



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, March 30, 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; Elodia Thomas; and Matthew Walter.

Others Present: Lanae Handy, Community Preservation Coordinator; Christine Rogers, CPC Housing Consultant; Marilynne Roach, Historical Society of Watertown, Historical Commission; Todd Rivers, Historical Society of Watertown; Joyce Kelly, Historical Society of Watertown; Kristin Monti, Watertown Housing Authority; Michael Lara, Watertown Housing Authority; Janet Buck, Planning Board; Larry Field, Department of Community Development and Planning; Margie Wayne; Liz Cremens; Scott Shepherd; John Bartley; and Robert Tanis.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:02 PM 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. Acceptance of CPC Minutes

A. Draft 2023-2-7 and 2023-2-16 Minutes

Mark asked if there were any requested changes to the minutes other than his to the 2/16/2023 minutes.

Motion: Dennis J. Duff moved to approve the 2023-2-7 CPC Minutes and Matthew Walter seconded the motion.

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

Motion: Dennis J. Duff moved to approve the 2023-2-16 CPC Minutes with the requested changes, and Matthew Walter seconded the motion.

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

3. Committee Discussion - FY 2023 CPA Applications Deliberation

As part of the deliberation, Mark asked for committee members to identify objections over or concerns about the projects. There were no objections over the historic projects.

A. Old Burying Ground and Common Street Cemeteries Rehabilitation and Preservation Plan

During the discussion, Dennis thought the Ground Penetrating Radar (GPR) seemed costly. Though Mark agreed, he thought it was a wise thing to do. Elodia Thomas commended Joyce Kelly on her application. Jamie raised that the GPR vendor requested a retainer and was concerned that if the vendor didn't agree to change his invoice terms, the funds would be tied up. Lanae remarked that the city would provide the vendor with a purchase order committing to payment, which typically satisfies vendors.

Motion: Matthew Walter moved to recommend the Old Burying Ground and Common Street Cemeteries project for funding as proposed. Elodia Thomas seconded the motion.

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

B. Commander's Mansion - Cultural Landscape Report

Jamie commented about the plan addressing pathway connectivity. She noted the historic preservation architect stated connectivity would be addressed if asked for by the client. Jamie found this statement to be lacking and suggested adding a condition. Mark agreed and proposed the following condition: The report shall include recommendations addressing pathway connections to adjacent and nearby open space consistent with maintaining the historic character and integrity of the cultural landscape.

Motion: Dennis J. Duff moved to recommend the Commander's Mansion project for funding with the condition proposed by Mark Krackiewicz.

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

C. Edmund Fowle House Gutters Replacement

Matthew thought the EFH gutters replacement was a worthy project. Mark asked if there were any recommended conditions. He read the standard conditions. There were no specific conditions proposed.

Motion: Matthew Walter moved to recommend the EFH Gutters Replacement project for funding as proposed. Dennis J. Duff seconded the motion.

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

D. 103 Nichols Ave Group Home

Dennis was curious about funding for the next phase of the project. Jason stated the Housing Authority would likely return for more funding in the next round. Mark remarked that WHA would apply to the Facilities Consolidation Fund.

Elodia pointed out the city has no authority over the Watertown Housing Authority and that the WHA had not followed Open Meeting Law. Elodia found the WHA had dodged answering questions, not supplied all of the requested information, and not addressed CPC recommendations. Therefore, she assumed they don't know the answers or are avoiding answering the questions. Elodia spent considerable time reviewing the Nichols Ave. project and these issues are important in terms of accountability and transparency. She emphasized CPA funds are taxpayer dollars, and she thought this project set a bad example for other applicants.

Jamie noted that most of the material was presented in the presentation phase as opposed to being supplied in the application. She focused her comments on what Christine Rogers, the housing consultant hired by the CPC highlighted in her review.

Jamie inquired about the issues Christine raised about the uses of \$20,000 from Beaverbrook STEP for soft costs and whether Geotech would be added. Christine said the itemization of non-CPA was a policy decision. She also noted environmental consultants keep the Phase I assessments updated to save costs.

The CPC added clarification of the \$20,000 in administrative soft costs as a condition.

Jamie was also concerned about the design meeting FCF guidelines. Christine advised Jamie the timeline allows for an iterative process to revise the design to meet the FCF design guidelines. Christine addressed Jamie's other questions about whether some of the costs were predevelopment or development and if the operating budget should be a consideration for the CPC now.

Elodia asked whether the project would be sponsored by a Home Rule Petition and pointed out that part of the idea behind CPA was to keep dollars in the community. She also asked if the CPC should be concerned that the Cambridge Housing Authority contract may expire during the project and whether contract renewal should be made a condition.

Mark raised the issue of having other funding partners and whether securing non-CPA funding should be a condition. Jon, Jason, and Matthew did not favor a condition on securing non-CPA funding.

When the item of reporting on the project was raised and specifying it as a condition, Lanae mentioned that reporting on an agreed upon schedule tied to the project timeline was prescribed in the grant agreement.

Jason pointed out every project proceeds with a certain amount of risk. There would be an opportunity to pause if the WHA failed to submit an application to FCF. Dennis asked if FCF denied funding would the CPC be obligated to fund the entire construction phase. There would be no obligation to fund the construction phase. A new application would have to be submitted for that part of the project.

When Mark asked if there were any items to revisit or more conditions to add, Bob wanted to know what had changed since the project was originally proposed. He added that Elodia made a good point about including this housing on the first floor of the Willow Park redevelopment. Jamie said one change since the last application

was reassurance on the environmental conditions with the vapor barrier and ventilation system.

Motion: Jon Bockian moved to recommend the 103 Nichols Avenue project to the City Council with the condition, itemize the uses of funds to be contributed by Beaverbrook STEP. Matthew Walter seconded the motion.

Vote: Dennis J. Duff, Elodia Thomas, and Bob DiRico voted against. Matthew Walter, Jamie O'Connell, Mark Krackiewicz, Jon Bockian, Allen Gallagher, and Jason Cohen voted in favor. By a vote of 6 to 3, the motion carried.

4. Adjournment

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

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

Adjournment: 9:00PM