



TOWN OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jason Cohen, Vice Chair
Jonathan Bockian
Bob DiRico
Dennis J. Duff
Allen Gallagher
Jamie O'Connell
Elodia Thomas
Matthew Walter

Meeting Minutes: Thursday, November 18, 2021, held remotely via Zoom at 7PM.

Bockian, Bob DiRico, Dennis J. Duff, Allen Gallagher, Jamie O'Connell, Elodia Thomas, Matthew Walter.

Others Present: Lanae Handy, Community Preservation Coordinator

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:01 PM. He announced the meeting was being held remotely as allowed by the Act extending the Governor's Emergency Order that waived certain provisions of Open Meeting Law and requested a roll call.

2. Acceptance of 2021-10-21-Draft-CPC Minutes

Mark asked if there were any suggested changes to the minutes and there were none.

Motion: Jason Cohen moved to accept the minutes and Dennis J. Duff seconded.

Vote: Dennis J. Duff, Matthew Walter, Bob DiRico, Jason Cohen, Jamie O'Connell, Mark Krackiewicz, Elodia Thomas, Allen Gallagher, and Jon Bockian voted in favor.

3. Coordinator Update

Lanae gave an update on CPA project applications and about conversations with Massachusetts Housing Partnership regarding technical assistance.

A. CPA Applications

Winter St. Pocket Park - The project will be tabled for the time being to coordinate with planning for the larger area. It's anticipated that the applicant will reapply next year.

Irving Park - There will be a community meeting on Dec. 7th at 2:30pm, hosted by DPW and their landscape architect to obtain feedback on preliminary ideas, including path improvements, tree planting, as well as installation of a pollinator garden, benches, lighting, and irrigation.

Town Hall Lobby Paintings - Joyce Kelly went before the Historical Commission and the Commission deemed the paintings historically significant and enthusiastically supported the Historical Society's CPA application.

Commander's Mansion Arbor Rehabilitation - Tammy F. McKenna will most likely not go before the Historical Commission because the site is on the State Register. Though Elise Loukas of the Historical Commission would like all historic preservation projects to seek support from the Commission, that was not part of the CPC process outlined in the Application Manual.

One Rosary Drive - Jennifer Van Campen presented the project to the Watertown Housing Partnership (WHP) at their Tuesday meeting. She displayed schematics of the planned conversion of a 55 bedroom convent to 23 units (7 studios and 16 one-bedroom apartments), ranging from about 360 sf to 790 sf. The project will be 100% affordable housing. MetroWest will begin the zoning process in January. Jennifer asked for a letter of support from the WHP and the WHP voted to provide a support letter.

Lanae said she would share application materials with Committee members on Google drive, inserting applications materials in folders that will be created for each project application. She will also post pdfs of the applications and attachments on the CPC website for public viewing.

B. Housing Applications Technical Assistance

Lanae described the need for some technical assistance in reviewing housing applications as affordable housing is complicated. Based on Stuart Saginor's suggestion, she contacted Shelly Goehring from the Community Assistance Program of Massachusetts Housing Partnership (MHP). She and Mark met with Shelly who informed them that MHP would provide analysis of and feedback on the housing applications received by the CPC free of charge. The Community Assistance Program Director and Shelly would meet with Lanae and Mark prior to the January CPC meeting to review applications. This would serve as a training to help the CPC analyze future applications. Shelly would also review the Affordable Housing Trust ordinance after it is finalized and adopted to propose potential grant agreement conditions if the CPC should decide to award funds to the Watertown Affordable Housing Trust going forward. If the CPC requires further technical support, MHP could provide a list of housing consultants.

Lanae mentioned that the CPC must annually update the Community Preservation Plan based on changes in community needs and priorities to supplement the foundational plan. She suggested adding a stand-alone update that reflects changes, identifies projects that have been recommended to City Council, and adds revised financial

information. Elodia proposed a brief survey for outreach. Jon asked if the CPC should consult boards and committees again.

The committee spoke about the December meeting and how members were unlikely to have enough time to review applications thoroughly before the meeting. In deciding whether to meet, Jon suggested using the December meeting to determine how to structure the evaluation of applications and how the Committee should conduct themselves (using the evaluation matrix or not).

4. Adjournment

Motion: Dennis moved to adjourn, and Allen seconded.

Vote: Jamie O'Connell, Bob DiRico, Matthew Walter, Dennis J. Duff, Elodia Thomas, Allen Gallagher, Jon Bockian, Jason Cohen, and Mark Krackiewicz voted in favor.

The meeting adjourned at 7:40 PM.