COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS

Minutes of Meeting
April 15, 2009

Present:	Paul Siegenthaler – Chairman**,** Jane Howard – Vice Chairman, Janet Bernardo, Jack Cogswell, John Comando, Mark Gluesing, Brian Nadler
Absent:	Bruce Eisenhut, Sheila Pransky
Town Staff:	Patricia Carey, Staff Liaison Nicole DiCicco, Acting Recording Secretary
Guests:	None

The meeting convened at 7:35 PM in the Newman School Conference Room.

Chairman's Comments: Mr. Siegenthaler stated the Committee would review each proposal, and that it was hoped that a vote would be taken on each proposal at this meeting.

Vote on Proposals:

FY2009-1 Town Hall Historic Preservation: Mr. Cogswell made a motion to recommend the funding of Annual Town Meeting Warrant Article 35, with $1,099,120 from Community Preservation Receipts, $882,460 from Community Preservation Historic Reserve, $1,121,500 from FY'09 Community Preservation General Reserve, $3,726,153 from CPA Free Cash, and $7,200,000 be borrowed under CPA. The motion was seconded by Ms. Bernardo. The members each shared their opinions and remaining questions on the proposal, with the majority stating their support. Mr. Gluesing recommended staying involved with PPBC as the project progresses to see how cost cutting measures are taken that preserve the historic aspects of the project. Mr. Siegenthaler stated his struggle with this project, but that he did not feel the proposed project was the best preservation project for Town Hall. **The Chairman called for the vote, and there were 6 votes in favor of recommending the project and 1 opposed. The motion passed.**

FY2009-2 Additional Easement Research to Complement Master Plan for Trails: Mr. Nadler made a motion to recommend the funding of Annual Town Meeting Warrant Article 38, with $25,000 from Community Preservation Receipts. The motion was seconded by Mr. Cogswell. The member each shared their opinions and remaining questions on the proposal, with the majority stating their support. **The Chairman called for the vote, and there were 7 votes in favor. The motion passed unanimously.**

<u>FY2009-3 Affordable Housing Consulting Assistance</u>: Mr. Gluesing made a motion to recommend the funding of Annual Town Meeting Warrant Article 36, with $25,000 from the CPA Community Housing Reserve. The motion was seconded by Mr. Cogswell. The members shared their opinions and questions. There was still some concern that the consultant would eventually be hired as an employee of the Town, but Mr. Cogswell asked the Town Manager that question again and was assured that was not in the plans. **The Chairman called for the vote, and there were 7 votes in favor. The motion passed unanimously.**

<u>FY2009-4 Design Funds for All-Person's Trail Around Needham Reservoir</u>: Ms. Howard made a motion to recommend the funding of Annual Town Meeting Warrant Article 37, with $55,000 from the CPA Open Space Reserve. The motion was seconded by Ms. Bernardo. Mr. Siegenthaler does not believe that this project qualifies for funding under the current legislation as it is primarily a trail creation project that qualifies only on land purchased with CPA funds. **Mr. Comando made a motion to postpone the vote on the motion until the next Community Preservation Committee meeting to allow for site visits. The motion was seconded by Mr. Gluesing. The Chairman called for the vote and there were 2 in favor and 5 opposed, so the motion to delay the vote failed.** The members discussed whether the project would preserve open space or if it was trail creation. Though there was general support for the concept, the concerns about eligibility remained. **The Chairman called for the vote, and there were 2 in favor of the motion and 5 opposed. The motion to recommend funding failed.**

<u>FY2009-6 Window/ Energy Improvements for Six 40 B Housing Units</u>: Mr. Cogswell made a motion to recommend the funding of Annual Town Meeting Warrant Article 39, with $25,000 from the CPA Community Housing Reserve. The motion was seconded by Ms. Howard. The Committee discussed providing funds to private organizations, and Mr. Siegenthaler noted it was permissible under CPA legislation, but Mr. Comando felt that more information was needed. **Mr. Comando made a motion to postpone the vote on the motion until the next Community Preservation Committee meeting to allow for additional research. The motion was seconded by Mr. Nadler. There was 1 vote in favor of postponing and 6 in opposition so the motion to postpone failed. The Chairman called for the vote on the main motion. There were 6 votes in favor of the main motion and 1 opposed. The main motion to recommend funding passed.**

<u>FY2009-7 High Rock Homes</u>: Mr. Comando made a motion to recommend the funding of Annual Town Meeting Warrant Article 40, with $370,000 from CPA Community Housing Reserve. The motion was seconded by Ms. Howard. The members each shared opinions on the proposal. **The Chairman called for the vote and there were 7 votes in favor. The motion passed unanimously.**

<u>FY2009-8 Transfer for Funds to Conservation Fund for Future Open Space Purchases:</u> Ms. Howard made a motion to recommend the funding of Annual Town

Meeting Warrant Article 41, with $50,000 from the CPA Open Space Reserve. The motion was seconded by Mr. Nadler. The members each shared opinions on the proposal. **The Chairman called for the vote and there were 7 votes in favor. The motion passed unanimously.**

Preparation for Town Meeting: The members discussed who should make the presentations to Town Meeting. Last year, the Chairman had done all the initial presentations and project proponents were available to answer questions. Mr. Siegenthaler noted that the Town Meeting Study Committee had reported on concerns about length of presentations at Town Meeting, so the final resolution should take that into account. Ms. Carey noted that the CPC was now the proponent of the projects they recommended, so in the past, the project liaisons or CPC Chair had made the presentations. It was agreed that the liaisons would make the presentations, and that they would coordinate their information with the project proponents, as well as the Selectmen and Finance Committee to avoid duplication. Any questions would be referred to the Chairman who will either answer the question or request that a liaison or project proponent answer the question.

Other Business: None presented.

Adjournment: Mr. Nadler made a motion to adjourn the meeting at 9:45 PM. Ms. Howard seconded the motion and the meeting adjourned at 9:00 PM.

Respectfully submitted,

Patricia M. Carey
Staff Liaison