

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

**Minutes of Meeting
February 23, 2022**

LOCATION: Virtual, Committee members and members of the public may attend remotely

PRESENT: Peter Pingitore - Chair, Artie Crocker - Vice Chair, Joe Barnes, Robert Dermody, Laura Dorfman, Chris Gerstel, Jeanne McKnight, Reg Foster, Rick Zimbone

STAFF: Cecilia Simchak, Kristen Wright

P. Pingitore called the meeting to order at 7:00 p.m. and completed a roll call for members of the Committee and staff, the results of which are noted above. Mr. Pingitore disclosed that the meeting was being recorded and reviewed the rules of the meeting which was conducted via Zoom in accordance with Governor Baker's emergency order regarding Public Meetings.

CHAIR'S UPDATES

P. Pingitore discussed the upcoming meeting schedule with the committee:

March 2: CPC Meeting
March 7: P. Pingitore and R. Zimbone will meet with the Finance Director
March 8: P. Pingitore and A. Crocker will meet with the Select Board
March 9: CPC Meeting
March 16: CPC Meeting – Public Hearing
March 23: P. Pingitore, A. Crocker, R. Zimbone will meet with the Finance Committee
March 30: CPC Meeting – Vote

DISCUSSION ON APPLICATIONS

R. Foster presented and reviewed the draft Town Meeting handout which included background information on each of the following four NHA applications, as well as the MRI Initiative project phasing timeline for each project.

1. FY23-01 – Needham Housing Authority (Property Existing Conditions Reports; Property Survey)

This request is for \$62,500 for existing conditions property surveys with respect to renovation of four buildings at Seabeds Way, six buildings at Capt. Robert Cook Drive, and the redevelopment of the sixty High Rock Estates bungalows into sixty duplexes under Community Housing. R. Foster stated that if awarded funding, surveys will be done by the end of Spring which will allow them to submit repositioning applications in the Fall and obtain necessary funding for the Seabeds Cook modernization.

2. FY23-02 – Needham Housing Authority (Pre-Development Design Costs, Linden-Chambers Redevelopment)

This request is for \$1,200,000 to prepare a preliminary schematic design required to obtain zoning relief and complete other due diligence for redeveloping the Linden-Chambers property under Community Housing. R. Foster presented a draft Request for Services outlining exactly how the funds would be used. R. Foster stated that as the result of feedback from the CPC and a more granular understanding of what the project is going to be, this request will increase from \$1.2M to a little over \$1.4M [sic] \$1,386,000.

3. FY23-03 – Needham Housing Authority (Purchase of East Militia Heights Drive Property)

This request is for \$1,500,000 to purchase twelve three-bedroom bungalows situated on 3.5 acres of land under Community Housing. R. Foster stated that the formal appraisal of the property came in at \$1.7M.

R. Foster shared a report detailing the increases in each of the previous three funding requests (FY23-01-03). The report suggests that the FY23-01 request will increase to \$123,632; the FY23-02 request will increase to \$1,386,000; and the FY23-03 will increase to \$1,826,000.

R. Foster also shared a report outlining a five-year outlook with respect to anticipated NHA requests for future CPC funding.

4. FY23-05 – Emery Grover Renovation Project

This request is for \$6,000,000 for a comprehensive renovation of the Emery Grover School Administration Building under Historic Preservation. R. Dermody met with H. Haff to gain a better understanding of the assertion that 88% of the project would be CPC eligible. Per the language of the CPA, allowable usage for historic preservation includes whatever is required to use the building as it was intended. This includes the shell of the building, as well as core renovations necessary to bring the building up to code (egress, accessibility, etc.). R. Zimbone asked if the Town has a contingency plan should the CPC be unable to fund the full \$6M.

5. FY23-07 – High School Tennis Court Improvements (Design)

This request is for \$50,000 for a design and feasibility study with respect to improvements to the High School Tennis Courts under Recreation. C. Gerstel shared that this request for feasibility and design funding will help Park & Rec ascertain the scope and potential cost of a future renovation. The current cost estimates for renovation range from \$550,000 (resurfacing) to \$1,550,000 (complete replacement).

6. FY23-09 – Boat Launch

This request is for \$285,000 for the construction of a new boat launch to improve access to the Charles River under Recreation. R. Foster reported there are no new updates, however, he will attend the next Conservation Commission meeting and hopes to have more information at that time.

7. FY23-10 – Walker Pond (Phase 2)

This request is for \$356,000 for the improvement at the Walker Pond waterbody under Open Space and Recreation. This application has been withdrawn.

8. FY23-11 – Construction of Growing Beds Available for Seasonal Rental

This request is for \$200,000 for the construction of 150 raised growing beds at the Community Farm under Open Space and Recreation. P. Pingitore shared that the Needham Community Farm provided a written responses to the committee's questions, a business plan, and financial statements. Also, the Town appears committed to extending a ten-year license to the farm and a draft amended license has been circulated.

9. Claxton Field and Mcleod Field

C. Gerstel shared that Park & Recreation pulled the Claxton Field application after determining the scope of the work they wanted to do was not going to be feasible at that site. They are considering bringing an application for McLeod in the next funding cycle.

DISCUSSION OF CPC FINANCIAL PRIORITIES

R. Zimbone shared a document titled CPA Five Year Capital Plan that was created to help the committee assess financial issues and make decisions based on various scenarios. The Committee engaged in thoughtful conversation regarding needs and priorities for the CPC going forward and how to best address them. Members will collectively work on developing factors for consideration to apply to decision making in light of competing funding requests and funds availability.

MEETING MINUTES

None presented.

ISSUES NOT REASONABLY ANTICIPATED BY THE CHAIR WITHIN 48 HOURS

None.

ADJOURNMENT

P. Pingitore made a motion to adjourn the meeting at 9:09 p.m. C. Gerstel seconded the motion. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody,** aye, **Dorfman,** aye, **Foster,** aye, **Gerstel,** aye, **McKnight:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9-0.

Respectfully submitted,

Lauren Spinney
Administrative Coordinator