



Malden Community Preservation Committee

Hybrid Committee Meeting

Malden City Hall Room #108

Zoom

September 20, 2023 | 6:00 p.m.

Meeting Minutes

Committee Members in Attendance: Rachael Running, *Co-Chair*, Eric Henry, *Co-Chair*, Lisa Sulda, *Vice-Chair*, Inna Babitskaya, Brenden Brett, Monique Ching, Kristen Homeyer, Mark Lawhorne, Cameron Layne,

Committee Members Absent: N/A

CPC Coordinator: Daniel Koff

1. Meeting Called to Order

Running called the hearing to order at 6:04 p.m. and read the provisions of the MA Governor allowing remote participation at the meeting.

2. Approval of Meeting Minutes from August 2023

Sulda made a motion to approve the meeting minutes from June 2023. Seconded by Ching. Approved 8-0 (1 abstention).

3. CPC Financial Update

Koff summarized that there is \$2,519,562.10 available to commit to new projects in FY24. This funding is inclusive of the estimated budgets for each year (less the amount committed to and spend on projects), plus the additional amount of tax surcharges that the City has received each year that has gone above and beyond the estimated budgets. Each year CPC budgets are based on a conservative estimate by the Controller. In preparation for the CP2 report due October 31st, the Controller has “trued” the accounts

by informing CPC that it has an additional \$749,593.60 to commit to new projects. Before CPC commits this funding to new projects, Koff recommends that CPC submit a budget amendment to City Council requesting that a total of 30% of that amount be appropriated to the category funds to ensure that at least 10% of revenue goes into each category account for Open Space and Recreation, Affordable Housing, and Historic Preservation.

Henry advocated for creating a standard procedure for CPC to reconcile actual versus budgeted amounts each year in October/November.

Koff clarified that he already inserted it the annual calendar as a task for October but will move it to November seeing as how the Controller's CP2 report is due on October 31.

Layne asked who determines the amount of funding. Koff clarified that the Controller determines the view of the budget overall.

4. FY24 Application Review

Running clarified that the goal of the review today is to:

1. Check for completeness of the applications
2. Come up with questions to send to the applicants to answer during the public hearing
3. Set dates for the public hearing

009_Malden River Works

Running summarized that the applicant is requesting \$1m for construction of open space. The design phase was funded by CPC in the amount of \$200,000. Running opened the floor for comment.

Sulda inquired as to the other sources of funding in the project. She would like to know whether they received an Outdoor Recreation Legacy Partnership grant.

Sulda pointed out that some items in the budget may be for the DPW portion of the project. She would like clarification about the costs. Brett expressed that the budget provides detail that expenses will be relegated to plantings and other open space related costs.

Homeyer requested more information about remediation costs.

Homeyer inquired as to their plans for addressing continued maintenance, watering, and invasive plant management.

Henry requested to see the budget for the entire MRW project so he can see how the CPC project would fit into a larger project.

Co-Chair Running called the meeting into recess to switch rooms from #108 to #105.

Running reconvened the meeting at 6:59pm.

Babitskaya advocated for the installation of historic and interpretive signage on the site.

Homeyer advocated for the installation of climate-forward signage to address historic and future ecological changes to the site.

0010_Malden Hospital Open Space

Running summarized that the application is for \$750,000 to fund the acquisition of open space at the former Malden Hospital site.

Babitskaya referenced the article that she had written about the Malden Hospital site wherein the former Malden Mayor and residents donated land, money, and equipment to establish the hospital. The hospital subsequently merged with three other equal partners, in which case the Malden Hospital was acquired and the land transferred to the new joint entity. The alliance closed the Hospital and has now become Tufts Hospital. Tufts is now seeking to sell the land back to Malden for profit. She inquired as to the reasons why the City should buy land back that it donated for use of a hospital.

Sulda agrees with Babitskaya. She requested updated information about the appraisal which is from 2021. She wants to know why the deal with the Trust for Public Land did not go through. She also has questions about the deed. A letter from a lawyer that was included in the application materials suggesting that further research be conducted on the deed. Sulda requested a follow-up on that suggestion for further research. Sulda agrees that Malden should not have to buy back its own land.

Brett clarified that the application is to purchase – not improve – the land.

Running summarized that CPC requests more information about the open questions surrounding the deed.

Homeyer requested more information regarding the future plans of the site. Would CPA funds be reapplied to improve the open space? She wants to know the intended use of the open space.

Sulda requested that Babitskaya's article be included in the project file.

Babitskaya advocated for Tufts to donate the land back to the City for \$1 – the purchase price that Hallmark Health acquired the land when they merged with other hospitals.

Lawhorne expressed that he is a neighbor to the property and that they are seeking resolution. He advocated for moving the application forward to give something back to the community.

