



# CITY OF WATERTOWN

## Community Preservation Committee

Mark Krackiewicz, Chair  
Jon Bockian, Vice Chair  
Bob DiRico  
Dennis J. Duff  
Allen Gallagher  
Abigail Hammett  
Jamie O'Connell  
Elodia Thomas  
Matthew Walter

**Minutes of CPC Meeting Thursday, January 18, 2024, at 7:00PM, held remotely via Zoom.**

**Committee Members Present:** Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Bob DiRico; Allen Gallagher (left at 9:20PM); Dennis J. Duff; Elodia Thomas; Jamie O'Connell (arrived at 7:03PM); and Abigail Hammett.

**Absent:** Matt Walter

**Others Present:** Lanae Handy, Community Preservation Coordinator; Michael Albano, Department of Public Works; Michael Cookson, Department of Public Works; Chris Golden, Michael D'Angelo Landscape Architects; Katie Swan, Department of Community Development and Planning; Steve Magoon, Department of Community Development and Planning; David Warner, Warner Larson Landscape Architects; Gideon Schreiber, Department of Community Development; Peter Centola, Department of Recreation; Joyce Kelly, Historical Society of Watertown; Leo Martin, Conservation Commission; Michael Lara, Watertown Housing Authority; Michele Waldman; Jamie Gordon; Linda Scott; Carolyn Gritter; Kathryn Madden; Judy Rose; and Ernesta Krackiewicz.

### 1. Call to Order

Mark Krackiewicz called the meeting to order at 7:00PM.

### 2. CPA Project Application Presentations

#### A. Saltonstall Park

Chris Golden of MDLA presented the Saltonstall Park project, introducing the team and stated the request of \$2,073,256 in funding in the Open Space/Outdoor Recreation CPA category. His presentation included a summary of the project feedback that included: concerns about the removal of pine trees near the Boys and Girls Club; the wall leading to the performance area; and shade trees.

The revised plans saved pines and shade trees. It also restored a version of the wall. According to Chris, all the other components of the plan remained the same as the 100% construction drawings submitted to CPC last summer.

In his presentation, Chris displayed the path layout comparison.

He also showed and/or described the following **materials**:

- clay pavers
- permeable path resin
- furnishings
- stainless steel rails along steps
- lighting to match Linear Path & Main Street
- plantings of native species, pollinator species (no invasive species); and rhododendron to survive acidic conditions under pines.

### **Performance Pavilion**

Chris described the 19-foot stage and how the design selected was composed of a fiberglass membrane roof supported by laminated wood beams and buttressed by a powder coated metal frame. He noted the final design was true to the concept which had never been built. The lights would illuminate the canopy and floodlights would shine downward for accent and safety. There would be RGB tunable and programmable lighting. The stage would also include a lockable and weather protected electric power box. There would be outlets mounted for users to string lights and I-bolts to install an impermanent 10ft. wide screen.

### **Costs**

|                               | CPA Request | Total       |
|-------------------------------|-------------|-------------|
| <b>Low Bid</b>                | \$1,486,000 | \$2,386,000 |
| <b>20% Contingency</b>        | \$477,200   |             |
| <b>Design/Consultant Fees</b> | \$50,545    | \$159,511   |

Non-CPA funds for the project include \$900,000 from a DCR grant and \$174,572 in city funds for design/consultant fees.

| Questions/Comments                                                                                                                                                                                                                                                                                                                                                                                          | Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>Jamie O'Connell</p> <ol style="list-style-type: none"> <li>1. What is the net difference in canopy between existing conditions and the current proposal?</li> <li>2. Will the drainage be designed during construction?</li> <li>3. What is the survival required for the plantings?</li> <li>4. Can you provide something in writing from Trees for Watertown (TFW) given the tree removals?</li> </ol> | <p>Chris Golden</p> <ol style="list-style-type: none"> <li>1. 3 pines and 2 crab apples will be removed. Pines will be limbed up and 16-17 trees will be planted. A majority will be understory and the red maple will be transplanted on site.</li> <li>2. The civil engineering consultant joined the project late and the drainage was an addendum to the bid package.</li> <li>3. At least two years.</li> </ol> <p>Michael Cookson</p> <ol style="list-style-type: none"> <li>4. The tree warden reached out to TFW. They are reviewing the plans before providing a letter.</li> </ol> |

