

COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS

**Minutes of Meeting
September 16, 2009**

Present: Jane Howard, Chair; Mark Gluesing, Vice Chair; Janet Bernardo; Jack Cogswell, John Comando; Bruce Eisenhut; Brian Nadler; Sheila Pransky; Paul Siegenthaler

Guests: Dan Matthews, Chair Board of Selectmen; Tim McCleery; Ted Thomas

The meeting convened at 8:00 pm in the Selectmen's Meeting Room, Town Hall.

Approval of Minutes: On motion of Brian Nadler, the minutes were approved as presented.

Chairman's Comments: Ms. Howard noted that if the NOI project were accepted, Mr. Gluesing had resigned as potential liaison and Ms. Bernardo had agreed to accept the role. Members were reminded of the Summit to be held on October 21 at 7:00 pm at the Broadmeadow School.

Review of NOI Proposal: A lengthy discussion was held. Three major issues were raised. We would need: 1) an appraisal of the easement 2) legal review of the purchase and sale agreement and 3) to know that the neighbors supported this. After considerable discussion, Ms. Pransky withdrew the application.

Review of Carol Street-Brewster Drive Proposal: Mr. Gluesing recused himself from the discussion as he had a professional connection to one of the parcels under discussion. He was not in the meeting room during the following discussion.

Mr. Matthews re-presented the proposal and provided the members with maps. The Selectmen propose to purchase these lots as open space and would expect it would be funded from the Open Space bucket. If there ever were a thought to change the usage, there would have to be a home rule petition to make the change. Mr. Siegenthaler reported that he had spoken with Stuart Saginor at the Coalition who said that the Town could not simply repay the Open Space bucket if the lots were deemed to have another purpose at a later date, confirming Mr. Matthews point.

The Conservation Commission has voted against the purchase mainly because the land had been cleared and they felt it was of no conservation values as reported by Ms. Bernardo.

There were questions raised about public access (walking) if the lots were sold and how would this impact the Master Trails Plan. Could the Town purchase one lot and not the other? The purchase prices offered are as follows: Lot 1, \$445,000 and Lot 2, \$475,000. Mr. Siegenthaler will follow up. The members were asked to forward all questions to him before the end of the week so he has time to contact the proponent.

Other Business: The Conservation Commission and Housing Authority will be meeting to discuss their portions of the Plan within the next two weeks. The Historical Commission is hoping to complete their portion soon.

Adjournment: On motion of Mr. Eisenhut, the meeting was adjourned at 9:25 p.m.

Jane Howard,
Secretary pro-tem