



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, January 19, 2023, at 7:00 PM, held remotely via Zoom.

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

Others Present: Lanae Handy, Community Preservation Coordinator; Christine Gimbel Rogers, CPC Housing Consultant and Presenter; Joyce Kelly, Historical Society of Watertown; Maria Rose, Conservation Commission; and Olivia Fields, Watertown Housing Authority.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:02PM 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.

2. Committee Discussion

A. Review of FY 2023 CPA Funding Applications

Mark introduced Christine Gimbel Rogers who summarized her analysis of the **103 Nichols Ave.** project application. Christine outlined missing information the CPC should request and questions the CPC should ask the applicant found below.

- Request written information or agreements detailing the roles and responsibilities of project partners.
- Request contract scopes, budgets, and deliverables for predevelopment consultants/contractors whose work is part of the CPA funding request.
- Are there deed restriction issues remaining?
- What other zoning relief is needed?
- What additional environmental assessments are planned?
- Has a PNF been filed with the Mass Historical Commission?
- The timeline is aggressive considering the design review board and public bidding processes as well as lead time required for building materials. Explain.
- Explain timing of FCF application and certification as related to design

development because funders have strong opinions about the design.

- Tie benchmarks to funding disbursements and don't advance plans to 100% until all other sources of funds are committed.
- Answer all questions about building and operations feasibility.

Jamie O'Connell had many questions, including, would there be limitations on the use of the yard by residents, will the applicant look at installation of a heat pump, and would there be a bike rack or bike storage area if appropriate? Additional design questions were raised about the need for additional storage, whether the setbacks would be met, the accessibility turning radius in bathrooms and the adequacy of parking. Jason Cohen offered these design questions would be answered in a final design. Elodia Thomas thought Jamie asked the right questions and wondered why there were two kitchens and living rooms. She also noted nearby Willow Park will be undergoing some major construction.

Jon Bockian mentioned local support and Allen Gallagher noted the contribution of funds by Beaverbrook STEP and the Housing Authority. Christine pointed out that those contributions would be considered developer and sponsor equity rather than a local match.

Dennis J. Duff asked if Christine looked at local preference. She did not. Other committee member comments included:

- Lack of support letters from the disability community or from organizations representing the disability community.
- Question of whether the design will comply with accessibility and FCF design standards

Old Burying Ground and Common Street Cemeteries Preservation Plan

Elodia suggested adding ground penetrating radar to the scope to verify the boundaries of the cemeteries.

Jon considered the project beneficial to the community. He noted there were no other funding sources. Jon would like to see more information about the consultants such as references and how they were selected. He proposed getting assurances that the landscape architect would pay subcontractors through bonding. Jon also wondered how to ensure the project would be maintained and not be subject to neglect again.

Bob DiRico would like to see the project presented and the option of ground penetrating radar added to the scope.

Jamie wanted more information about sustainability and accessibility as well as an assessment of ecological value of vegetation. She wondered if a tree must be removed to protect headstones would there be mitigation. She questioned whether the city tree warden could assess the health of the trees so that the line item for an arborist could be omitted from the budget. Jamie asked for an explanation of the security item in the proposed plan outline.

Jason awarded an excellent to the application in his evaluation. He would like to see the lump sum broken out into hours or itemized to understand how the consultant arrived at the total figure.

Elodia noted the bodies were closely buried and wanted to see the term "landscape report" defined. She cautioned it may be difficult to plant or install a bench without

encountering where remains were buried.

Mark thought the application was great and the project locations were prominent, exhibiting visible disrepair. He viewed the CPA funding as funding of last resort, but hoped it could leverage funding from other sources.

Commander's Mansion Cultural Landscape Report and Exterior Assessment

Jason was pleased to see a project that would give the Mansion the approach it deserved and found the team very impressive. He believed the study would lead to one or more great projects.

Jamie mentioned there were items regarding accessibility and sustainability cited in the application narrative that were not found in the scope. She was concerned with ecological function, climate resiliency (shade/temperature relief) as well as a discussion of how uses and events affect public access.

Jon was pleased a study the fencing along N. Beacon was planned and would like to see connectivity of the footpath with those at Arsenal Park and Arsenal on the Charles. He wanted to see more information about the experience or track record of the selected consultants and more details in the budget proposal along with what non-CPA sources would be sought for the next phase.

Mark inquired about the possibility of the “friends” organization raising funds and obtaining corporate contributions for the next phase of the project.

Jamie questioned why the interior assessment was not being addressed while the exterior was being done. She also had concerns about how long the undated quotes would remain valid.

Edmund Fowle House Gutter Replacement

Jon asked about public access and the museum holdings to be preserved. He wondered whether the project would be eligible for MHC funding and would like to know why the applicant chose the contractor with the highest quote.

Jamie asked about the capacity of the downspouts inquiring if they would be large enough. Jason answered that the residential size was standard. Jamie also asked if more wood rot was found if the applicant had the funds for replacement since the budget contained no contingency. Mark requested clarification on the material of the fascia boards.

Edmund Fowle House Climate Control

Allen asked if the purpose of the project was maintenance or to preserve artifacts and interior woodwork.

Elodia raised concerns about the age of the furnace, the dirt in the cellar, and the moisture on the walls of the cellar. She pointed out that dirt could clog the air filters of the system.

Jon would like to see a breakdown of the budget and a rationale for why TTC was chosen as the contractor.

There were questions about maintenance and whether the Historical Society would purchase a service contract and optional accessories. Also, there were questions about the electrical work included in the budget and who was providing that as well as if it would be feasible to make the system totally electric. In addition, there was no contingency in the budget.

Saltonstall Park

Dennis asked about the soundness of the budget estimates. Elodia commented on how some items' costs increased, and others decreased, with big differences in the trees, lighting, and masonry line items. Bob pointed out there were many changes that came out of the public meeting which raised costs.

Jamie and Jon cited the lack of support letters from community members or demonstration of community support. Jamie suggested the applicant should address why the project was needed and why it is a priority in the context of the Capital Improvement Plan. Elodia pointed out that nothing has been done to complete Victory Field or in the next phase of Arsenal Park. There was consensus among committee members that such a visible space needed wider public input. Mark summarized that the CPC would invite DPW to make a presentation and forward the questions about public input, the timeline, community support, and cost and design issues to the applicant.

B. Election of Chair and Vice Chair

Elodia brought up it is a simple motion to extend the term of the chair until the end of the fiscal year and then elect officers for a one-year term. Jason said he would continue until to June if it made things easier. Jamie reminded members that most terms begin in February and holding elections July 1st may be out of sync with member appointment dates.

Motion: Allen moved to extend the terms of the current chair and vice chair to 6/30, and Jamie seconded the motion.

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

3. Acceptance of 2022/12/15 Minutes

Jamie requested the spelling of her name be corrected in two places.

Motion: Jon moved to accept the minutes with the requested correction and Jason seconded the motion.

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

4. Adjournment

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

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

Adjournment: 9:37 PM