| Questions/Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p>Jon Bockian</p> <ol style="list-style-type: none"> <li>1. What is the updated timetable?</li> <li>2. How long do the bids hold?</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Chris</p> <ol style="list-style-type: none"> <li>1. 6-8 weeks after going to bid. Late fall of 2024 or next year with working around the Farmers' Market.</li> <li>2. 30 days</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>Allen Gallagher</p> <p>Will you obtain Certificates of Insurance; Workmen's Compensation?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>That will be incorporated in the contract.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Dennis J. Duff</p> <p>Would like to see the plant list.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Chris will send the list.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Elodia Thomas</p> <ol style="list-style-type: none"> <li>1. Why isn't the lowest bid broken out into the same structure as in the bid documents?</li> </ol> <p>Low bid is missing elements/pavilion.</p> <ol style="list-style-type: none"> <li>2. Is the bus stop relocation spot known?</li> <li>3. Why aren't contemporary lights and benches being used to harmonize with the modern look of the pavilion? Why are the benches oriented facing the street?</li> <li>4. Didn't engage Joe Levendusky when the City Manager asked her to reach out to him. Where did the 2,000-person spec come from for the sound/lighting/electrical come from?</li> <li>5. Sign should simply say Saltonstall Park</li> </ol> | <p>Chris</p> <ol style="list-style-type: none"> <li>1. The bids are for the entire project, and they owe all the project elements once the contract is signed. Contractors may move numbers around and there are no exclusions. UEL gave more unit pricing after the fact.</li> <li>2. Not yet.</li> <li>3. New acorn lights are dark sky compliant and directed downward. MDLA was asked to match the lights along Linear Park and the benches used in Irving Park. The benches are generally facing the stage. Reorienting the benches facing Main St. would require the addition of pavement that would damage tree roots. A bench could be added to the pocket where the stairs will be removed.</li> <li>4. Received specs from Joe Levendusky and the acoustical engineer and lighting consultant thought the amount of power was overkill for the performances planned.</li> <li>5. Sign will be part of a call for artists design competition.</li> </ol> |

| Questions/Comments                                                                                                                                                                           | Responses                                                                                                                                                                                                                                           |
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| <p>Mark Krackiewicz</p> <p>1. Will the pavilion provide shade?</p> <p>Going out to bid there may not be a need to draw on the contingency as construction prices seem to be stabilizing.</p> | <p>Chris</p> <p>1. The roof will create shade and is self-cleaning. The coverage extends over the stage area.</p> <p>There shouldn't be a huge jump, though the middle bidder may win if the lowest bidder doesn't have time in their schedule.</p> |

Bob DiRico stated the biggest expense would be careful removal of concrete to avoid damaging tree roots. He said there shouldn't be any hidden issues or surprise costs.

Michele Waldman asked if the pole lights would be soft lighting and whether more trees could be planted on the plaza. Chris replied, the lights would be a warmer brightness and the plaza was not part of the project.

## **B. Walker Pond**

Steve Magoon, Assistant City Manager/Director of Planning, presented the project. He said it was an opportunity to improve a property that was the impetus for the CPA being adopted. Steve noted the request was for \$94,000 for design work and introduced the other project team members present: Katie Swan, Environmental Planner and Conservation Agent; Gideon Shreiber, Assistant Director of Planning; and David Warner, Warner Larson Landscape Architects. Steve noted the northern area of the pond was conservation land not owned by the city.

Katie Swan provided background about the site including previous owners (Gore Estate, Waltham Country Club, Raytheon (leased then purchased), and that the property was subsequently subdivided. She showed images and aerial views of the site.

David Larsen described the process and outcome of the project regarding design. He pointed out the consultant team was familiar with the site and included Feldman Geospatial (surveyors), VHB, McPhail (geotechnical engineers), and PM&C (Cost Estimators).

### *Process*

There would be a minimum of 3 public meetings. The first would involve mostly listening and recording. At the second meeting David would present a range of design concepts to be distilled into one for the final/preferred concept presentation at the third meeting. The result would be a conceptual design for passive and active recreational use of open space. A six-month timeframe would keep ideas fresh. There would be an effort to provide access around the pond that avoided significant trees and any grading that would disturb tree roots. The feasibility portion of the project would include a site assessment, identification of constraints, and a survey. There would be an \$89,000 fixed cost. Of that total, \$47,000 would be for the feasibility study and \$42,000 for the schematic design. DCDP would commit to cover any needed contingency.

The team went through their answers to the CPC's questions ([the questions and answers are attached to these minutes](#)).

