



Malden Community Preservation Committee
Remote Public Hearing and Committee Meeting

June 9, 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 (arrived late)

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 Patchell Park Master Plan

A presentation was given by Paul Sieswerda 78 Glenrock Ave, and Maureen Camerato, 91 Wyoming Ave, both representing FOOGI. They described the history of the park, work that has been accomplished, project goals, proposed scope, and timeline.

Sulda commented that she appreciates the focus on preserving trees and having a certified arborist to evaluate their condition and invited Committee member questions. Having no committee questions/comments the hearing was opened up to comment for or against the project.

Pat Hayes 105 Wyoming Ave, is a member of FOOGI. As a resident of the neighborhood, the park is long overdue for care. He and a lot of neighbors are in support.

Maureen Camerato commented that the applicants have secured commitments of funding for \$10K from Councilors, and FOOGI will fundraise to implement the master plan.

Sulda commented that maintenance of the park going forward will be important, and Sieswerda responded that they plan to continue with park upkeep as neighborhood group has been doing.

Sieswerda asked about how to address unforeseen increases in cost. Sulda recommended negotiating with vendor to keep costs within budgeted amount.

Project Hearing for Oak Grove Community Center Master Plan

A presentation was given by Bonnie Galayda, 98 Belton Street, Carol Melle, 35 Wyoming Ave, both representing OGIA. They described the history of building and the goals of the project, namely to reopen building by restoring and making it ADA compliant, and improving the landscaping. They showed the proposed scope of work and listed letters of support.

Sulda said she is happy to see something being done with the building and invited Committee member questions. Molis complemented the applicants' perseverance. The hearing was then opened to public comment for or against the project.

Patrick Hayes of 105 Wyoming Ave stated that as a former member of OGIA and a member of FOOGI, the building deserves to be rehabilitated. On behalf of FOOGI they are behind project and wish to see the building revitalized.

Project Hearing for Malden Library Archive Phase 2

A presentation was given by Don Mills, Mills Whitaker Architect and Dora St. Martin, Malden Public Library. St. Martin reviewed the overall project history and goals. Mills described current conditions and proposed improvements. He explained the need for replaced slab. St. Martin showed the budget for Phase 2, explaining that the CPC request has not changed from what they originally applied for two years ago – that Library Trustees will cover difference in cost for the slab. What has changed is the timing. A commitment of funds for Phase 2 is needed to be able to complete Phase 1.

Babitskaya asked about climate control in the space and whether the material will be inventoried.

St. Martin responded that the Library and Historical Society have an inventory system which is coordinated on a computer system. HS volunteers and Library staff are working on archiving and, more volunteer time is needed. Having space to organize will make it easier to do this work.

Mills explained that there is currently no climate control and things are nevertheless in good shape. A consultant on the team recommended steps to control the humidity and temperature range.

Sulda asked whether the items in the archive will be available to the public.

St. Martin said that there is a local history room and that materials will be available during designated hours and will be brought by staff into the local history room for viewing. The archive itself will be open only to staff and trained volunteers. The mission of MPL is to make archives available for public use.

Having no committee questions/comments the hearing was opened up to comment for or against the project.

Babitskaya commented that this is an important project because Library is the cultural center of the City. She would like to see more material be digitized. St. Martin responded that they received funding to digitize all of the records of the Malden Evening News.

Melle commented that this is an incredible project. She used records from the library archives to research for the grant application for the OGCC project.

Galayda commented in support of the project. Any project entailing history is valuable for past, present, and future. She learned about family history connected to Malden. It is important to be able to document this information for the whole City.

At 7:11 PM it was moved by Molis, seconded by Layne, and voted 6-0-0 to close the public hearing portion of the meeting.

Deliberation and vote on the 3 Applications

Sulda suggested that Patchell Park be approved with condition that there be at least three public meetings, that there be multilingual public outreach, and that the CPC be informed about all public meetings.

Babitskaya noted that she had identified an error on the draft recommendation letter regarding the source of funds for the project, which Cameron corrected.

Molis moved to recommend the funding for Patchell park with these conditions. Layne seconded. All in favor.

It was moved by Molis, seconded by Layne, and voted 6-0-0 to recommend the Patchell Park project to City Council for funding.

Sulda made the same recommendation for the Oak Grove Community Center Master Plan regarding conditions for at least 3 public meetings, that there be multilingual public outreach, and that they inform the CPC about all public meetings.

It was moved by Molis, seconded by Running, and voted 6-0-0 to recommend the Oak Grove Community Center Master Plan project to City Council for funding.

Sulda asked the Committee if there were any comments or recommendations for conditions for the Library Archive project. None were offered. Molis said that he would recuse himself from voting on the Library Archive because he is a Library trustee.

