	2/4/2025	\$98,586	\$952,888
			004-30-25	5/1/2025	\$88,500	\$864,388
			005-31-25	5/31/2025	\$124,377	\$740,012
			006-30-25	7/7/2025	\$182,806	\$557,206
			007-30-25	9/10/2025	\$182,712	\$374,494
			008-30-25	10/2/2025	\$60,000	\$314,494
			011-28-25	11/10/2025	\$67,468	\$307,025
			012-28-25	12/10/2025	\$76,249	\$238,244
			01-1-31-26	2/9/2026	\$17,528	\$220,717
2506020	\$50,545	MDLA	3010	4/2/2025	\$1,757	\$48,788
			3034	4/2/2025	\$2,744	\$46,044
			3069	4/7/2025	\$3,005	\$43,039
			3101	6/3/2025	\$1,974	\$41,065
			3173	7/2/2025	\$3,005	\$38,060
			3213	8/3/2025	\$4,773	\$33,287
			3283	10/4/2025	\$3,229	\$30,057
			3329	10/25/2025	\$1,167	\$28,890
			3597	6/2/2026	\$987	\$27,903
			3596	6/2/2026	\$7,500	\$20,403
			3636	7/1/2026	\$2,500	\$17,903
2701163	\$2,325	Carvicchio Greenhouses	3056528	5/30/2026	\$1,200	\$1,125

3062677	6/6/2026	\$1,125	\$0
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Watertown Community Preservation Fund

CPC ADMINISTRATIVE BUDGET FY2027

	Budget	Actual	Balance
Administrative Funds (5%)	\$ 197,200.00		\$ 197,200.00
Personnel Expenses	\$ 60,000.00		\$ 60,000.00
Services/Membership Fees/Marketing	\$ 20,000.00		\$ 20,000.00
Supplies	\$ 1,500.00	\$ -	\$ 1,500.00
Total Actual Expenditures		\$ -	

Purchased Services, Fees & Supplies Detail		ACTUAL
Total Services, Fees, Mktg & Supplies		
CP Coalition Membership (if renewed)	\$ 7,900.00	
Housing Consultant Encumbrance	\$ 4,995.00	
Marketing (Farmer's Market - Printing)		\$ 45.97
Boston Globe		\$ 1,217.00
Public Hearing Refreshments		\$ 155.00
Office Supplies (Engagement)		\$ 196.00
TOTAL	\$ 12,895.00	\$ 1,613.97

Record No: CPE-26-2

Community Preservation Project
Eligibility Form

Status: Active

Submitted On: 7/9/2026

Primary Location

149 Main Street
Watertown, MA 02472

Owner

No owner information

Applicant

 William Downie
 617-972-6417 ext. 12163
 wdownie@watertown-ma.gov
 149 Main Street
Department of Community
Development and Planning
Watertown, MA 02472

Application Contact Person

Name*

William Downie

Mailing Address*

149 Main Street Watertown, MA 02472

Phone Number*

617-972-6417 ext. 12163

Email Address*

wdownie@watertown-ma.gov

Project Information

Project Name*

Affordable Housing Site Acquisition and Pre-
Development Reserve

Applicant(s) Name/Organization*

Watertown Affordable Housing Trust

Applicant Type*

City Commission/Committee

Estimated CPA Fund Request (\$)*

530000

Total Budget Estimate (\$)*

530000

Is the property owner the applicant?*

No

South Middlesex Registry of Deeds book & page numbers of the most recent property deed, or the Certificate of Title number of registered property. For more information click [here](#).

Deed Registry Information/Book and Page

N/A

Project Eligibility

Open Space

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore - Open Space 

☐

Outdoor Recreation

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore

☐

Community Housing

Acquire

☒

Create

☒

Preserve

☐

Rehabilitate/Restore - Community Housing 

☐

Support

☐

Historic Preservation

Acquire

☐

Preserve

☐

Rehabilitate/Restore

☐

For historic properties, is the resource: *(Check all that apply and check designation at MHC-Macris.net.)*

deemed significant by the Watertown Historic Commission?

☐

in a local historic district?

☐

listed on the State Registry of Historic Places?

☐

listed on the National Historic Register?

☐

Have you reviewed Watertown's Community Preservation Plan and Application Manual?*

Yes

Have you attended a Watertown CPA Clinic or viewed an application workshop?*

Yes

Have you identified a project manager?*

Yes

Is the project on City-owned property?*

No

Project Manager Information

Project Manager Name

William Downie

Company Name

City of Watertown

Phone

617-972-6417 ext. 12163

Email

wdownie@watertown-ma.gov

Project Narratives

Project Summary* 

The Watertown Affordable Housing Trust (the "Trust") would apply for \$530,000 to create a reserve to be held by the Trust sufficient to help an affordable developer(s) obtain site control and do pre-development work to advance an affordable housing project(s). The Trust's application will define affordable housing so that it matches the statutory definition in the Community Preservation Act ("CPA").

Such a reserve would allow an affordable developer to obtain site control with confidence that its due diligence and initial pre-development work can be supported with local funds. The Trust proposal will include proposed terms that allow the Community Preservation Committee ("CPC") to meet its obligations as statutory steward for CPA funds.

Additional details are provided in the Outline for Proposal submitted to and approved by the Trust attached to this application.

Public Benefit*

The Trust proposes to use its expertise and procedural flexibility to facilitate affordable housing development prior to the CPC's direct involvement. CPA funds would enable the Trust to use its nimbleness to take advantage of market opportunities that may arise. With these funds, the Trust could expeditiously decide to support site acquisition and initial pre-development work by an affordable developer. Such support would make affordable developers more competitive in acquiring sites, as they often do not have the same access to ready capital as market-rate developers. Pre-development funding will allow affordable developers to prepare more complete materials for the CPC's review during further funding requests. This approach will increase the likelihood that: 1) an affordable developer will acquire a site in Watertown, and 2) the CPC receives strong affordable housing applications for CPA funds. The public will benefit from the increased likelihood that new affordable housing will be built in Watertown.

Status*

This is a forward-looking proposal that can only be implemented with funding approval and execution of a memorandum of understanding. No site has been identified.

Attachments



Please attach any items that will aid in the review of eligibility such as photos, plans, or reports.

FINAL Outline for CPC funding application.pdf

Uploaded by William Downie on Jul 8, 2026 at 9:31 AM

OUTLINE FOR CPC FUNDING APPLICATION

May 2026

Below is a proposed outline for a funding application to the Watertown Community Preservation Committee (CPC) to create an “affordable housing site control and pre-development reserve” at the Watertown Affordable Housing Trust (the “Trust”) funded by Community Preservation Act (CPA) Funds.

Summary

The Trust should request \$530,000 to create a reserve to be held by the Trust sufficient to support affordable developers obtain site control and do the pre-development work necessary for a strong CPC application for an affordable housing development in the City. Such a reserve would allow an affordable developer to sign a site control agreement with confidence that its due diligence and initial pre-development work can be supported with local funds. The proposal should include terms that allow the CPC to meet its obligations as statutory steward of CPA funds.

Rationale for Proposal

The Trust has been actively looking for a site to support a new affordable housing development since May 2023. In November 2023, the City entered into “on call” contracts with two architectural firms and one environmental firm to help the Trust evaluate potential sites. City staff has discussed acquisition with multiple property owners (or their representatives), with several discussions involving affordable developers potentially interested in the identified sites.

