

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

**Minutes of Meeting
December 16, 2009**

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

Town Staff: Patricia Carey, Staff Liaison
Nicole DiCicco, Recording Secretary

The meeting convened at 7:30 PM in the Newman School Conference Room.

Review and Acceptance of Meeting Minutes: Ms. Howard pointed out a correction to be made on page 3 of the December 9th meeting minutes under the heading, “FY 2010-8...Charles River Heating.” The minutes have been corrected. **Mr. Nadler made a motion to approve the minutes of the December 9, 2009 meeting. The motion was seconded by Ms. Pransky. There were 6 votes in favor of the motion, and 2 abstentions.** Mr. Comando joined the meeting after the vote on the December 9th meeting minutes. **Mr. Comando made a motion to reconsider the minutes of the December 9, 2009 meeting. Mr. Eisenhut seconded the motion. The motion to reconsider the December 9, 2009 meeting minutes passed with 7 members in favor and 2 against.** Mr. Comando wished to make a change under the heading “FY 2010-3” that it was not specifically him that would be discussing the ineligibility of securing funds for a new group home with the Charles River Center. The minutes have been corrected. **Ms. Pransky made a motion to approve the amendment to the December 9th meeting minutes. Mr. Eisenhut seconded the motion. There were 7 votes in favor of the motion and 2 abstentions.**

Chairman’s Comments: *None*

Review of Proposals:

FY 2010-1: Tercentennial Historic Marker Project

After speaking with Sandy Tobin of the Needham Tercentennial Committee, Mr. Gluesing felt that the purpose of the markers is to mark the celebration of a current event, and do not fit the parameters of historic eligibility. Ms. Howard asked if the Historical Commission had any input. Mr. Cogswell reported that the Historical Commission had discussed the markers, but did not view them as marking an “historic event.” **Mr. Cogswell made a motion that FY 2010-1 did not meet the eligibility requirements of the CPA. Mr. Eisenhut seconded the motion. The motion passed with 7 in favor, and 2 opposed.**

FY 2010-2: Charles River Center Heating Systems

Mr. Comando spoke with John Grugan of the Charles River Center who is working on developing the answers to the Committee’s questions. He suggested contacting other

groups, such as Needham Opportunities Inc. to look into other forms of government funding and rebates. Ms. Pransky mentioned NOI knew of a few new “green” program ideas and information she could pass on to the Charles River Center. Mr. Siegenthaler asked about the lifespan of this type of heating system. Mr. Gluesing said that 20 years was about average, though he did not have all the specific information on the particular system.

FY 2010-4: Preservation & Restoration of Historic Artifacts

The Historical Commission voted at their most recent meeting for all items proposed for restoration had historic value to Needham as part of the Town Hall renovation project. Mr. Gluesing explained that the Town Manager was having research done on the current value of the furniture and the exact restoration costs and would have that information for CPC at a later date.

FY 2010-6: Restore Volante Lane & Construct Trail to Eastman Reservation

Ms. Pransky was able to speak to the Town Manager Kate Fitzpatrick about the plans for this newly purchased land. The land itself will remain under Board of Selectmen jurisdiction, but they will be working closely with the Conservation Commission on the restoration and trail plans. The part of the trail referenced in the request would only be built on CPC funded land, with CPC funds. The remaining portion connecting existing trails to this new land would be funded with money from the Town’s capital budget. There was concern among the Committee about whether the capital plan portion of the project should be completed before the funds are given to build a small portion of a trail and boardwalk. All members liked the idea of public access to this land, but not an incomplete project. Ms. Pransky supported the treatment of invasive species being dealt with right away, and Mr. Gluesing suggested consideration of two separate requests for the project. The Committee would also like more information on the estimated costs.

FY 2010-7: Preservation of Open Space – Purchase of Land

Mr. Eisenhut currently had no information to report to the committee.

FY 2010-8: Acquisition of Property for Development of Affordable Housing and Community Access to Recreation Land

Ms. Pransky explained that Needham Opportunities Inc. is still in negotiations for the purchase of property on Nehoiden St., with a bid already submitted to the owner. More information would be provided to Mr. Siegenthaler as it becomes available for him to share with the committee at their next meeting.

Use of Administrative Funds: Documenting Town Hall Restoration: After speaking with Ms. Fitzpatrick and the architects of the Town Hall restoration project, Mr. Gluesing is in support of this project being funded through Administrative Funds. As the renovation project was already approved by the CPC he feels that they should retain some documentation of the renovation/ preservation process along with providing the residents of Needham a historic background of the building. Mr. Gluesing recommended \$15,000 for the initial documentation. Without many existing photographs of Town Hall, this project could be vital to historic records of the facility. Mr. Cogswell agreed, noting that

other communities would be looking to Needham's CPC for information on this largest CPA bonded project. Mr. Eisenhut noted that this proposal seemed to be a specific project, but Ms. Carey read the uses of administrative funds that did not disqualify the photography proposal. There was some concern expressed that the documentation should have been part of the original project proposal. **Mr. Nadler made a motion to authorize \$15,000.00 out of the Community Preservation Committee's Administrative Funds to be used towards documentation of existing features of Town Hall. Ms. Bernardo seconded the motion.** A discussion was held on what could be considered historic features and whether the project should be limited to photos of those features. **Mr. Siegenthaler made a motion to amend the previous motion to state authorization of up to \$15,000.00 out of the Community Preservation Committee's Administrative Funds to be used towards documentation of existing historic features of Town Hall. Mr. Eisenhut seconded the motion. On the amendment to the motion, 6 voted in favor, 3 were opposed. On the original motion as amended, the vote was unanimous, in favor of the motion.**

Review of Draft Plan in Preparation for 1/5/2010 Public Hearing: The Committee recommended some additional changes to the text to clarify the information. **Mr. Cogswell made a motion to approve Draft Plan, including the changes added during this meeting, for the Public Hearing. Mr. Nadler seconded the motion. The motion was unanimously approved.** The draft will be posted for public view prior to the January 5, 2010 public hearing.

Other Business: After the discussion about trails, Mr. Eisenhut questioned whether the Committee could revisit the Ridge Hill boardwalk project at some point. Mr. Siegenthaler agreed with this idea and also felt it would be beneficial for the Committee to go back and see where all previously approved projects stood. It was suggested that this become a future agenda item after Town Meeting when there was a bit more time to spend on each project.

A schedule of proponent presentation dates was organized.

Tuesday, January 5, 2010: FY 2010-4 and FY 2010-6

Wednesday, January 20, 2010: FY 2010-2 and FY 2010-8

Adjournment: **Mr. Cogswell made a motion to adjourn the meeting at 9:00 PM. Mr. Siegenthaler seconded the motion. The motion passed unanimously and the meeting adjourned at 9:00 PM.**

Respectfully submitted,

Nicole DiCicco, Recording Secretary