Henry clarified that this issue was brought up in the Planning Board meeting and that he is still not clear as to the status of the deed. He clarified that the parcel is in two cities, and wanted to know if any portion in Medford will be sold to that community.

0012_Fitzgerald Park

Running summarized that the application is to approve a previously funded CPC park to expand the facilities for small children. They are requesting \$175,000. She opened the floor for comment.

Sulda requested the final design. She is also interested to know if there is any feedback from community meetings or results of outreach regarding the project. She is interested to know the cost of an alternative play surface to rubber.

Sulda advocated for a different landscape architect to be retained.

Homeyer inquired as to what was being done to address heat on the site (besides trees).

0013_Linden Rink

Running summarized that the Linden Rink project is requesting a change in scope to their FY22 approved project to apply \$67,360 of their \$200,000 to a new scope for construction.

Brett inquired as to whether ice would be included in the new rink. Koff clarified that as part of the design project they must investigate ways to have ice at the rink. In this application they seem to be assuming that they won't move forward with any of those options.

Sulda inquired as to whether there was additional abutter outreach regarding the change in scope. She would like to see evidence of outreach and community engagement.

Homeyer clarified that public meetings are scheduled for October and November. She inquired as to whether the applicant would be able to implement any green infrastructure in addition to grey infrastructure to filter water with plans and soil, rather than shuttle the water away from the site.¹

Henry clarified that there are documented drainage issues in the area and within the nearby field at Linden School.

Ching requested clarity as to how the \$67k would be used. There is no budget submitted showing how the funds would be used.

Babitskaya commented that Shadley Associates is working on numerous projects before the CPC. She inquired whether different vendors could be sought, and if a list of vendors could be garnered from the state.

Brett agreed with Ching that he would like clarification on the use of CPA funds in the project.

0015_Oak Grove Community Building

Running summarized that the applicants are requesting \$151,650 to pay for 100% design plans to upgrade the Oak Grove Community Building

Ching inquired as to whether they intend to or have pursued other funding sources.

Sulda inquired as to whether the funding would be just for design. She requested clarity from a letter included by RMV that alluded to construction in their scope.

Sulda advocated for the project since it is community-led.

Sulda inquired as to whether there were any items not included in the estimate cost and wanted to know how those costs would be covered.

Sulda inquired as to whether their proof of ownership was satisfactory.

¹ Gray infrastructure is traditional stormwater infrastructure in the built environment such as gutters, drains, pipes, and retention basins. Green infrastructure mimics nature and captures rainwater where it falls, and includes permeable pavement, rain gardens, bioswales, green roofs, rain barrels, and urban trees.

CPA funds can only be used for restoration, and some items were not CPA eligible (like the improved kitchen). She advocated for the project to follow the Secretary of Interior standards as required by Mass General Law.

Sulda inquired whether the applicant had considered solar power for the building, and whether they had investigated state funding for heat pumps.

Sulda pointed out that some items were not included in the budget: Hazardous material remediation, stormwater design, telecommunications, construction administration services. She wanted to know if any of those services are needed.

0018_15 Ferry Street

Running summarized that the application is to move the historic Converse-era building adjacent to Malden High School on the same plot of land. The applicant is requesting \$600,000 from CPC.

Sulda sought clarification about the signatures on the Pre-Application and Koff clarified that an updated Pre-Application had been received with the signatures of the Mayor and Eric Rubin, Director of Public Facilities, as Staff Liaison. The file has been uploaded to the Public Meeting Packet as of September 20th.

Sulda inquired as to the future use of the building after its proposed relocation. Sulda clarified that in order for the preservation costs to be eligible, the building needs to be made available to the public, and the interior needs to be preserved per the Secretary of Interior Standards. Sulda noted that the application only references proposed work on the exterior of the building.

She inquired as to whether there are guidelines for the relocation of historic properties by the Secretary of Interior, and inquired as to whether those standards would be adhered to in this project.

Sulda inquired as to whether the elements that had existed on the proposed site – including community gardens and an experimental “smart building” would be preserved.

Sulda inquired as to whether students from the high school were engaged in this project, and whether they – and local abutters -- were included in the community outreach.

She inquired more information about any trees that are planned to be removed. She advocated for three trees to replace each one of an older tree that is cut down.

Brett inquired as to whether information about its future use may be factored into the consideration for the building’s preservation by CPC.

Babitskaya clarified that the applicant’s intention is to give the building to the city; it is not their responsibility to improve the property or to determine its final use.

Babitskaya pointed out that there are many more historical buildings in neighboring communities, and that Malden has lost much of its historic identity and what little remains is threatened.

Layne expressed that the building is so close to the high school, he inquired as to whether the students would use the building. Layne advocated for student input to be incorporated into determining the use of the building.

