



Malden Community Preservation Committee
Remote Public Hearing and Committee Meeting

April 7, 2021 6:00 p.m.

Meeting Minutes

Committee Members in Attendance: Lisa Sulda, chair, Inna Babitskaya, Monique Ching, Rachael Running, Cameron Layne, Frank Molis, Khalil Kaba

Committee Members Absent:

Roberta Cameron, CPA Administrator

Public Hearing Called to Order: Sulda called the hearing to order at 6:01 p.m., and read the provisions to hold a remote meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law.

Project Hearing for Wallace Park Wall Application

Members of Applicant team introduced themselves: Michelle Romero, Malden City Planner, John Tramondozzi, vice chair of the Historical Commission, Joe Cesario, clerk of the Historical Commission, and David Hancock, consultant

Romero reviewed the history of their application, then Hancock gave a presentation about the project. He described the purpose for the project, how the wall will be fixed, and how they derived the estimate of \$150,000. He showed pictures of the damage to the wall and described the process of realigning, cleaning, and repairing the wall. He explained that salvage material is available that can be used for replacement cap stones.

Molis: Asked why the gate posts are different in the two locations. Hancock believes that they are original. Pleasant Street was the primary entrance and other street was secondary. Molis asked if there were originally gates, and Hancock said that he believes there weren't. Molis would like to see security lighting added to the park so that people will feel more secure to use this park more intensively.

Sulda agreed that it would be nice to add sitting areas as a future project idea.

Kaba asked whether there is precedent for what the end result could look like. Hancock said that it will look like the existing wall but cleaned and fixed. Kaba asked if there are examples of stone walls that

have been repaired. Hancock said that wall has not been attended to in probably 50 years, and is in poor repair.

Babitskaya commented on the importance of the project due to its location at entrance of the city and next door to school.

Cameron asked whether the Parks Department would have information about where the missing capstones are. Romero stated that the capstones had been disappearing over the past few years – they are being stolen. Babitskaya commented that it would be helpful for the city to have a parks commission to take care of the parks.

Councilor Craig Spadafora expressed support for the project for aesthetics, history, and craftsmanship. Without this project the city will likely have to replace the wall with something less historic and architecturally appealing.

Romero noted that the 2019 application included letters of support from a list of elected officials and several organizations and institutions.

It was moved by Molis, seconded by Running, and voted 6-0 to close the public hearing portion of the meeting.

Public Comment and Q&A

Bonnie Galayda had a question for the consultant/comment which was taken after the hearing was closed due to her virtually raised hand having been overlooked on the Zoom call. She wondered if there was a way after the wall was restored to prevent future theft of capstones.

Hancock responded that they suspect the capstones were loosened during school construction, and that once they are mortared back in place there will be no danger of them being removed.

Deliberation and vote on Wallace Park Wall Application

It was moved by Babitskaya, seconded by Kaba, and voted 6-0 to recommend the Wallace Park Wall project to City Council for funding.

Approval of April Meeting Minutes

It was moved by Molis, seconded by Layne, and voted 6-0 to approve the minutes from the April 7, 2021 meeting.

Work in Progress Project Updates/Finance Report

Sulda explained progress updates.

- Trafton Park ribbon cutting was held the Friday 5/14.
- Fellsmere Park was approved by City Council and a Grant Agreement was being finalized.
- Kierstead Park was funded and got underway, and they held a public meeting for their master plan.

- ABCD Start Secure program is officially launched, so anyone who is income-qualified who needs help paying first and last month's rent to move into an apartment in Malden can contact ABCD.

Cameron presented finance report. She showed the projects for which invoices have been paid since the last time the financial report was given. She then showed overall financial summary showing the available balances in each program area. Given rough estimates of the funding that might be requested for the projects that have submitted Pre-Applications, it appears that there will be sufficient funding available for the Committee to be able to fund all of the applications in the pipeline this funding round if they all go forward, assuming that there aren't any additional off-cycle applications.

Molis asked if projects are completed under budget, what is the mechanism for recovering unspent funds. Cameron explained that the Controller releases the funds back to the reserve that they came out of. No Committee vote is needed.

Molis also asked whether the Coordinator asks grantees to report on the percentage of a project that is completed when they submit invoices. Cameron responded that the Committee has not required reporting in the past, but will be requiring status reports and close-out reports for projects going forward.

Roosevelt Park Update

Sulda reviewed a letter that was provided by the MRA to the CPC. She explained that the CPC had sent a letter to all of the elected officials asking that they consider changing the scope of work to remove all of the contaminated soil. Sulda recommends that residents ask City Councilors and the Mayor to change the scope. The only other way that it might be within the CPC's power to change the outcome of the project would be to recommend to City Council to vote to rescind the previously approved bond and ask the MRA to then resubmit, but she doesn't expect the Council would approve that based on past Council action to approve money to cover current overages on the proposed project. The project is scheduled to start in the fall according to letter from Deborah Burke.