It was moved by Layne, seconded by Babitskaya, and voted 5-0 to recommend the Malden Library Archive project to City Council for funding.

Approval of May Meeting Minutes

It was moved by Layne, seconded by Running, and voted 6-0 to approve the minutes from the May 19, 2021 meeting.

Elections for Chair and Vice-Chair

Molis asked whether a Treasurer would be a required position in case there is ever a need for an official treasurer's signature. Cameron stated that she does not believe there are any statutory requirements for the role to be filled by a committee member and not by staff.

Molis nominated Kaba as Vice-Chair.

It was moved by Molis, seconded by Ching, and voted 6-0-0 to reappoint Kaba as Vice-Chair.

Layne nominated Sulda as Chair.

It was moved by Layne, seconded by Babitskaya, and voted 6-0-0 to reappoint Sulda as Chair

Committee members discussed whether virtual participation would be allowed in a hybrid format after meetings resume in person. Sulda would like to be able to broadcast and record, even if virtual participation is not allowed. Committee members agreed that they would like to do everything possible to maintain the level of participation that Zoom has enabled.

Review Pre-Apps for FY22

- Woodland Street
- 0 Leonard Street

Sulda explained that both of these pre-applications are for property acquisition. She noted that City Council has made open space expansion a priority. She anticipates more similar projects going forward and would like to work with Conservation Commission to develop a scoring system to prioritize acquisition projects. She described that she and Cameron met with applicants for Crescent Lane and discussed a vision for volunteer management of parks that could provide a model for conservation parcels.

Sulda explained that 0 Leonard had previously submitted an application and that it was originally determined to be ineligible, but that after discussion with the City Solicitor we have a better understanding of how the City relates to this project and we determined that it is eligible.

Molis asked what restrictions are placed on the property – would the property be protected as open space or could the City decide to convert it to a different use? Cameron explained that the CPA statute requires that land acquired for a purpose must be permanently dedicated to that purpose – permanent designation as conservation land will be a condition of approval.

Babitskaya said that she would like to see the size of the parcel and an inventory of trees, landscape elements on the sites, and a plan for ongoing maintenance. It would be good to check soil for contamination.

Kaba joined at 7:45.

Sulda said that it will be important to have neighborhood volunteers to help take care of these parks as well as city contact information in case there are maintenance problems.

Application Workshop

Sulda explained that the idea of the application workshop is to invite applicants to come to the meeting to ask questions about the application process. She would like to add this to the agenda for summer meetings. No questions were asked.

Other Business

Sulda made some announcements:

-) The Wallace Park Wall project was approved by City Council last night, 6/8.
-) Bread of Life will be starting construction on their new building in the fall.
-) Lawn signs came in today. Wallace Park Wall and the Library are the first projects that will be under construction. Sulda and Running are working on designing a permanent sign.

Layne asked about the vacant CPC positions. Sulda reported that Councillor Camell named an appointee to the CPC (Ward 6), and they will hopefully be able to start next meeting. She has reached out to the Planning Board but has not heard back yet.

Sulda asked Committee members for their input about adding a public comment period to some or all meetings going forward. Molis stated that he would not want members of the public to be able to ask questions in meetings. He would prefer that they submit questions in advance. There is too much potential for back and forth that could make meetings run too long. Running agreed that it is helpful to have questions in advance in case they require research, especially for technical questions. This would enable them to be better prepared. Babitskaya suggested that the answers to written questions could be answered in writing and/or answered at the next meeting. Molis suggested that Cameron do some research about what other boards and committees do.

The next meeting will be the third Wednesday in July, 7/21. Running asked if the Committee would be meeting throughout the summer. Layne suggested that Committee members RSVP to ensure that they get a quorum for summer meetings.

Kaba asked whether meeting will be in person or virtual. Sulda said that she would let committee members know as soon as information is provided by the City.

Adjournment

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

Documents Used at the 6/9/2021 Public Hearing and Meeting

-) CPC Agenda meeting 6-9-2021
-) Malden CPC Draft Minutes 5-19-2021
-) Applications:
 -) Malden CPA Applications list 6-9-2021
 - o Patchell Park
 - Patchell Park FY22 Returning Application Packet
 - Shadley Team Proposal for Patchell
 - Patchell Park Presentation
 - Patchell Park Property Record
 - Patchell Park Draft Decision Letter
 - o Oak Grove Community Center
 - OGCC Proposal/Cost Estimate from BCA
 - OGCC Draft Decision Letter
 - o Malden Library Archive
 - Updated Application
 - Malden Library Archive Draft Decision Letter
 - o 0 Leonard Street
 - 0 Leonard Street FY22 Pre-Application Form
 - 0 Leonard Street Application Evaluation
 - o Woodland Street
 - Con Com Appraisal Pre-Application for FY22
 - Petition
 - Woodland Street Application Evaluation