Site acquisition has been challenging for several reasons. Many owners have stated their interest in preserving present uses or selling/redeveloping the site for commercial purposes in the future. Owners have also indicated their reluctance to enter into a process that involves uncertainty and patience, or have valued the property differently than the City. While many of these factors are beyond the City’s control, having the proposed reserve can improve our position.

There are three typical scenarios for an affordable developer to obtain site control:

- “Buy” scenario: the developer enters into a purchase/sale agreement, with a short due diligence period (60-90 days is typical), then buy or pass on the property.
- “Patient seller” scenario: the developer enters into a long term option agreement, with due diligence, permitting and funding contingencies that can stretch for two to three years. Such an owner is typically a public or mission-driven entity willing to hold the property and take the risk that nothing happens, all with modest compensation.
- “Short lease” scenario: the developer enters into a shorter term option agreement, with contingencies that stretch six to nine months. The developer must then decide whether to take the risk of buying the property without permitting and/or full funding.

The Trust's proposal can help with all three scenarios, but is particularly designed for the third, and most likely, scenario.¹ For affordable developers, knowing that they will have public funding to help support the site control and pre-development spending during the contingency period substantially reduces their risk. It also allows them to agree to shorter contingency periods, increasing the likelihood of a deal.

Locating this reserve at the Trust would make the City more "nimble" in its ability to act on opportunities presented in the real estate market.

Cost of obtaining site control

The proposal would assume that an approximately \$50,000 refundable deposit will be necessary to enter into an option agreement under the "short leash" scenario. This deposit is designed to hold the property for 60 to 90 days to allow an initial environmental and title investigation. At the end of this due diligence period, the developer should be able to walk away from the agreement or extend site control. The proposal would assume this extension will allow site control for a further 120 to 180 days and require an additional payment in the range of \$150,000-\$200,000. At this point, the proposal would assume that the deposit and extension payments are non-refundable (and a credit to the purchase price at closing). For purposes of this application, the assumed cost of site control is \$250,000.

Projecting necessary pre-development costs²

The proposal would assume preliminary pre-development activities are undertaken during the 60-90 day due diligence period, including the following (all costs are approximate):

- Environmental investigation (\$7,500)
- Title investigation (\$2,500)
- Additional environmental investigation (if necessary) and/or architectural design costs (up to \$10,000)³

In the event the deal continues to progress, the proposal would assume additional pre-development activities are undertaken after an extension and before a full CPA funding application, including the following (all costs are approximate):

- Deeper environmental review (\$15,000)
- Appraisal (\$20,000)

¹ This scenario is most likely because few Watertown sites are owned by a public or mission-driven entity.

² All the pre-development costs discussed here would be "out of pocket," i.e. paid to third-party professionals, and not the developer's staff time.

³ The proposal would assume that the developer has come to the Trust with a schematic site plan projecting the unit yield and ability to park the site.

- Architectural and engineering work, including survey, stormwater study, preliminary site and building design plans (\$200,000)
- Zoning assessment and permitting application preparation, including meetings between counsel and city staff and at least one community meeting (\$25,000)

These pre-development activities (totaling \$280,000) would be calculated to advance the project far enough down the permitting path so that the developer and the CPC would have confidence in the project's ability to obtain the necessary governmental approvals. This pre-development work is also necessary to provide the CPC with a strong application to support the proposed development.

Other key elements of proposal

The proposal would provide additional detail on the following:

- The Trust's process for considering site control/pre-development funding requests
- Factors the Trust is likely to consider when making its funding decisions
- Information sharing between the Trust and the CPC during any period where the Trust is using executive sessions to protect confidential information
- The Trust's periodic reporting to the CPC on the status of the affordable housing site control and pre-development reserve
- Disposition of the funds after three years

Next Steps

Assuming the Trust authorizes a proposal, staff will work with the Chair to prepare and submit a project eligibility form (considered on a rolling basis) and, if eligibility is approved, a full application in the FY27 funding application cycle.

Record No: CPE-26-3Community Preservation Project
Eligibility Form

Status: Active

Submitted On: 7/21/2026

Primary Location

42.372391, -71.207257

Owner

No owner information

Applicant Gavin Kleespies
 781-894-2798 ext. 15
 gavinkleespies@goreplace.org
 Gore Place
52 Gore Street
Waltham, MA 02453

Application Contact Person**Name***

Gavin Kleespies

Mailing Address*

52 Gore Stree

Phone Number*

781-8942798

Email Address*gavinkleespies@goreplace.org

Project Information**Project Name***

Planning Access to the Eastern 10 Acres

Applicant(s) Name/Organization*

Gore Place Society

Applicant Type*

Non-Profit

Estimated CPA Fund Request (\$)*

20000

Total Budget Estimate (\$)*

30000

Is the property owner the applicant?*

Yes

South Middlesex Registry of Deeds book & page numbers of the most recent property deed, or the Certificate of Title number of registered property. For more information click [here](#).

Deed Registry Information/Book and Page

Book 262 Page 229

Project Eligibility**Open Space**

Acquire

☐

Create

☐

Preserve

☒

Rehabilitate/Restore - Open Space 

☐

Outdoor Recreation

Acquire

☐

Create

☐

Preserve

☒

Rehabilitate/Restore

☒

Community Housing

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore - Community Housing 

☐

Support

☐

Historic Preservation

Acquire

☐

Preserve

☐

Rehabilitate/Restore

☐

If an open space project, was the property acquired or created with CPA funds?*

No

For historic properties, is the resource: *(Check all that apply and check designation at MHC-Macris.net.)*

deemed significant by the Watertown Historic Commission?

☐

in a local historic district?

☐

listed on the State Registry of Historic Places?

☐

listed on the National Historic Register?

☐

Have you reviewed Watertown's Community Preservation Plan and Application Manual?*

Yes

Have you attended a Watertown CPA Clinic or viewed an application workshop?*

Yes

Have you identified a project manager?*

Yes

Is the project on City-owned property?*

No

Project Manager Information

Project Manager Name

Gavin Kleespies

Company Name

Gore Place

Phone

781-894-2798

Email

gavinkleespies@goreplace.org

Project Narratives

Project Summary* 

Gore Place would like to hire a landscape architect to help us plan for the use of the easternmost 10 acres of our property. We would like to explore the possibility of using the northern portion of the 10 acres for an orchard and new pathways for public use and the southern portion as pasture land for sheep as well as an agrivoltaics installation. We would like the plan to include pathways throughout the property and a new gate along the northern edge that would allow access to the parcel from Main Street near Edward Road. The plans will also include a bridge over a small stream to allow sheep to travel from our barns to the new pasture in the eastern 10 acres.

Public Benefit* 

These plans will allow us to create a new north-south passage way through our property that will be open to the public. This north-south passageway will create a green passage for residents living north of Main Street providing access to the Watertown city project to develop the land around Walker Pond. Residents north of Main Street will also gain access to the pathways along the Charles River

Status* 

We are in the process of developing the Agrivoltaics portion of the project and have hosted one community meeting to introduce this project to neighbors within 500 feet of the site. We have two walk throughs for abutters planned for August. We have also met multiple times with the City of Watertown's Planning Department.

Attachments



Please attach any items that will aid in the review of eligibility such as photos, plans, or reports.