Lawhorne expressed that the projected use would be for the teen center, but that everything is vague, so he would seek clarification.

Councillor Hayes was permitted to speak. She weighed in on the final use of the building that it is not ADA accessible, so unless more funding was put into the building it would be limited in its use.

Running expressed a need to investigate the ADA accessibility of the building.

Babitskaya expressed that it is not the applicants purview to make the building ADA accessible, and that those issues should be taken up by the City, and not the applicant.

Brett agreed that the application is limited, but believes that knowing what to do with a building is important given the high cost of preserving it.

Running agreed that knowing the buildings final use would inform her decision about whether to grant funds for preserving it.

Babitskaya advocated for inviting someone from the city to answer questions about the building's future use.

Brett inquired as to what are the plans if CPC does not approve funding in this fiscal year.

Babitskaya confirmed that the applicant will be able to demolish the building if CPC denies the funding.

Sulda inquired as to whether there are other sources of funding available to move the building, and whether the applicant has pursued any additional sources of funding.

PROJECT HEARINGS

Running coordinated with the Committee to identify the following dates for public hearings:

1. October 18
 - a. Malden River Works
 - b. Malden Hospital Open Space Acquisition
 - c. Fitzgerald Park
2. November 15
 - a. Linden Rink
 - b. Oak Grove Community Building
 - c. 15 Ferry Street
3. November 29 – Special Meeting
4. December – No Meeting

Sulda made a motion to hold the first meeting on October 18, a second hearing on November 15, and to move the December meeting to November 29 to vote. Ching seconded. Passed unanimously.

5. ELC Application for Supplemental Funding

Running summarized the update to the application to ELC that the applicant is now seeking no additional funding; they have submitted a revised plan that would work within the existing funding award.

Sulda inquired as to whether timber would last as long as the precast concrete around the planting beds.

Lawhorne confirmed that timber and pre-cast concrete can have a similar lifespan. He expressed support for the plan to minimize asphalt and to expand the greenspace.

Sulda inquired as to whether the community had approved the Plan. Koff clarified that the memo provided states that the changes are supported by the Steering Committee which is made up of the Principle, Teachers, Parents and Disability Advocates.

Sulda inquired as to whether the accessibility would be preserved. Lawhorne pointed out the memo states that accessibility has been preserved.

Lawhorne pointed out that in the last meeting the architects said that the play value would be preserved.

Brett made a motion to approve the changes to the plan as stated in the memo from Alex Pratt dated September 18, 2023. Lawhorne seconded. Motion passes unanimously.

6. Other Business

Koff shared information about upcoming public meetings regarding projects that have been funded by, or currently have applications to be funded by CPC.

Linden Community Rink

Public meeting #1: October 12th at 6pm on Zoom

Public meeting #2: October 26th at 6pm on Zoom

Public meeting #3: November 9th at 6pm on Zoom

See <https://www.cityofmaiden.org/lindencommunityrink> for more

213 Main Street

Community meeting #2 – September 28th at 6pm, hybrid (Room 105 and Zoom)

See <https://www.cityofmaiden.org/213main> for more

Malden Climate Action Plan Community Workshop

September 26, drop by any time between 4 and 7pm

Teen Enrichment Center; 7 Washington St. in Malden

Dates for ribbon cuttings for Trafton and Kierstead Park are forthcoming.

Following a request by Babitskaya, Koff agreed to share the information with the Committee and to post the information on Facebook.

Henry inquired about the expectation regarding signage.

Running expressed that the CPC had received a FOIA request regarding the pre-application for 15 Ferry Street. Koff clarified that the updated pre-application with signatures has been uploaded to the Meeting Packet for public viewing.

7. Adjournment of CPC Meeting

Sulda made a motion to adjourn. Brett seconded. Approved 9-0

Meeting Packet:

September 20, 2023

09_Malden River Works Full Application

1. [20138 Cost Estimate 90](#)
2. [01 Malden-River-Works Full-App City-of-Malden-Office-of-Strategic-Planning-and-Community-Development-OSPCD-09-12-2023](#)
3. [20230912 MRW CPA budget](#)
4. [AllLettersOfSupport](#)
5. [CPA FY24 FINAL SUBMISSION](#)
6. [MRW ProjectTimeline](#)

10_Malden Hospital Open Space Acquisition Full Application

1. [01 Malden-Hospital-Full-App Deborah-A-Burke-OSPCD-09-12-2023](#)
2. [57 Hospital Road, Malden - Appraisal v.1](#)
3. [Budget](#)
4. [Estimate](#)
5. [FY24 0010 Malden-Hospital-Open-Space-Acquisition Invitation Letter 2023.07.12](#)
6. [Letter of Support Kelly Corbi](#)
7. [Letters of Support Malden Hospital Open Space](#)
8. [Malden Hospital Deed](#)
9. [Malden Hospital Site CPC Slides](#)
10. [Malden-Hospital-Open-Space-Acquisition-06-12-2023 \(1\)](#)
11. [MHospitalVals](#)
12. [Reduced Footprint on Site](#)