Ordinance Update Suggestions

Sulda described the ordinance recommendations document. She has spoken with Councilors Crowe and Winslow to ask for their support in advancing the ordinance changes.

Molis stated that he thinks term limits should not apply to statutory members. It is up to the other board to decide who will represent them, and for how long. People serving on two committees have extra responsibility, so it can be challenging to find members who are able to take on the double commitment.

Running spoke in favor of having term limits but maybe lengthening terms. Vacancies can inspire new people to step up. Fresh perspectives are good.

Running agreed with clarifying how appointments are made, but has mixed feelings about having appointments made all at large, as there is importance to having geographic diversity among CPC members.

Babitskaya supports the points about statutory members and geographic diversity. She pointed out that it requires some experience and knowledge to be effective on this board. She suggested that it might be

helpful to hold workshops to recruit a pool of applicants who have the skills and understanding to be effective CPC members. Sulda suggested that people can also learn about CPA by attending regular CPC meetings. It will also be helpful to do more promotion about the CPA in general so that more people are aware of what the CPC is doing.

Cameron commented that the Council may change the ordinance after it is sent to them.

Sulda said that they would come back to this in a future meeting

Signs Update

Cameron shared screen showing final designs for yard signs and banner for works in progress. Sulda explained the dimensions. Sulda said that, if the Committee approves the design we would place an order to put these into production.

Sulda got cost estimates for permanent signs and shared her screen to show different choices of potential signs with rough estimates of prices.

Running said that she will help with refining designs for permanent signs.

Sulda and Cameron had a conversation with the Sign Design Committee and they determined that they do not have jurisdiction over the CPC's signs, and suggested that CPC should consult with the Public Properties Committee.

Babitskaya commented that Malden can look to other communities. Babitskaya provided some suggestions for the layout and colors of the signs, and suggested that we consult with other boards like the Historical Commission on the design.

Cameron pointed out that different types of signs might be appropriate in different locations, i.e., parks versus historic buildings. For example, what kind of sign will be appropriate for Wallace Park Wall?

Councilor Spadafora spoke as a member of Sign Design committee. He said that it is good to have some uniformity or standards for signs. He recommends adding the names of Committee members, and suggested that brass signs will be more long-lasting than vinyl.

Sulda said that they will likely have an array of signs for applicants to choose from, providing options appropriate for different locations.

Layne suggested that they proceed with the temporary sign designs in order to get them out there as quickly as possible.

Review of Re-Submitted Applications

Sulda explained that there are three applications that they have three applications that were resubmitted which the Committee is trying to fast track to possibly recommend to the City Council before the go on summer recess.

She explained the status of each of the three projects: Patchell Park, Oak Grove Community Center, and Malden Library Archives Phase 2. Sulda explained that the Patchell Park and Oak Grove Community Center projects were both originally submitted as construction projects but have been resubmitted as

master plan projects according to the Committee's new procedures. The Library is nearing completion of their Phase 1 planning and need approval of Phase 2 before they can begin construction.

Ching asked about the Library archives application – wondered why the box was checked that said the applicant does not have site control. Dora St. Martin, Director of Malden Library responded that it was an error. They do have site control.

Sulda confirmed with the Committee that a public hearing for the three projects and committee meeting will be scheduled on Wednesday June 9.

Review Pre-Apps for FY22

- **Crescent Hills Park Creation:** Sulda stated that this aligns with Committee's priorities and goals. Need to make clear to the applicant that they need to come up with a plan first, per the CPC's guidelines. Molis agreed. He asked what the parking is like there. If the parking is restricted on that street it would only be usable by people who live on that street. Would like to see some appropriate amount of parking designated for people who use the park. Would also like to see handicapped accessibility considered in the plan.

Sulda explained that she would like to see the committee change the process to have the Coordinator determine eligibility administratively. The Committee would continue to have discussions to raise questions which they would like the applicants to respond to, which the Coordinator will communicate to the applicants and ensure that the submitted materials are complete and address the Committee's questions.

- **Devir Park Construction Phases 1&2:** Sulda expressed concern about the removal of mature trees. She would like to be careful that mature trees are protected with CPA investment. She would like to see the arborist report that identified diseased trees in Devir that need to be removed. She would also like to revisit the CPC's Plan to state that preserving trees is a priority, and that any mature trees cut down should be replaced by 3 new ones. Sulda questions whether there is a need for a perimeter fence around entire park. She also has a question about the phasing of park closure for construction. She would like to know whether they have reached out to all of the park users, such as the cricket team that uses the park. Finally she would like clarification about how many fields are in the plan, and would like to know the details of repair proposed for the tennis courts.