Public Land Use presentation.pdf

Uploaded by Gavin Kleespies on Jul 17, 2026 at 5:24 PM

Land Use at Gore Place

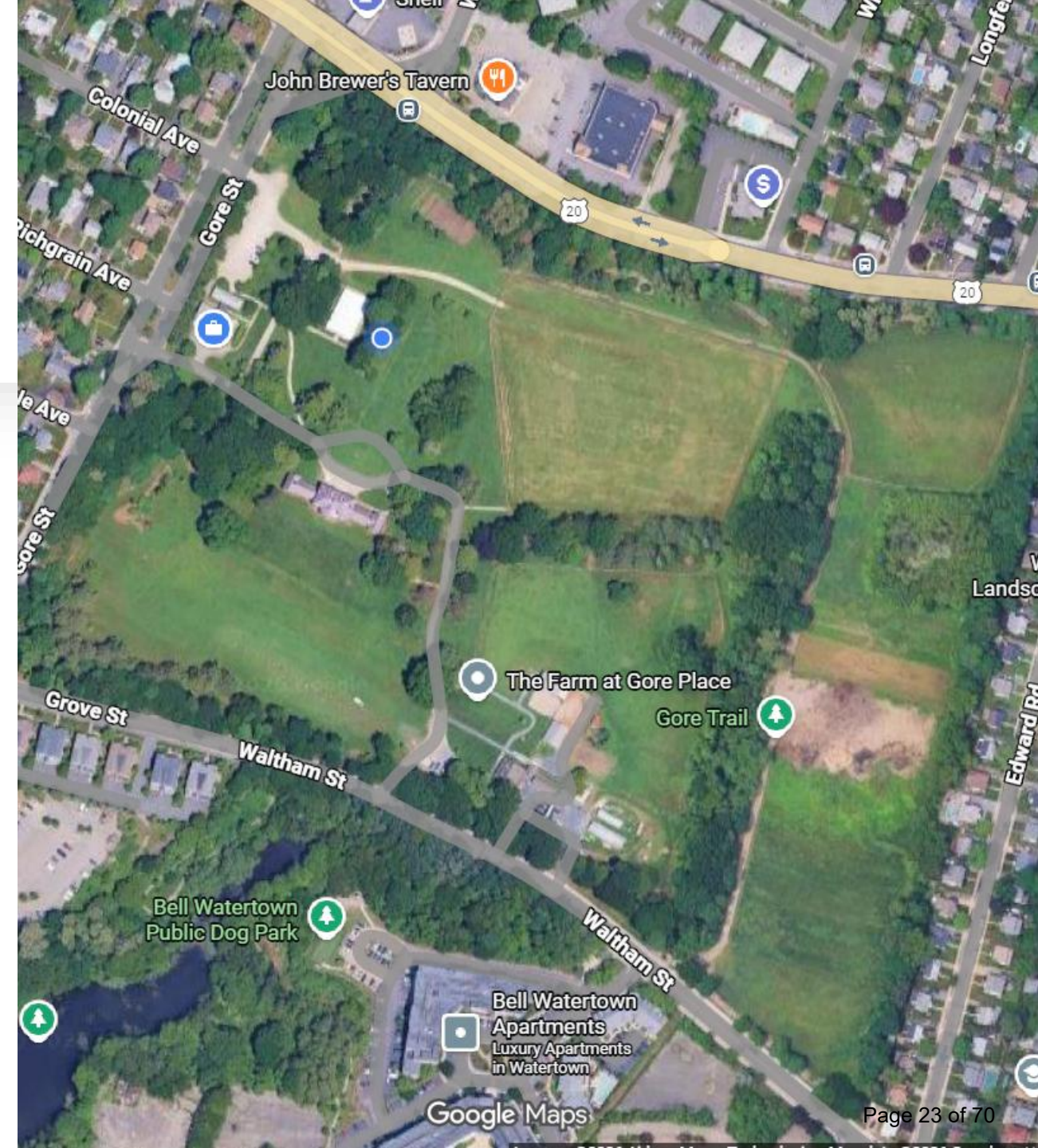
2026



Our Property

Roughly 50 acres

Partially in Waltham and partially in
Watertown





The Easternmost 10

- This piece of the property is divided from the rest of the estate by a stream. The stream is underground at the northern tip.
- Trees and foliage lining the stream mean that this part of the property is not visible from the Mansion or Carriage House.
- A vernal pool has formed that is now recognized as a wetland by the state. Foliage around this wetland partially block the view of the southern 2/3 of the parcel from Main Street.
- This 10 acres was never owned by Christopher Gore.

View from Waltham Street



View from Main Street



What has this land been used for?

- 30 years ago, it was leased to a farmer who grew corn and peas.
- It was briefly farmed by the Gore Place staff, but it was too labor intensive and the cost far outweighed the revenue.
- It has been leased to a couple of different groups, most colorfully, a trapeze school.
- For years, it has been used as a green waste dumping ground. For a good number of years, we allowed a landscape company to dump material here in exchange for them helping us grind our waste. We were not paid by this company.

A taskforce was formed

In 2025, at the suggestion of Gore Place's strategic planning team, a task force was formed to explore possible uses of this piece of land. The taskforce was asked to make recommendations that will fulfill a selection of the following goals:

- Expanding the interpretation of the site
- Increasing revenue from a new income stream
- Supplementing the operations of the farm
- Engaging with neighboring communities





Options we have looked into

- Sell the land
- Lease it as a green waste site
- Lease it to a farmer
- Farm the land ourselves
- Lease it to a community garden group
- Large scale solar panel installation
- Mixed use pasture, solar panels, and orchard

Sell the land

- Pros
 - This could give us substantial funds to be added to our investments
- Cons
 - This could not be reversed
 - The land is zoned as conservation land. This would probably mean that the price you could sell the land for would be reduced.

Lease it as a green waste site

Taskforce members spoke with the owner of a local landscaping company who was interested in leasing a portion of the land.

- Pros

- This could generate quite a bit of revenue
- We would likely be able to have our waste ground up as well
- This would be allowed under the current zoning for the parcel

- Cons

- This would be very invasive with large trucks and machines operating 5 or 6 days a week from early in the morning
- This could have an adverse effect on our relations with neighbors
- We would likely need a new curb cut and getting that approved might be difficult if there was opposition from the city or the neighbors

Lease it to a farmer

Taskforce members spoke with a local farmer about farm leases.

- Pros
 - This would be mission aligned for Gore Place
 - There might be farmers who would be interested
- Cons
 - The going rate for farm leases is \$160 per acre per year
 - There is no infrastructure on the parcel, i.e. there is no water and no power.

Farm the land ourselves

- Pros

- This would be mission aligned for Gore Place

- Cons

- There is no infrastructure on the parcel, i.e. there is no water and no power. This would likely have to be installed at Gore Place's cost.
 - Our current staff does not have the capacity to take this on, so we would either need to hire more staff or reduce other operations
 - The soil in much of the parcel is not rich and has many rocks, so it would require years of building up the soil for the parcel to be really productive
 - Based on past experience, crop farming at Gore Place was a financial loss

Lease it to a community garden group

Taskforce members spoke with Watertown Community Gardens.

- Pros

- This would be mission aligned
- This could create good will with Watertown residents
- This could lead to increased engagement with the property

- Cons

- There would be no income to Gore Place
- The soil is not rich, and the rabbits and groundhogs will eat most vegetables, so raised bed gardens would be required
- There would need to be fencing or other security measures to avoid theft
- There is no infrastructure on the parcel, i.e. there is no water and no power.

It may be worth trying to find another location on the property where we could partner with this group.