12_Fitzgerald Park Improvement Full Application

1. [01_Fitzgerald-Full-App_City-of-Malden-09-12-2023](#)
2. [090823_Fitzgerald Park Phase 2 Concept Rendering_email](#)
3. [090823_FitzGerald Park Phase II Estimate](#)
4. [090823_FitzGerald Park Phase II Estimate-1](#)
5. [230426 Approved CDBG budget](#)
6. [CBD Garage Deed](#)
7. [FitzGerald Park Phase II Project Team](#)
8. [FitzGerald support letters](#)
9. [FitzGerald timeline](#)
10. [FY24_0012_Fitzgerald-Park Invitation Letter 2023.07.12 AMENDED](#)

13_Linden Rink Full Application

1. [01_Linden-Rink_Full-App_City-of-Malden-OSPCD-09-12-2023](#)
2. [090823_Linden Street Hockey Rink Concept Cost Estimate](#)
3. [090823_Linden Street Hockey Rink Concept Rendering](#)
4. [172_090823_Linden Street Hockey Rink Concept Cost Estimate 7781](#)
5. [200_090823_Linden Street Hockey Rink Concept Rendering 8486](#)
6. [20230911143853876](#)
7. [FY24_0013_Linden-Rink Invitation Letter 2023.07.12](#)
8. [Linden Community Rink Project Team](#)
9. [Linden Community Rink timeline](#)
10. [Linden Street Hockey Rink Concept Plan_090623](#)

15_Oak Grove Community Building Full Application

1. [01_Oak-Grove-Cmte-Bldg_Full-App_Eric-Rubin-City-of-Malden-09-11-2023](#)
2. [172_RMD-Collaborative\(Architect-design\)\(Construction Docs-Proposal\)Oak Grove Community Building\(9-8-23\) proposal_5632](#)
3. [203_RMD-Collaborative\(Architect-design\)\(Construction Docs-Proposal\)Oak Grove Community Building\(9-8-23\) proposal_5916](#)
4. [CPC Application Oak Grove Community Building FY2024 \(2\)\(pre-App\)\(approved\)](#)
5. [CPC-FY24\(19-LettersOfSupport\)](#)
6. [cpc-FY24\(HISTORICAL\)](#)
7. [cpc-fy24\(MAPS\)](#)
8. [CPC-FY24\(OTHER\)supporting-docs](#)
9. [CPC-FY24\(TIMELINE-RMD-Collaborative\)\(proposal\)](#)
10. [CPC-LtrOfApproval\(Question\)](#)
11. [CPC-ProofOfOwnership-SiteControl\)](#)
12. [FY24_0015_Oak-Grove-Community-Bldg Invitation Letter 2023.07.12 AMENDED \(1\)](#)
13. [Oak Grove Community Building \(MasterPlan-FeasibilityStudy\)\(FINAL\)2023-09-06](#)
14. [RMD-Collaborative\(Architect-design\)\(Construction Docs-Proposal\)Oak Grove Community Building\(9-8-23\) proposal](#)

18_15 Ferry Street Preservation Full Application

1. [01_15-Ferry-St_Full-App_Alpha-Business-Center-LLC-09-12-2023](#)
2. [15 Ferry Street - Final Historic Preservation Report](#)

3. [15 Ferry Street Foundation Set 2.3.23 - reduced](#)
4. [172 Ferry St to Salem St Budget Issued 03-13-2023 4929](#)
5. [223 15 Ferry Street - Final Historic Preservation Report 3499](#)
6. [258-22 15 Ferry Street](#)
7. [77 salem permit to move historic building](#)
8. [Current Paid expenses](#)
9. [Deed](#)
10. [Determination](#)
11. [Ferry St to Salem St Budget Issued 03-13-2023](#)
12. [FY24 0018 15-Ferry-Street Invitation Letter 2023.09.07](#)
13. [John Howard \(Arborist\)](#)
14. [MACRIS MAL.491](#)
15. [Memorandum Of Understanding with City of Malden](#)
16. [MHC PreCPA App Support ltr 5.18.23 15 Ferry](#)
17. [Plot Plan 15 Ferry St final 20180910](#)
18. [Signed Pre-App](#)
19. [Timeline](#)
20. [Unofficial Property Record Card](#)

Application for Supplemental Funding - ELC Playground Improvement

1. [011123 ELC-Concept Plan](#)
2. [011123 ELC-Cost Est for Concept Plan](#)
3. [230713 CPC ELC Letter Requesting Supplemental Funding](#)
4. [230713 Supplemental funding request form](#)