Ching agrees that she would like to make sure that users like the cricket league have been consulted.

Running shares concern about trees. She would like to know how determination is made and if there is some possibility of obtaining a second opinion.

Babitskaya said that trees can be treated to prolong their lives, for example placing a decorative metal fence around it to protect the tree. She is also concerned about the variety of trees that are planted. Olmstead park designs selected a variety of appropriate native species to be more resilient.

- **Trafton Park Construction Phase 1B:** Repairs to softball field also aligns with CPA eligibility criteria and CPC priorities. Sulda mentioned she would like to see them look for additional sources of funding.

Molis asked whether applicant and co-applicant should be reversed and Sulda confirmed that they should.

- **Malden River Park:** This project aligns with CPC goals and priorities. The Pre App is missing city sign-offs. Cameron has already asked them to fill in the blanks.

Sulda wondered whether the change in MRA would affect the two applications that were submitted by the MRA.

Running thinks this looks like an exciting project, strong application with multiple funding sources.

- **Malden Affordable Housing Trust Fund:** Sulda explained that AHT is formed and is looking for collaboration with CPC. Sulda raised the following questions:

- * How will MRA work with City and CPCI in new adapted City configuration?

- * How will AHT Board be set up? Can a CPC member be added to board?

- * She would like to see details about how they plan to use CPC funds.

Ching added a question: How will the process of applying for AHT funds work, if it is distributing funds from different sources with different rules attached?

Molis observed that they had previously learned about the Somerville model of collaboration between the AHT and CPC. Sulda responded that it would be helpful to have CPA involved in some way in the process of determining how the AHT will use its funds.

Cameron brought forward question from member of the public, Greg Lipstein, asking whether the Bowman Street/Conservation Commission pre-application not being covered tonight? An application had not been received by CPC for this project. Cameron provided her email address and invited the applicant to forward their application to be reviewed at the next meeting.

Other Business

Sulda reminded committee members to complete their ethics training.

Sulda explained that the Linden Rink project may be back – they obtained other funding to do a feasibility study and may be coming back for funding for construction at later time.

Sulda noted that a map has been added to the facebook page showing where all of the previously funded projects are located. She invited residents to consider additional projects to bring forward, and referred to the list of potential projects in the back of the plan.

Babitskaya suggested sharing CPA posts on other community facebook pages.

It was moved by Ching, seconded by Layne, and voted 6-0 to adjourn the meeting at 8:05 PM.

Documents Used at the 5/19/2021 Public Hearing and Meeting

- CPC Agenda meeting 5-19-2021
- Malden CPC Draft Minutes 4-7-2021
- Applications:
 - Malden CPA Applications list 5-19-2021
 - FOOGI Application Withdrawal
 - Wallace Park Wall
 - CPC FY22 Returning Application MHC Wallace Park Wall
 - Daedalus Letter 3.11.21
 - Presentation
 - CPC Evaluation Chart Template
 - Wallace Park Wall draft recommendation letter
 - Patchell Park
 - Patchell Park Application 2021
 - Letters of support from Mayor, Linehan, Spadafora, and DeMaria
 - Patchell reapplication evaluation
 - Oak Grove Community Center
 - OGCC Reapplication
 - OGCC Proposal/Cost Estimate from BCA
 - OGCC Application Summary
 - Malden Library Archive
 - Update letter to CPC
 - Updated Application
 - Malden Library Archive reapplication evaluation
 - Crescent Slope Restoration
 - Crescent Slope Restoration Pre-Application
 - Devir Park
 - Devir Park Master Plan Implementation Pre-Application
 - Letter from Bobby Knox
 - Devir Park Master Plan
 - Devir park Master Plan Narrative
 - Letter of support from Mayor
 - Trafton Park
 - Trafton Master Plan Phase 1B Pre-Application
 - Malden River Park
 - Malden River Works Pre-Application
 - Affordable Housing Trust
 - Affordable Housing Trust Pre-Application
 - Project Finance Tracking
 - Project Status Tracking
 - Kierstead & Tartikoff Parks Update
 - Kierstead Tartikoff Recommendation Letter
 - Kierstead Tartikoff Part A Summary
 - Kierstead Park Draft Master Plan
 - Tartikoff Park Draft Master Plan
 - Start Secure Program Flyer
 - MRA letter Update of Roosevelt Park 20210504
 - Committee ordinance suggested changes 5-19