Large scale solar panel installation

Taskforce members spoke with a solar power company

- Pros
 - This could generate significant income
- Cons
 - They have a 15 acre minimum for projects, so this would change the historic character of the estate

Mixed use pasture, solar panels, and orchard

Taskforce members spoke with Hyperion Solar and city planners from the City of Watertown.

- Pros

- Using an agrivoltaics system, we would be able to use the land for both pasture for our sheep and solar power (the sheep would graze under the panels)
- This would be a lease agreement that would generate income for Gore Place
- Hyperion would own, maintain, and operate the solar panels
- At the end of the lease, Hyperion would remove the equipment and return the land to its original condition
- This installation would only cover about 3.5 acres, so we could use the rest of the land for other activities
- None of the panels would be visible from the Mansion or Carriage House and there would be only minimal visibility from Main Street
- Christopher Gore was interested in technical improvements in farming; this is in keeping with his values

Mixed use pasture, solar panels, and orchard

Continued

- Cons

- The solar panels will be clearly anachronistic
- For the land to be easily grazed by our sheep, we will need to build a bridge over the stream, which will require going through a permitting process.
- The panels and pasture will have to be inside a fence, so it will block the current pathway through the property, so we would need to build a new pathway



More about Agrivoltaics

- There are multiple examples of agrivoltaics in Massachusetts
- This is increasingly popular among farmers, including the farmer we spoke to

Photo of a Hyperion agrivoltaics installation with sheep



Photos of Hyperion agrivoltaics installations

Concept of project

- An orchard at the northeast corner, which will supplement the operations of the farm without need for additional staff
- A new pathway that goes around the pasture/solar panels, which can be planted with screening vegetation
- A new gate that would allow for north south travel, which will engage our neighbors and expand the use of the site

Not seen

- A bridge over the stream to allow the sheep to cross to the new pasture



New Connections

- We would like our new pathways and gate to help create a north-south connection for the neighborhoods north of Main Street to Walker Pond and the Charles River.
- We are also speaking with Watertown Community Gardens about creating a garden space behind our barns





**Record No: CPE-
26-4**

Community Preservation
Project Eligibility Form

Status: Active

Submitted On: 7/26/2026

Primary Location

42.371755, -71.211574

Owner

No owner information

Applicant

 Lori Shapiro
 770-713-1871
 lori.r.shapiro@gmail.com
 34 EDWARD RD
WATERTOWN, MA 02472

Application Contact Person

Name*

Lori Shapiro

Mailing Address*

34 Edward Road

Phone Number*

770-713-1871

Email Address*

Lori.r.shapiro@gmail.com

Project Information

Project Name*

Gore Place Community Garden

Applicant(s) Name/Organization*

Watertown Community Gardens

Applicant Type*

Non-Profit

Estimated CPA Fund Request (\$)*

22000

Total Budget Estimate (\$)*

22000

Is the property owner the applicant?*

No

South Middlesex Registry of Deeds book & page numbers of the most recent property deed, or the Certificate of Title number of registered property. For more information click [here](#).

00262/229

Project Eligibility

Open Space

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore - Open Space 

☐

Outdoor Recreation

Acquire

☐

Create

☒

Preserve

☐

Rehabilitate/Restore

☐

Community Housing

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore - Community Housing ?

☐

Support

☐

Historic Preservation

Acquire

☐

Preserve

☐

Rehabilitate/Restore

☐

If an open space project, was the property
acquired or created with CPA funds?*



No

For historic properties, is the resource: *(Check all that apply and check designation at MHC-Macris.net.)*

deemed significant by the Watertown Historic
Commission?

☐

in a local historic district?

☐

listed on the State Registry of Historic Places?

☐

listed on the National Historic Register?

☐

Have you reviewed Watertown's Community
Preservation Plan and Application Manual?*

Yes

Have you attended a Watertown CPA Clinic or
viewed an application workshop?*

Yes

Have you identified a project manager?*

Yes

Is the project on City-owned property?*

No

Project Manager Information

Project Manager Name

Lori Shapiro

Company Name

Watertown Community Gardens

Phone

770-713-1871

Email

Lori.r.shapiro@gmail.com

Project Narratives

Project Summary* 

We propose to establish a community garden with 25-35 garden plots in a currently unused section of Gore Place property. This will rejuvenate the agricultural heritage of the site while also facilitating more Watertown residents growing their own produce and flowers in a supportive community environment. The request is for funds for both the design and construction of the community garden, including landscape architect drawings, materials (fencing, raised bed materials, etc.) and installation costs.

Public Benefit* 

There are about 200 people on WCG's waitlist for a community garden plot. This would allow over 10% of our list to start gardening and growing their own local, sustainable, organic food. The public garden will also help preserve and rehabilitate Gore Place's agricultural heritage, and involve the community in again using this historic land to produce delicious food

Status* ?

Multiple meetings have been held with WCG and Gore Place leadership. Both organizations are enthusiastic to proceed and optimistically hope to have the gardens open for the 2027 growing season. We have agreed on the site location and are collaborating on the MOU for Watertown Community Gardens to develop and operate the site. At this point, all we need is funding to pay for the landscape design and garden installation.

