

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

**Minutes of Meeting
September 9, 2009**

Present: Jane Howard – Chairman, Mark Gluesing – Vice-Chairman
Janet Bernardo, Jack Cogswell, John Comando, Bruce Eisenhut,
Sheila Pransky, Paul Siegenthaler

Absent: Brian Nadler

Town Staff: Patricia Carey, Staff Liaison
Nikki Witham, Recording Secretary

Guests: Kate Fitzpatrick, Town Manager

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

Approval of Minutes: Ms. Bernardo made a motion to approve the minutes of the August 19, 2009 meeting. The motion was seconded by Mr. Cogswell and the motion was approved. On the Executive Session minutes, Mr. Cogswell asked for the roll call vote to close the session be noted. Ms. Pransky made a motion to approve the minutes of the August 19, 2009 Executive Session as amended. The motion was seconded by Mr. Cogswell and the motion was approved.

Chairman's Comments: Ms. Howard noted attending a meeting with representatives of the Board of Selectmen, Conservation Commission, Needham Housing Authority, Finance Committee and the Town Manager to discuss two parcels of agricultural land that the Town has the first right to purchase. Additional information will be discussed later in the meeting.

Draft Letter to Community Preservation Coalition: The Committee reviewed the letter drafted by the Chairman. Mr. Siegenthaler questioned whether the support for just the recreation component should be noted, but Ms. Howard and Mr. Gluesing noted that Stuart Saginor, Executive Director of the Community Preservation Coalition recommended adding the paragraph to their letter of support. Mr. Eisenhut made a motion to approve the letter to the MA Senate Community Development Committee in support of Senate Bill 90. Mr. Comando seconded the motion and it was approved.

Review of CPC Plan: Ms. Bernardo discussed the CPC Plan with the Conservation Commission. The Open Space and Recreation Plan outlines their goals. She will review the open space section of the CPC Plan to note if any changes are needed. Mr. Cogswell reported that the Historical Commission had not met to review the Plan, and Ms. Pransky reported that the Housing Authority had not met to review the Plan. Ms. Carey stated that the Park and Recreation Commission had reviewed the recreation section. The

Commission found their goals stated, but asked that under Factors for Consideration that the term “walking” be included, along with hiking and other activities. Ms. Howard asked that the boards have final input ready for the next meeting. Ms. Howard, Mr. Gluesing and Mr. Comando will schedule a meeting to review the other sections of the Plan.

Discussion: Possible Proposal Needham Opportunities Inc.: Ms. Pransky reported that Needham Opportunities, Inc. was still working on the purchase of a site for an affordable housing project. As it is adjacent to a Park and Recreation parcel, there are discussions on creating a linkage, which has been discussed with the Park and Recreation Commission, but has not formally been voted on by the Commission. The Committee would like to review a written proposal before determining whether to put a placeholder for the project on the November 2nd Special Town Meeting warrant. The Town Manager needs to have a decision on placeholders next week in preparation for the Board of Selectmen’s vote to close the warrant on September 22nd. Ms. Pransky will provide the written proposal and the Committee agreed to meet on September 16th to review the information and make a decision for the warrant.

Discussion: Draft Proposal from Board of Selectmen/Conservation Commission: Mr. Gluesing recused himself from the discussion as he had a professional connection to one of the parcels under discussion. Mr. Gluesing was not in the meeting room during the following discussion.

Town Manager Kate Fitzpatrick joined the Committee for the discussion of this proposal. Ms. Fitzpatrick noted that this was a time-sensitive request related to agricultural land. When a parcel is determined to be agricultural land, it is not taxed. If the owner decides to sell the property for another use, the owner must notify who has the first right to purchase, but a decision is needed within 120 days. The law also requires the Town to pay the price of a valid purchase and sale agreement. The two parcels under discussion have valid purchase and sale agreements, and have gone through permitting processes with other Town boards to create two buildable lots. The Board of Selectmen has decided to exercise its option to purchase and is requesting the funds through CPC’s Open Space bucket. **Mr. Siegenthaler made a motion to place the purchase of two parcels of open space on the November 2nd Special Town Meeting warrant. The motion was seconded by Mr. Eisenhut and was passed.**

Fall Process and Meeting Schedule: Ms. Howard asked for liaisons to the two projects. Mr. Siegenthaler volunteered to be liaison to the open space proposal. Mr. Gluesing agreed to be liaison to the affordable housing proposal. Ms. Howard asked the members to send questions to Ms. Carey to coordinate for the liaisons.

The Committee will meet on Wednesday, September 16 at 8 PM at a location to be determined. The CPC Plan subcommittee will be at 7:30 PM prior to the regular meeting. The next Committee meeting will be on Wednesday, September 30 at 7:30 PM. The public hearing on both projects will be held at 7 PM on Wednesday, October 14,

followed by a business meeting. Special Town Meeting is scheduled for Monday, November 2nd.

Ms. Gluesing asked if the approved project information from May's Town Meeting had been submitted to the state. Ms. Carey is working with the Assistant Town Manager and everything will be submitted prior to the deadline.

Mr. Comando asked Ms. Fitzpatrick if she knew what proposals might be coming to the CPC in December for the May Town Meeting. Ms. Fitzpatrick said it's a bit early to know, but that she would let the Committee know within the next few weeks about some possible ideas.

Adjournment: Mr. Cogswell made a motion to adjourn the meeting at 9:15 PM. Mr. Siegenthaler seconded the motion and the meeting adjourned at 9:15 PM.

Respectfully submitted,

Patricia M. Carey, Staff Liaison