

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
March 11, 2009**

Present: Paul Siegenthaler – Chairman, Janet Bernardo, Jack Cogswell,
John Comando, Bruce Eisenhut, Mark Gluesing, Brian Nadler,
Sheila Pransky

Absent: Jane Howard – Vice-Chairman

Town Staff: Patricia Carey, Staff Liaison
Nicole DiCicco, Acting Recording Secretary

Guests: None

The meeting convened at 7:30 PM in the Newman School Conference Room.

Approval of Minutes: Mr. Nadler made a motion to approve the minutes of the meeting of February 25, 2009. Mr. Cogswell seconded the motion. The motion passed unanimously as amended.

Chairman's Comments: No comments.

Update on Proposals:

FY2009-1 Town Hall Historic Preservation: Mr. Gluesing reported that the estimated costs are becoming more defined. The PPBC may need to look at cutting some costs as some estimates are higher than earlier anticipated, and will be determining how to do that with Town funds and, if approved, CPA funds. There are no changes to the funding request.

FY2009-2 Additional Easement Research to Complement Master Plan for Trails: Mr. Comando reported that the Town Manager would hire a consultant for this project, if funding is approved. She has a variety of options on the type of consultant to hire. The Committee had three questions for the Town Manager. Where will the project start? Who has the qualifications required for such a project? Who will supervise the project?

FY2009-3 Affordable Housing Consulting Assistance: Mr. Siegenthaler presented a memo from the Town Manager. The Committee raised the following questions: What type of consultant would be hired? Would funds be requested on an annual basis? Is there a written description of the scope of work?

FY2009-4 Design Funds for All-Person's Trail Around Needham Reservoir: The Conservation Commission submitted a revised project request after consulting with Town Counsel on a scope that would be eligible under CPA.

FY2009-6 Window/ Energy Improvements for Six 40 B Housing Units: There were no additional questions.

FY2009-7 High Rock Homes: Mr. Gluesing reported that a possible amended request of \$370,000 would enable four homes to be sold at 80 % AMI, with one partially funded through Home funds, but the Committee was not sure if all four would be sold at this rate after Town Meeting. Ms. Pransky stated that the Housing Authority would commit to the 80% rate if approved at Town Meeting, but there was a possibility that prior to Town Meeting one home might sell at the higher rate. Any unused funds would be returned to CPC. The Committee agreed to amend the request to \$370,000 and Mr. Siegenthaler asked to get clarification from the Housing Authority that they would like to pursue four homes at 80% AMI.

FY2009-8 Transfer for Funds to Conservation Fund for Future Open Space Purchases: Mr. Nadler noted that the current balance in the fund is estimated at \$244,000.

FY2009-10 Preservation of Open Space- Purchase of Land: On behalf of the Park and Recreation Commission, Ms. Carey asked to withdraw the request for funding, without prejudice. The negotiations with the land holder have not proceeded enough to request funding.

Preparation for Public Hearing: Ms. Carey reported on the preparations for the public hearing. Mr. Siegenthaler stated that the proponents would present their information so that liaisons should assist them with preparations, including giving anticipated questions. The Committee will need to remain neutral as no positions have been taken on any proposal. Since the Committee members have already had opportunities for asking questions, this public hearing will provide residents with the opportunity to ask questions and share opinions with the Committee. Ms. Carey recommended that the Town Hall proposal be presented last, to allow all the smaller projects to have enough time for presentation and questions.

Other Business: None presented.

Adjournment: Ms. Pransky made a motion to adjourn the meeting at 9:00 PM. Mr. Nadler seconded the motion and the meeting adjourned at 9:00 PM.

Respectfully submitted,

Nicole DiCicco
Acting Recording Secretary