Attachments



Community Gardens at Gore Place - screenshots and concepts (1).pptx

Community Gardens at Gore Place - screenshots and concepts (1).pptx

Uploaded by Lori Shapiro on Jul 26, 2026 at 12:40 PM

Community gardens at Gore Place

Screenshots and Concepts



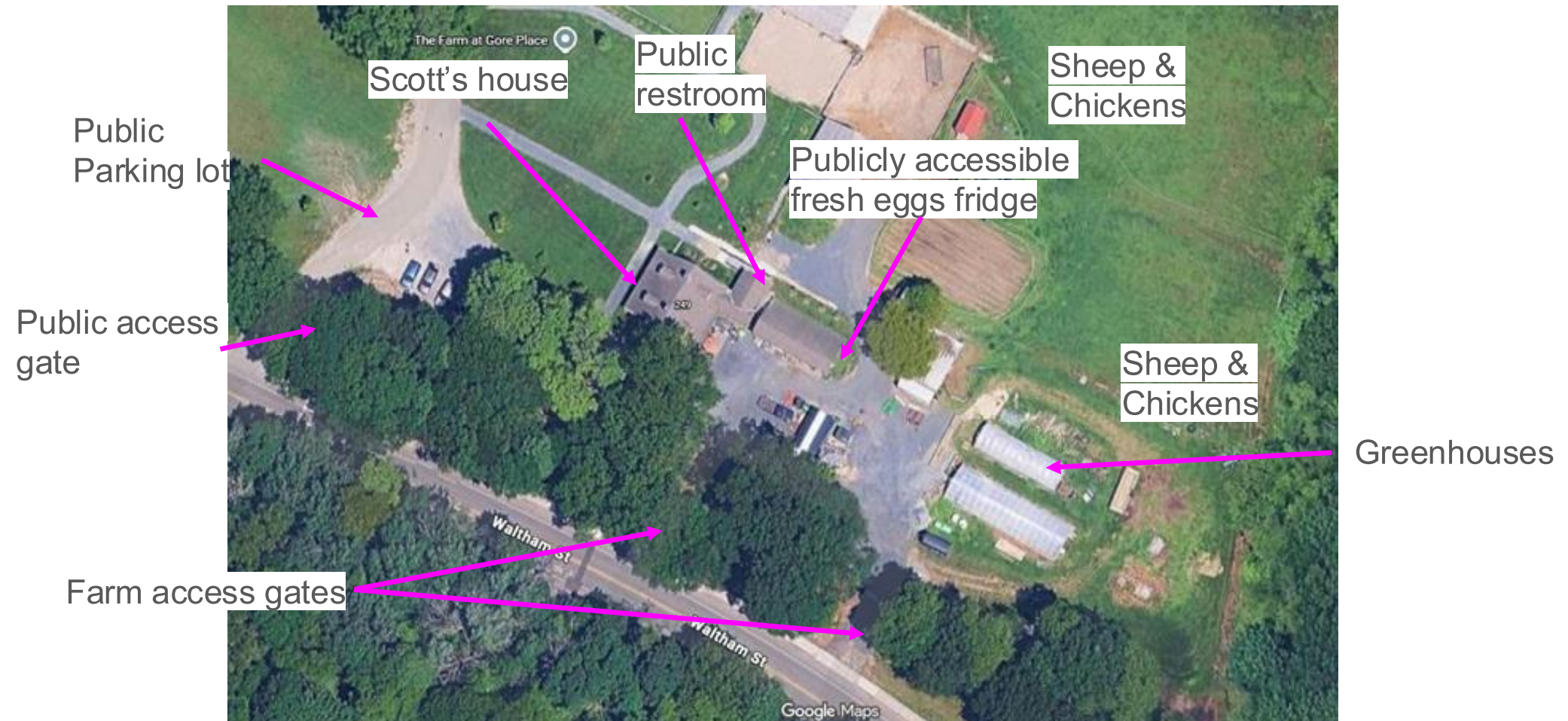
Background: Gore Place Property

Waltham-Watertown border cuts through

Gore Place is a 50-acre country estate in the city, a grand Mansion steeped in history, a working farm, and an invaluable community resource.

