

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

**Minutes of Meeting
March 2, 2022**

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

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

ABSENT: Cecilia Simchak

STAFF: Kristen Wright

P. Pingitore called the meeting to order at 7:02 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 shared two documents for the committee's consideration in preparation for the public hearing and meeting with the Finance Director, including detailed and summary versions of Factors for Consideration in assessing applications in light of funds availability and proposed priorities.

P. Pingitore discussed the upcoming meeting schedule, including timing the meeting with the Select Board so that it occurs after the Public Hearing.

Future Meetings:

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 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

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

This request was initially 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 discussed the proposed handout for Town Meeting. The funding request for this application increased first to \$112,805, and again to \$123,632 due to the addition of a land survey and a 10% contingency. R. Zimbone clarified that the amount requested from the CPC is 50% of the total project, with the remaining 50% coming from NHA. The sense of the committee is generally in support of this project.

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

This request is for \$1,386,000 to prepare preliminary design required to obtain zoning relief and complete other due diligence for redeveloping the Linden-Chambers property under Community Housing. R. Foster discussed the proposed handout for Town Meeting. The funding request for this application increased from \$1,200,000 to \$1,386,000, due to the addition of a 10% contingency, architect and engineering expenses, and a 10% administrative fee. It will likely be put out to bid in April or May. This project will help the NHA unlock additional funds from ARPA and Partnerships for Growth. The sense of the committee is generally in support of this project.

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 presented information regarding the formal appraisal and updated cost estimates for the project. NHA will submit a revised application increasing the funding request to \$1,826,000 based on the appraisal, anticipated transaction costs and consultant fees to address zoning issues. The sense of the committee is somewhat in support.

4. FY23-04 – Needham Housing Authority (Funding for NHA Ass't Executive Director Position)

This request is for \$97,500 to support 50% of the cost of a two-year position during the MRI's pre-development period under Community Housing. R. Foster shared that there are no changes to the pending application. The sense of the committee is generally in support of this project.

5. FY23-05 – Emery Grover Renovation Project

This request is for \$6,000,000 for the comprehensive renovation of the Emery Grover School Administration Building under Historic Preservation. B. Dermody shared that the request remains unchanged. Also, with respect to establishing CPA eligibility for the requested funds, he met with H. Haff who shared additional documentation showing the cost of the materials for the building envelope (bricks and mortar) and materials for code compliance fall within the historic preservation aspect of the project. The sense of the committee is generally in support of this project, perhaps at an amount somewhat less than requested.

L. Dorfman left the meeting at approximately 10:00 p.m.

6. 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. B. Dermody shared that there are no new updates. The estimated future costs for construction remain a fairly large range: \$550,000-\$1,550,000, depending on the final scope of the project. J. Barnes pointed out that the courts received little to no maintenance since the last renovation in 2006 so the committee would want a guarantee that if this project is funded the courts will be maintained appropriately. The sense of the committee is lukewarm in terms of support for the current design and feasibility project, and there are many concerns regarding a potential future request for construction funds.

C. Gerstel shared that after reviewing financials for the upcoming McLeod field renovation, Park & Rec has decreased the anticipated funding need to \$1.5M.

7. 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. The project design is complete, but awaiting approval from the conservation commission. The sense of the committee, with some exceptions, is generally unsupportive of approving this project during the current funding cycle as it is felt to be premature.

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. A. Crocker reports that the NCF conferred with the Select Board and is negotiating an extension of their license for the property such that the CPC may more comfortably investing in this project given the potential for increased longevity. The possibility of funding a scaled down version was raised, including funding the accessible pathway and 50 growing beds in year one, with additional beds in years 2-3. The sense of the committee is generally in support of the project, with the possibility of funding a scaled down version with fewer beds.

B. Dermody left the meeting at approximately 11:13 p.m.

MEETING MINUTES

None presented.

ISSUES NOT REASONABLY ANTICIPATED BY THE CHAIR WITHIN 48 HOURS

None.

ADJOURNMENT

C. Gerstel made a motion to adjourn the meeting at 11:15 p.m. J. McKnight seconded the motion. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Foster,** aye, **Gerstel,** aye, **McKnight:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

Respectfully submitted,

Lauren Spinney
Administrative Coordinator