

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

**Minutes of Meeting – Public Hearing
October 11, 2023**

LOCATION: Hybrid Meeting, Charles River Room, PSAB, 500 Dedham Avenue, Needham
Committee members and members of the public may attend in-person or remotely

PRESENT: Joe Barnes – Co-Chair, Reg Foster, Jeanne McKnight, James Rosenbaum, Dave Herer, Maureen Callanan, Peter Pignitore (former co-chair)

ABSENT: Laura Dorfman – Co-Chair

STAFF: Cecilia Simchak, Lauren Spinney

J. Barnes 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. J. Barnes reviewed the rules of the hybrid meeting and disclosed that it was being video recorded.

COMMITTEE CHAIR UPDATES

Maureen Callahan was appointed to the Community Preservation Committee by the Select Board. There are two remaining vacancies to be filled by Town Moderator appointments.

PUBLIC HEARING

J. Barnes suspended the meeting and opened the Public Hearing by presenting an overview and introduction of the Community Preservation Act and its implementation in Needham.

P. Pignitore presented a brief discussion of CPC priorities with respect to community housing as outlined in Needham's CPA Plan. The CPA plan is informed by the Needham Housing Plan published in 2022 and it established the following priorities: supporting affordable rental housing; addressing gaps in affordability with respect to homeownership opportunities; and providing handicapped accessible units and supportive services for individuals with special needs. One specific community housing goal identified in the Needham CPA Plan is to support Needham Housing Authority's preservation and redevelopment initiatives. To that end, the CPC recently provided grants totaling over \$1.75M for predevelopment costs at Linden Chambers and repositioning of properties located at Seabeds Way and Captain Robert Cook Drive. It was noted that CPA funds can only be expended on housing that will serve residents earning less than 100% of the area median income. P. Pignitore also provided a brief summary of High Rock Homes grant as an example of a successful community housing project.

J. Rosenbaum presented a brief overview of CPC priorities with respect to recreation as outlined in Needham's CPA Plan. CPC goals in the area of recreation seek to preserve, increase and enhance both access to, and uses of, Needham's natural and outdoor recreational resources. J. Rosenbaum provided a brief summary of the multiple Rosemary Community Pool grants as examples of successful recreation projects.

J. McKnight presented a brief overview of CPC priorities with respect to open space as outlined in Needham's CPA Plan, including the acquisition, creation, enhancement and preservation of Needham's natural and open space resources. J. McKnight provided a brief summary of three grants that were awarded to Needham Community Farm as examples of successful agriculturally-oriented open space projects.

J. Barnes presented a brief overview of CPC priorities with respect to Historic Preservation as outlined in Needham's CPA Plan. He provided a summary of the grants awarded for the Needham Town Hall renovation as examples of successful historic preservation projects. It is noteworthy that the Town Hall renovation was the single largest historic preservation project completed by any Massachusetts CPA city or town at the time the grants were awarded.

J. Barnes opened the Public Hearing for questions and comments from members of the community.

Jim Flanagan, 863 Webster Street, member of Town Meeting. Particularly interested in supporting more affordable housing and housing choice, as well as the Needham Housing Authority's preservation and redevelopment objectives.

Oscar Mertz, 67 Rybury Hillway, Town Meeting Member and Member of the Housing Plan Working Group that developed the Needham Housing Plan at the end of last year. Appreciates efforts to prioritize housing options for families, the disabled and the aging. In strong support of providing opportunities in town to create housing

Ross Donald, 25H Chambers Street, resident of public housing. Just attended a presentation by architects regarding updated schematics of the Linden Chambers project. Hoping for greater opportunities and new approaches to housing development. Main interest currently is in getting a tenant organization up and running.

Paula Dickerman, 20 Burnside Road, Town Meeting Member. In favor of supporting community housing projects. The information presented regarding prior distribution of CPA funds among the four categories shows that historically, spending has not been focused in the area of community housing. Appreciates that the CPC recognized this and increased the percentage of revenue set aside for community housing from 11% to 22%.

No written questions or comments were received.

MEETING SCHEDULE

The next meeting will be November 8, 2023 at 7:00 p.m.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE

None.

ADJOURNMENT

J. McKnight moved to adjourn the public hearing at 7:33 p.m. Seconded by D. Herer. The roll call vote was as follows: **M. Callanan** (aye); **J. Rosenbaum** (aye); **J. McKnight** (aye); **R. Foster** (aye); **D. Herer** (aye); **J. Barnes** (aye). Moton carries 6-0.

J. McKnight moved to adjourn the meeting at 7:34 p.m. Seconded by D. Herer. The roll call vote was as follows: **M. Callanan** (aye); **J. Rosenbaum** (aye); **J. McKnight** (aye); **R. Foster** (aye); **D. Herer** (aye); **J. Barnes** (aye). Moton carries 6-0.

For more information, the meeting materials packet is available at:

<https://www.needhamma.gov/Archive.aspx?AMID=&Type=&ADID=12039>

Respectfully submitted,

Lauren Spinney
Administrative Coordinator