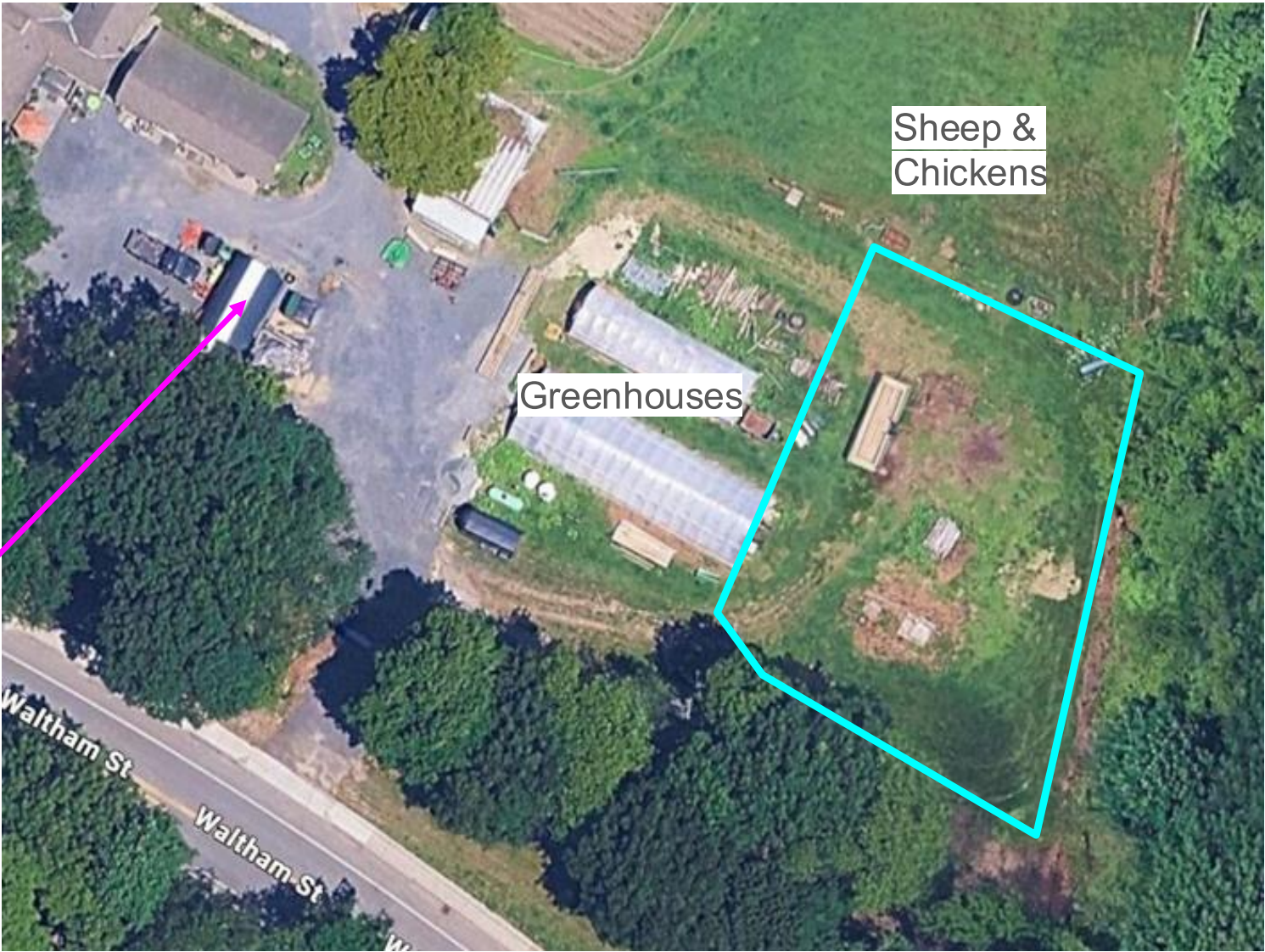


The Farm area



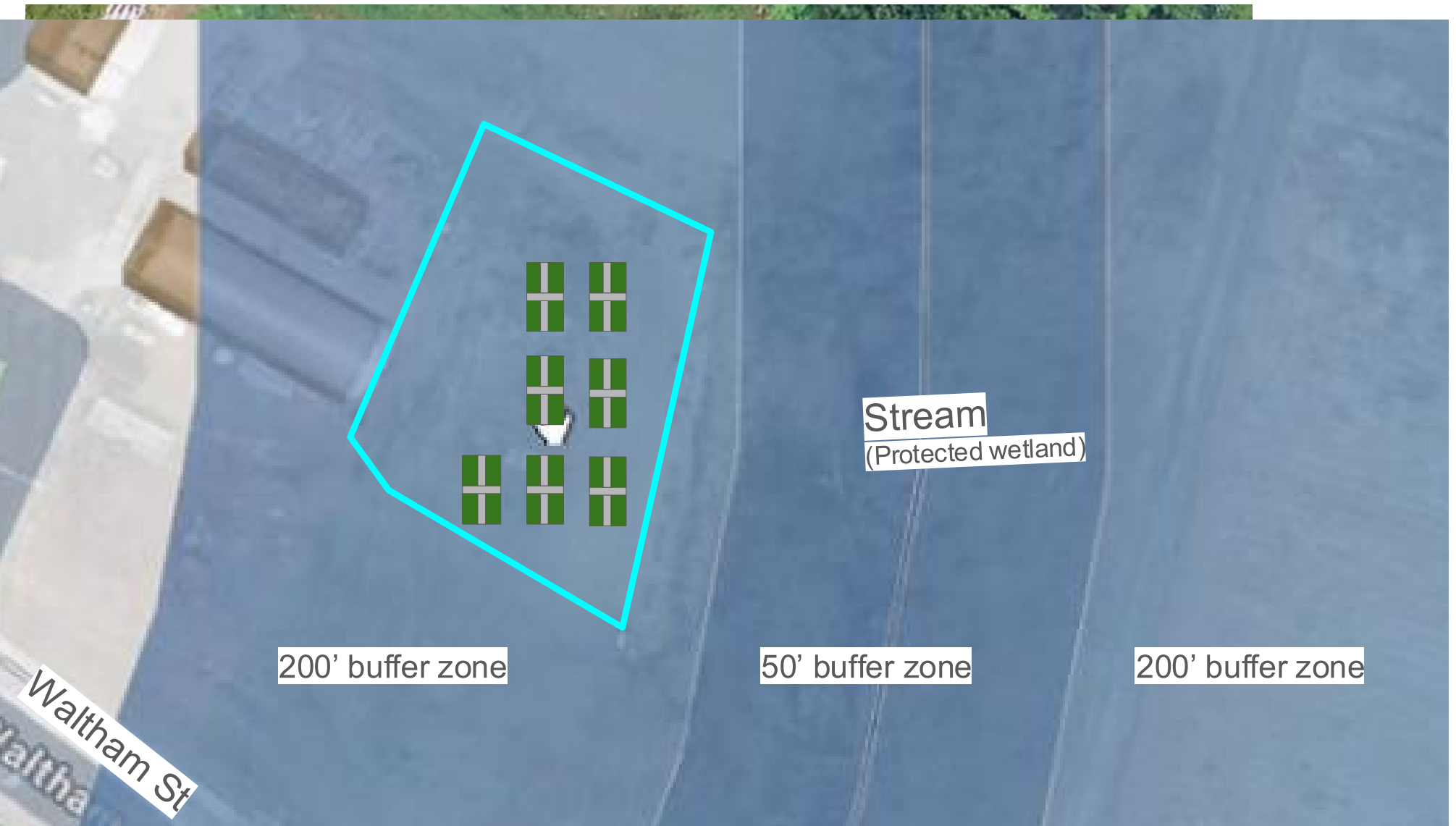
Possible footprint of
community gardens

Possible pole barn
location





28x garden beds, each 4x8'
4' walkways between clusters of 4 beds
Space for additional accessible beds and
communal beds on perimeter



Basic details for Community Garden

Quantities and types of garden beds

- (28) 4x10' raised beds (12")
- (4) 32" standing beds
- (5) accessible 32" 'pods'

Perimeter areas may include pollinator, food donation, berry, container, herb, children's, or other gardens

Water access: 2 or more hose spigots

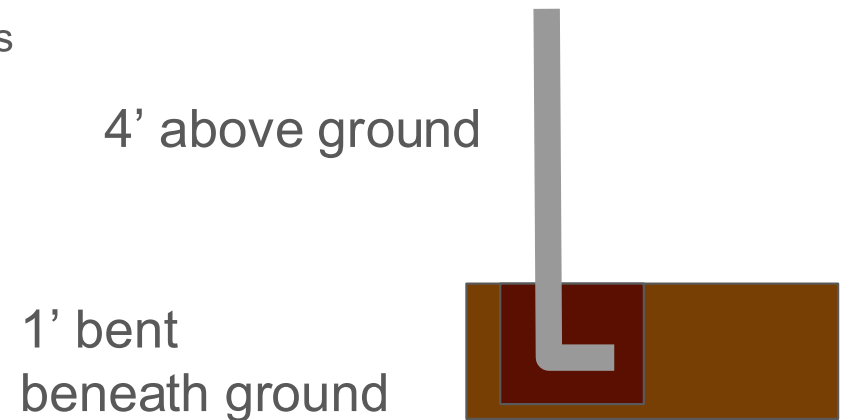
Paths: wood chips and/or stone dust for ADA compliance

All garden plots should have hardware cloth laid beneath to prevent tunneling animals, such as rats

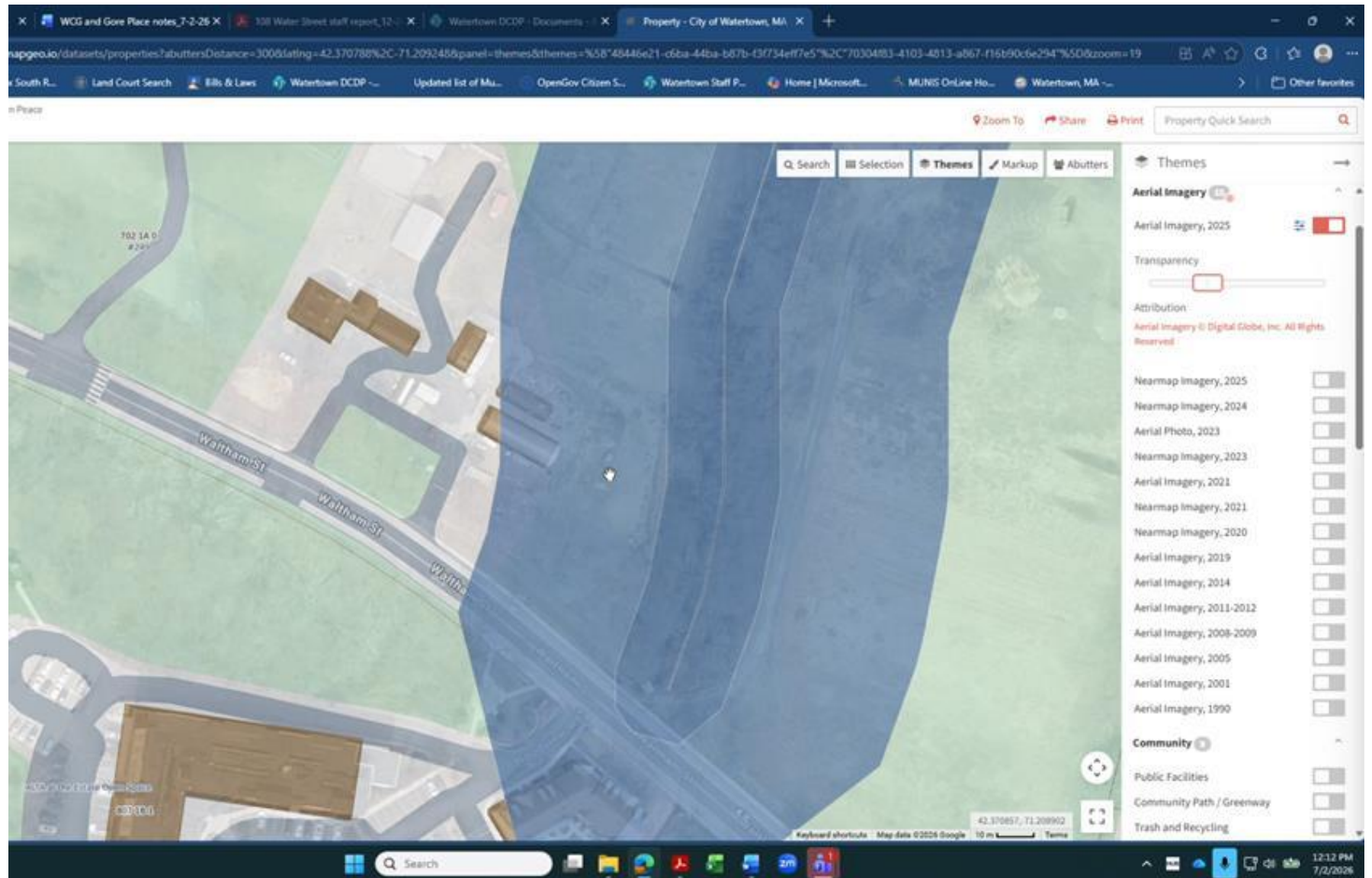
Basic details for Community Garden

Fencing

- Trenched 12" (approx), bent into right angle
 - To prevent groundhogs and other tunneling pests
- 2 gates



