



CITY 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

Minutes of CPC Meeting, Thursday, October 6, 2022, held remotely via Zoom at 7PM.

Committee Members Present: Mark Krackiewicz, Chair; Jason Cohen, Vice Chair; Jon Bockian; Bob DiRico; Dennis J. Duff; Allen Gallagher; Jamie O'Connell, Elodia Thomas, and Matthew Walter.

Others Present: Lanae Handy, Community Preservation Coordinator; Susan Falkoff, City Council; Nicole Gardener, City Council; Joyce Kelly, Historical Society of Watertown, Marilynne Roach, Historical Society of Watertown; Olivia Field, Watertown Housing Authority; Carsten Snow Eikelberg, Cambridge Housing Authority; and Margie Wayne.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:01PM, noting the meeting was being held remotely as allowed by the extension of the Governor's emergency order. Lanae Handy called the roll.

2. Committee Discussion - Feedback and Comments on FY2023 Proposed Projects

Mark introduced the purpose of the discussion was to review the 6 applications received and offer comments and suggestions to applicants. He added the information would then be summarized and provided to the applicants to aid them with the preparation of their applications.

Committee member gave the following feedback for each project.

Old Burying Ground and Common Street Cemeteries

- Leverage other sources of funding, including in-kind volunteer contributions.
- Seek and describe DPW involvement in the project.
- Consider the visual aspect of landscaping and its relation to the bordering streets.
- Study the ecological values of soil, trees, and proposed landscape improvements.
- Consider accessibility in any proposed path development, including universal design principles, ADA, and MAAB compliance as applicable.
- Ensure the application contains a realistic budget estimate.
- Examine visual continuity of fencing that relates to the high school.

- View the project as addressing two CPA categories—historic preservation and outdoor (passive) recreation as appropriate.
- Detail information about how the project will be phased and plans to seek other funding for the larger project.
- Demonstrate support from the public and Historical Commission for the project.

Commander's Mansion Cultural Landscape and Building Exterior Assessment

- Seek and leverage other sources of funding, including information about the \$10,000 that was not part of the CPA request.
- Include a detailed scope for the assessment and a realistic budget estimate based on that scope.
- Examine accessibility regarding ADA and MAAB compliance as well as community assess as part of the assessment.
- Study the ecological value of the landscape as part of the assessment.
- Consider the transition to areas bordering the Commander's Mansion property and highlight valuable features in these transition areas, for example, the allée on Talcott Avenue.
- Expand on how the project will address two CPA categories.

103 Nichols Avenue

- Present a clear understanding of what progress has been made on issues and concerns raised by the CPC since the last application was submitted.
- Thoroughly and clearly address the environmental contamination on the site to determine whether further assessment is necessary and to demonstrate its suitability for housing a vulnerable population.
- Provide a detailed breakdown of how the budget is allocated to project team members and the various phases of project implementation.
- Address environmental design and practices for long-term maintenance.
- Provide detailed description of project team member roles and responsibilities.
- Address the issue of permanent affordability through an affordable housing restriction.
- The CPC recommends the project go before the Municipal Affordable Housing Trust with the understanding that the Trust will most likely not be able to review the project before the December CPA Funding Application deadline.
- Provide letters of support from the Developmental Disability community that demonstrate they are in support of this project with full knowledge of the environmental conditions on the site.

Saltonstall Park

- Investigate other sources of funding or explain DPW contributions to the project. For example, money that is carried in the capital improvement plan.
- Ensure a detailed and realistic budget estimate.
- Consider performing an acoustic study or review.

- Clarify the limits or boundaries of the project and the scope of work, realizing the CPC cannot fund work outside of the park boundaries. For example, ensure reference to the streetscape improvements are for work within park boundaries.
- Detail if there is any net loss of green space in creating accessible pathways and making other improvements.
- Address whether soil conditions will allow planting in the pine stand understory.
- Note if lighting will be dark sky lighting.
- Study and describe the ecological benefits of proposed plantings.
- Consider bike infrastructure in improvements proposed.
- Conduct a robust public outreach and participation process that includes a variety of stakeholders for this highly visible location, including musicians and other potential bandstand users.

Edmund Fowle House - Gutter Replacement

- Seek and leverage other sources of funding.
- If considerable rot is discovered during this project what are the plans for funding the replacement of the wood?
- Be sure to obtain three estimates or professional quotes.
- Consider incorporating the whole storm drainage system in the project.
- Demonstrate support from the public and Historical Commission for the project and its elements.

Edmund Fowle House - HVAC/Climate Control

- Provide details on the HVAC system currently in place.
- Consult the Historic New England on museum environmental conditions and provide information about the requirements for a system in a historic resource. Or consider having a preservation specialist advise or provide an expert statement on the system required to meet preservation goals.
- Outline preservation goals and what environmental conditions that must be met in maintenance plan.
- Seek an energy efficient system.
- Make the case for retaining artifacts and documents in the Edmund Fowle House rather than transferring them to the Watertown Free Public Library given that the museum is not as accessible to the public as the library.
- Demonstrate support from the public and Historical Commission for the project.

During the discussion of the 103 Nichols Ave. project, Elodia Thomas brought up the fact that the Watertown Municipal Affordable Housing Trust had been established. She thought the CPC should take advantage of the body's expertise and have housing applicants go before the Trust as historic preservation applicants go before the Historical Commission for review and support.

Motion: Elodia moved that as of this date as a general principle all applicants for affordable housing must first go before the affordable housing trust before making an application to the CPC. Dennis J. Duff seconded the motion.

Discussion: Allen noted that Michael Lara is trying to get on the Watertown Affordable Housing Trust (WAHT) agenda. Dennis asked if anything was done to remediate the lot since Housing Authority's last application. Jamie raised that while she agreed with the concept of having applicants go before the WAHT first, it was inappropriate for the CPC to vote on the issue before confirming with the WAHT. John asked to table the discussion. Mark noted Elodia's motion had been seconded and she and Jason called for a vote.

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

3. Adjournment

Motion: Dennis moved to adjourn, and Jason seconded the motion.

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

Adjournment: 9:07PM