



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, November 17, 2022, held remotely via Zoom at 7PM.

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

Others Present: Lanae Handy, Community Preservation Coordinator; Larry Field, Department of Community Development and Planning; Cliff Cook, Watertown Affordable Housing Trust; Joyce Kelly, Historical Society of Watertown; and Anthony Palomba; City Council.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:01PM and noted the meeting was being held by Zoom as allowed by the extension of the Governor's order waiving certain provisions of Open Meeting Laws.

Acceptance of the 2022-10-20-CPC-Minutes

Motion: Allen moved to accept the 10-20-22 CPC minutes and Jason seconded the motion.

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

2. Coordinator Update

- A. Cemeteries Tour** - Lanae said there was a small turnout from CPC for the tour, with her and Bob DiRico present. The chair of Waltham's Historical Commission, a Historical Society of Watertown member, and a member of the Historic District Commission also attended.

Saltonstall Park Meeting - Lanae informed the committee that the meeting was well attended with about 30 people including 4 city councilors. The attendees walked the site to view the major components of the improvements proposed. The attendees also provided feedback on the proposal and offered

ideas about what they would like to see as far saving and protecting trees, conceiving of the bandstand, and other items. Lanae pointed out since the submission of DPW's project eligibility form there was an economic development bill passed with \$900,000 in it for the rehabilitation of Saltonstall Park. Lanae stated that she thought the committee needed to be updated on the DPW request as far as whether it would be reduced, and/or include the other sources of funds, or if the DPW would decline to submit a funding application this round.

- B. Housing Consultant Contract** - Lanae reported that after receiving answers to questions from the consultant's attorney, she asked the purchasing agent to draft a final contract. He was out sick and unable to get that done before the CPC meeting. As Mark understood, the only part of the contract the CPC had control over was the scope and the term. The CPC had already approved the scope at the 7-21-22 meeting. Lanae said that the contract was moving forward.

3. Committee Discussion

A. Working Relationship with Affordable Housing Trust

Mark reported there was a meeting of the Housing Trust, and he was asked to make a brief presentation on the Community Preservation Plan, application, evaluation matrix, funds available, and items that could not be funded according to the CPA statute. He had circulated an email about the discussions that took place. Mark summarized his email as follows:

- The trust doesn't plan to request funds this year.
- In order to guide applicants, presumably Lanae and Larry would share information to allow the CPC and Trust to coordinate, determining which body should take the lead on the project. For acquisition proposals, the bodies could review them jointly and go into executive session.
- There was some discussion on messaging to applicants on how the bodies would work together.

Mark continued that Elodia and Dennis were at the meeting and asked if they had anything to add. Elodia said she was disappointed that the WHT had unanimously supported 103 Nichols. She further stated that people should be educated on the 103 Nichols project history and that the CPC had many unanswered questions. Elodia asked committee members to watch the WHT meeting video. She said the CPC was not getting any wisdom or expertise from the Housing Trust.

Jon encouraged other committee members to watch the video of the housing trust meeting so when the committee discusses the 103 Nichols Ave. application, they can see how the Trust reviewed the project.

Dennis asked why the two committees should work together and why not have a separation of powers as in the government. He said applicants could go to Trust and if they need funding from the CPC they could apply.

Jon added that both bodies could fund projects and there wasn't a representative of the WHT on our committee. Elodia brought up that many communities add a CPC member to the WHT for the connection Jon refers to because the Trust is allowed to fund items that the CPC cannot.

Jamie said there wasn't going to be a relationship for this funding round and hoped a contract with Christine would be in place soon. She stated the Nichols Ave. project was a new application and though it had a history the application must be evaluated on its merits now.

Mark advised that a member or members of the CPC should attend Trustee meetings and Trustees could attend CPC meetings. He said it was important for members to educate themselves on what can be funded. Mark asked if committee members objected to any points raised in his email.

Committee members thought consultation by both bodies was important as well as keeping the CPC informed of housing projects in the pipeline and the status of projects underway.

B. Application Review Process and Calendar

Mark requested feedback on the calendar. Lanae asked if there should be an extra meeting in January and suggested the CPC may visit the Fowle House before project presentations. She thought it would be best to save questions about applications for applicant project presentations rather than engage in the back and forth of written questions answers, which became too confusing. As far as comments on the calendar, committee members recommended:

- Elimination of the extra January meeting for election of officers
- Addition of a second date for CPA project presentations
- Movement of the public hearing planning from the March meeting to the April meeting.
- Modification of the application timeline to allow more time for presentations and deliberation while delivering the project recommendations to the city council before budget hearings.
- Hosting of the application workshops in June and movement of the CPA funding applications due date to sometime before Thanksgiving.

Near the conclusion of the meeting, Elodia raised the need for a "new business or items that could not be anticipated before the agenda was posted" agenda item. Jamie proposed if something that isn't on the agenda is raised there should be a limit to the discussion. Elodia also mentioned that the committee had not discussed officer term limits, but she thought that limiting the chair to 2 terms was reasonable. Jason supported Elodia's suggestion.

4. Adjournment

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

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

Adjournment: 8:35 PM