Extra slides





Record No: CPE-26-5

Community Preservation Project
Eligibility Form

Status: Active
Submitted On: 8/6/2026

Primary Location

108 WATER STREET
WATERTOWN, MA 02472

Owner

FARBRO REALTY LIMITED
ADAMS ST 120 NEWTON, MA 02460-
0003

Applicant

 Sharone Small
617-465-2433
 sharone@metrowestcd.org
 79-B Chapel Street
Newton, MA 02458

Application Contact Person

Name*

Sharone Small

Mailing Address*

79-B Chapel Street, Newton, MA 02458

Phone Number*

(617) 465-2433

Email Address*

sharone@metrowestcd.org

Project Information

Project Name*

108 Water Street

Applicant(s) Name/Organization*

Metro West Collaborative Development

Applicant Type*

Non-Profit

Estimated CPA Fund Request (\$)*

6000000

Total Budget Estimate (\$)*

350000000

Is the property owner the applicant?* 

No

South Middlesex Registry of Deeds book & page numbers of the most recent property deed, or the Certificate of Title number of registered property. For more information click here.

Deed Registry Information/Book and Page 

Book 26032 Page 267

Project Eligibility

Open Space

Acquire ☐

Create ☐

Preserve ☐

Rehabilitate/Restore - Open Space  ☐

Outdoor Recreation

Acquire ☐

Create ☐

Preserve ☐

Rehabilitate/Restore ☐

Community Housing

Acquire ☒

Create ☒

Preserve ☐

Rehabilitate/Restore - Community Housing  ☐

Support ☐

Historic Preservation

Acquire ☐

Preserve ☐

Rehabilitate/Restore ☐

For historic properties, is the resource: *(Check all that apply and check designation at MHC-Macris.net.)*

deemed significant by the Watertown Historic Commission? ☐

in a local historic district? ☐

Listed on the State Registry of Historic Places?

☐

Listed on the National Historic Register?

☐

Have you reviewed Watertown's Community Preservation Plan and Application Manual?*

Yes

Have you attended a Watertown CPA Clinic or viewed an application workshop?*

No

Have you identified a project manager?*

Yes

Is the project on City-owned property?*

No

Project Manager Information

Project Manager Name

Sharone Small

Company Name

Metro West Collaborative Development

Phone

(617) 465-2433

Email

sharone@metrowestcd.org

Project Narratives

Project Summary* 

Metro West Collaborative Development is requesting \$6,000,000 in Community Preservation Act funding from the Watertown CPC to assist in the acquisition and creation of 108 Water Street, a development of approximately 49 permanently affordable apartments for households earning 30% - 80% of Area Median Income (AMI). The development would qualify as acquisition and creation of Community Housing for low-income individuals and families as a CPA Allowable Spending Purpose.

The site at 108 Water Street is a 19,335 square foot site between Galen Street and Nonantum Road with an existing office building constructed in 1963. In December 2025, the City of Watertown Zoning Board of Appeals issued a Special Permit to a for-profit development group to build 52 apartments in a new multifamily building on the site, including 8 affordable units. Since then, the for-profit group has been unable to proceed with their development plans.

The site at 108 Water Street is now for sale, and Metro West CD proposes to buy the site, assume the permit, and construct the planned development as affordable rental apartments. Metro West CD will assume the current design and permit with changes, including increasing the number of two- and three-bedroom units to meet state requirements for all-affordable developments and likely decreasing the number of parking spaces. The adjusted design would provide approximately 49 affordable apartments, with 28 two-bedroom units and 5 three-bedroom units.

Public Benefit*

By supporting the acquisition and redevelopment of 108 Water Street, The City of Watertown has a unique opportunity to create 100% affordable rental housing. Metro West Collaborative Development's proposal will be completely affordable, with 16-18 apartments affordable at 30% AMI, 26-28 apartments affordable at 60% AMI, and up to 5 apartments affordable at 80% AMI. The apartments will be affordable in perpetuity and will be suitable for seniors and families. Metro West CD will apply to the Executive Office of Housing and Livable Communities for a local preference.

Status*

Metro West CD is applying for CPA funding to finance the acquisition (as well as the redevelopment) of 108 Water Street and therefore is submitting its CPA application early in project planning.

Metro West CD has a signed offer with the seller and is in the process of negotiating a Purchase & Sale Agreement for the site. After the Purchase & Sale Agreement is signed, we will have 135 days to complete due diligence and secure CPA funding to purchase the property. The terms of the offer are confidential and cannot be made public; however, documentation will be shared directly with City of Watertown staff.

The City of Watertown Zoning Board of Appeals has issued a Special Permit for the redevelopment, which included reviewing design, traffic studies, and other associated documents. Metro West CD would assume that design and Special Permit with minor changes.

Attachments

	Please attach any items that will aid in the review of eligibility such as photos, plans, or reports. 108WS Deed.pdf Uploaded by Sharone Small on Aug 6, 2026 at 9:23 AM
	108WS Site Map 2026-08-05.pdf 108WS Site Map 2026-08-05.pdf Uploaded by Sharone Small on Aug 6, 2026 at 9:24 AM



Record No:
CPE-26-6

Community
Preservation Project
Eligibility Form

Status: Active

Submitted On:
8/10/2026

Primary Location

562 MAIN STREET
WATERTOWN, MA 02472

Owner

The Society for the
Preservation of New
England Antiquities DBA
Historic New England
Essex St. 151 Haverhill, MA
01832

Applicant

 Katherine Pomplun
 617-994-5954
 grants@historicnewengland.org
 151 Essex St.
Haverhill, MA 01832

Application Contact Person

Name*

Katherine Pomplun

Mailing Address*

151 Essex St. Haverhill MA 01832

Phone Number*

617-994-5954

Email Address*

kpomplun@historicnewengland.org

Project Information

Project Name*

Browne House Structural Repairs

Applicant(s) Name/Organization*

Historic New England

Applicant Type*

Non-Profit

Estimated CPA Fund Request (\$)*

50000

Total Budget Estimate (\$)*

75000

Is the property owner the applicant?* 

Yes

South Middlesex Registry of Deeds book & page numbers of the most recent property deed, or the Certificate of Title number of registered property. For more information click [here](#).

Deed Registry Information/Book and Page 

04634/0401

Project Eligibility

Open Space

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore - Open Space 

☐

Outdoor Recreation

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore

☐

Community Housing

Acquire

☐

Create

☐

Preserve

☐

Rehabilitate/Restore - Community Housing 

☐

Support

☐

Historic Preservation

Acquire

☐

Preserve

☒

Rehabilitate/Restore

☒

For historic properties, is the resource: *(Check all that apply and check designation at MHC-Macris.net.)*

deemed significant by the Watertown Historic Commission?