| Questions/Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Answers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p>Allen</p> <p>Is there a way for pedestrians to access the pond and is there parking?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Gideon</p> <p>There are three ways to access the site, and there is parking on Waltham St. There is a sidewalk access point at Bell Towers with parking, and a fire lane off of Waltham St.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Jamie</p> <ol style="list-style-type: none"> <li>1. A natural resource inventory with a baseline assessment of trees and patches of invasive species should be part of the project.</li> <li>2. This would be the time to determine the water quality, to set goals for the pond, and provide thoughts on resource management.</li> <li>3. The project should provide information about the natural habitat thinking beyond how humans make their way through the site.</li> <li>4. The project should view the site more broadly than through a regulatory lens.</li> </ol> | <p>David</p> <ol style="list-style-type: none"> <li>1. Inquired with the tree warden about the capacity to maintain and update a GIS tree inventory. This project can locate larger trees to develop the design and map large clusters of invasive species.</li> <li>2. The scope could include evaluation of ground water activities to identify gaps in information to determine if future water sampling is necessary.</li> <li>3. The wetland scientist who does the delineation would provide some baseline information. That wouldn't require a wildlife study.</li> <li>4. Can scope out the additional cost of an ecological wildlife study.</li> </ol> <p>Steve</p> <p>The CPC is asking for an expansion of the scope for an additional cost and the city will provide that information.</p> |
| <p>Jon</p> <ol style="list-style-type: none"> <li>1. What are the parameters for the use of the site? What decisions have already been made about passive and active use of the site?</li> </ol> <p>Not reassured and because of the scope of the studies it doesn't appear the city is going into the project with an open mind.</p> <ol style="list-style-type: none"> <li>2. How was Warner Larsen selected?</li> <li>3. The firm's website displays primarily active recreation projects.</li> </ol>                                                                        | <p>Steve</p> <ol style="list-style-type: none"> <li>1. Stakeholders spoke about the active and passive use of the site. The use is subject to the public process. They talked about the possibility of active recreation where the parking lot is located.</li> <li>2. The city identified the design teams, and the staff interviewed them.</li> <li>3. The city had not predetermined any use of the property.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                            |

Mark said the public needs to know more about the quality of the water and the attributes of the pond and whether the site is a valuable wildlife area.

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| <p>Elodia</p> <ol style="list-style-type: none"> <li>1. According to the application the project will consider ways to improve the health of the water and shoreline.</li> <li>2. No passive recreation projects in Warner Larsen's portfolio. The one site highlighted is a small natural area with an artificial turf field.</li> </ol> <p>There are two architects working on other CPC projects who have a great deal of experience with natural areas.</p> <ol style="list-style-type: none"> <li>3. There are 3 easements next to the park and the Manley Way easement is not safe. The city can change the easements. There is stormwater going into the pond and there is a truck turnaround at Manley Way.</li> </ol> <p>Concerned about an additional survey and what is the \$5,000 line item for.</p> | <p>Steve</p> <ol style="list-style-type: none"> <li>1. The project is an opportunity for a public process to decide how to best use the property.</li> <li>2. Not fair to David to suggest the firm is unable to develop a conceptual design for a natural area.</li> <li>3. The city can't redo easements because they are joint and can't be amended unilaterally. They must be agreed upon.</li> </ol> |
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Bob was in favor of seeing the ecology of the pond addressed and expanding the scope of the study. Dennis would like to see a survey of all the trees on the site and thought baseline knowledge of what is on the site is needed.

Mark stated there was a growing consensus for the scope of the project to be expanded. Jamie offered to send an example of a small urban pond study as a frame of reference.

Michele Waldman said that a path around the pond is a given and supports everything Jamie said. She is concerned about the noise and discharge of trucks from the Manley Way site impacting the enjoyment of the property. Michele stated, "there is 'old think' and 'new think'". The new way is conservation and people treasure open space these days.

David Atchison noticed the new survey after two had been performed and wondered what was wrong with the old surveys or could it be fixed. He would second the comments by Michele and Elodia, that the primary purpose of the project is open space.

Steve responded that the city had not surveyed the property. In order to create the final design and perform construction, a new survey must be conducted to determine what has changed.

Jon added the city would want a survey certified to the city. Elodia pointed out that Steve signed off on a 2012 survey. Steve explained that was a subdivision plan which was different than a survey.

Leo stated a survey is needed and a 2012 survey is too old for a permit. He agreed with Jamie, and he had preliminary discussions with Steve about a water quality study. Leo said the pond was fed by drainage from Manley Way, the BJ's parking lot, and from Waltham stormwater. He thought the water quality should be improved if possible.

Mark would like to get an amended scope to have committee members review for the February 15<sup>th</sup> meeting.

### **3. Acceptance of Minutes**

#### **A. 2023-11-16 CPC Minutes**

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

**Motion:** Jon moved to accept the minutes as written, and Dennis seconded the motion.

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

### **4. Adjournment**

**Motion:** Bob DiRico moved to adjourn, and Dennis J. Duff seconded the motion.

**Vote:** Elodia Thomas, Dennis J. Duff, Bob DiRico, Jon Bockian, Jamie O'Connell, Mark Krackiewicz voted in favor.

**Adjournment: 9:45PM**

#### **Attachments:**

1. [Written Responses to CPC - Saltonstall Park](#)
2. [Written Responses to CPC - Walker Pond Application](#)