☒

in a local historic district?

☐

listed on the State Registry of Historic Places?

☒

listed on the National Historic Register?

☒

Have you reviewed Watertown's Community Preservation Plan and Application Manual?*

Yes

Have you attended a Watertown CPA Clinic or viewed an application workshop?*

Yes

Have you identified a project manager?*

Yes

Is the project on City-owned property?*

No

Project Manager Information

Project Manager Name

Dan Albertelli

Company Name

Director of Projects, Historic New England

Phone

(617) 994-6606

Email

ralbertelli@historicnewnengland.org

Project Narratives

Project Summary* ?

Historic New England will competitively select a qualified contractor with significant experience in the repair of historic timber frame buildings to complete structural repairs to Browne House. These repairs will both stabilize the structure, which began to display framing stress and fractures in 2020, and preserve historic repairs implemented during the house's c. 1919 restoration – significant in its own right as the first fully documented historic house restoration in the country.

The proposed project meets CPA Allowable Spending Purposes within the Historic Preservation category: Browne House is listed on the State and National Registers of Historic Places, and the project is the second phase of a multi-step effort intended to protect the property from irreversible structural damage.

Public Benefit* ?

The proposed project addresses Historic Preservation Goal #2: "Support the preservation of privately-owned historic resources that demonstrate appropriate public benefit as required under the law." As a public historic site and the oldest house in Watertown, the c. 1698 Browne House is a resource to the Watertown community, with regular hours of operation from May–October and a growing calendar of public events. Admission is always free for Watertown residents.

Status* 

With support from the Watertown CPA grant award in 2024, Historic New England worked with civil engineers from Simpson Gumperz and Hager to investigate the building's structural issues, consider concepts for solutions that involved different levels of intervention and adaptation, and complete construction level documents for the chosen solution. The project will be construction-ready in Historic New England's FY28 (April 1, 2027 – March 31, 2028).

Attachments



July 1, 2026

Community Preservation Committee
Town of Watertown
Watertown Town Hall
149 Main Street
Watertown, MA 02472

Community Preservation Coalition Dues Notice

FY27 Annual Membership Dues: **\$7900**

Make checks payable to: Third Sector New England, Inc.
(And please include in the description line: *Community Preservation Coalition*)

Remit membership dues payments to:

Third Sector New England, Inc.
89 South Street, Suite 700
Boston, MA 02111-2670
Attn: Community Preservation Coalition

Tax ID Number - see attached W9 form.

The Community Preservation Coalition operates as a fiscally sponsored program of Third Sector New England, Inc.

For any questions regarding billing, please contact the Community Preservation Coalition staff at 617-367-8998.

CPC Public Feedback – July 2026

This document summarizes feedback received at the CPC Public Hearing on July 23, 2026, as well as through tabling at the farmer's market.

Key Themes

Affordable Housing

- Transfer a set percentage or amount of CPA funding to the Affordable Housing Trust (strong interest - at least 5 comments in support of this).
- Better utilize the Affordable Housing Trust's expertise for housing-related projects (e.g., potential joint review process).
- Support a range of types of housing (for seniors, people with disabilities, families, different unit sizes), including basic condominiums for singles and co-housing.
- Combine housing with other city-owned property such as library or senior center.
- "Buy down" units in market rate buildings for greater affordability
- Fund a shelter for unhoused people.
- Convert some lab space into housing for workers.

Open Space/Outdoor Recreation

- Use a higher percentage of CPA funds to make existing open space more usable through funding amenities like adult playgrounds, bike racks, trees, restrooms, water fountains, benches, trash cans, small play areas (mini-play-zones), and seating with sun protection.
- Fund path improvements on Whitney Hill.
- Acquire Sawins Pond and other land to protect natural areas.
- Fund the development of pocket parks.
- Support better ped/bike connectivity to and from open space.

Historic Preservation

- Preserve historic records in collaboration with the library.
- Fund public exhibits of historic photo collections.*
- Preserve the history of Watertown's street car routes.*
- Expand the pool of applicants in the historic preservation category, including nonprofits that own historic properties and churches.
- Fund the creation of a list of historic buildings that could qualify for CPA funding.**

Cross-Cutting and Process Suggestions

- Establish a joint review process between CPC and Affordable Housing Trust for affordable housing projects receiving funding from both boards
- Advertise the projects that have been completed, put signs at completed projects
- Support more collaboration between affordable housing and historic preservation categories
- Have staff dedicated to outreach to get more applications
- Explain the application process more clearly to the public.

*CPA Funds may be used to acquire, preserve, protect, rehabilitate or restore **historic resources**. Exhibits or educational programs that are the entire project are ineligible.

**Creating inventories of historic buildings may be funded through the administrative budget if it is necessary for the CPC to perform its work.

Raw text

Farmers Market

Affordable Housing:

- Small condos very basic, no luxury
- Be affordable for single people to buy.
- Buy down rental apartment to make rents affordable
- Convert outside walls of Lab building to house Lab workers

Historic Preservation: (no notes)

Open Space:

- Purchase/preserve land for open space - to protect nature
- More trees, plants, flowers, and fewer buildings + parking lots

Outdoor Recreation:

- Adult playground equipment

CPC Public Hearing

Affordable Housing:

- Mixed use housing
- CPC is duplicative to AHT
- Funding to AHT - depth of expertise
- Affordable units big enough for families - larger units
- Library w/ housing / other city owned properties)
- Senior center w/ housing
- Joint review - AHT and CPC for housing projects
- Community space in Lexington Garden
- Co-housing
- Mixed types of housing - seniors, disabilities, different sizes, etc.
- Mixed use in housing projects (housing + other things)
- Leverage existing projects for more affordable units + 3br units - buy down
- all CPA housing money should go to affordable housing
- CPA designate fixed amount of \$ to AHT x2

- Shelter for unhoused in Watertown
- Partner with nonprofits on affordable housing
- I'm concerned about the market-rate unit in new multi-family construction being made more expensive by pressure to create more affordable units. CPC needs to make sure developers receiving "buy-down" money don't also increase price of market-rate units.
- Establish shelter for unhoused people using CPA funds.
- sizable amount from CPC to AHT
- We need homeless shelter

Historic:

- Need to advertise more projects completed
- Empty building changed to archives - volunteers + education
- Cambridge puts out signs → we should too
- Excited we are invested → need to spend more money
- Old north branch library → management?
- Funding for private historic homes - nonprofits that own historic properties should apply?
- Affordable housing + historic need to collab more
- advertise more + explain process
- Preserve history of Watertown street car routes
- staff dedicated to outreach to get more applications
- preserve old records → collab w/library
- I'd like to see further public exhibits of the historical photo collections (W.H. Society, Library)
[CPA can fund preservation of the documents]
- Fund list of historic buildings that could qualify
- Support churches that do community work + share spaces
- Forefront of applying for money → 1st project

Open Space:

- Amenities needed: More bike racks, Trees, Restrooms/water fountains, Benches, Trash cans, Small play areas (mini-play-zones)
- Use a higher percentage of CPA funds to make existing open space more usable: small dollars big impact - bike racks w/rain protection - seating w/sun protection - trash cans
- Ensure that pocket parks created by curb bump-outs remain public and do not become "captured" by abutting homeowners extending car parking (E.g. corner of Walnut and Cypress)
- Fund path improvements on Whitney Hill
- Acquire Sawins Pond
- Pocket parks
- Better ped/bike connectivity to/from open space