

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

**Minutes of Meeting
June 26, 2024**

LOCATION: Hybrid Meeting, Charles River Room, PSAB, 500 Dedham Avenue, Needham and via Zoom

PRESENT: Joe Barnes (Co-Chair), Dave Herer, Reginald Foster, Maureen Callahan, Paul Dawson, Keith LaFace, Adam Block, Marshall Davis

REMOTE: Laura Dorfman (Co-Chair)

ABSENT: Jim Rosenbaum, Jeanne McKnight

STAFF: 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.

COMMITTEE CHAIR UPDATES

J. Barnes thanked committee members for the work they have done this year.

J. Barnes welcomed two new CPC members, Marshall Davis, appointed by the Historical Commission to replace L. Dorfman, and Adam Block, appointed by the Planning Board to replace J. McKnight. The Select Board has not yet appointed a replacement for J. Barnes.

COMMITTEE LEADERSHIP

J. Barnes asked for Committee Chair nominations for the upcoming year. Hearing none, J. Barnes nominated D. Herer for Chair. The nomination was seconded by R. Foster. The vote was as follows: M. Callahan (aye); R. Foster (aye); D. Herer (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); J. Barnes (aye); M. Davis (abstained pending swearing in). Motion carries 7-0.

J. Barnes asked for Committee Vice-Chair nominations for the upcoming year. Hearing none, J. Barnes nominated M. Callahan for Vice-Chair. The nomination was seconded by A. Block. The vote was as follows: M. Callahan (aye); R. Foster (aye); D. Herer (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); J. Barnes (aye); M. Davis (abstained pending swearing in). Motion carries 7-0.

CPC GRANT EXTENSIONS

The Needham Housing Authority (NHA) submitted requests to extend its grant agreements for the Linden Chambers Redevelopment Project (predevelopment) (Article 22, May 2024 Town Meeting) and the High Rock Estates Property Conditions Survey (Article 18, May 2022 Town Meeting).

The Linden Chambers Grant Agreement will be extended through June 30, 2026 to allow the NHA to fully expend funding it received under the American Rescue Plan Act (ARPA) prior to utilizing CPA funds.

The High Rock Estates Grant Agreement will be extended through June 30, 2025 while the NHA completes the project and receives final vendor invoices.

A. Block moved to approve NHA's request for extension of the \$1,386,000 grant to support predevelopment activity for the redevelopment of Linden Chambers. The motion was seconded by D. Herer. The vote was as follows: M. Callahan (aye); R. Foster (aye); D. Herer (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); J. Barnes (aye); M. Davis (abstained pending swearing in). Motion carries 7-0.

A. Block moved to approve NHA's request for extension of the \$81,978 grant for the High Rock Estates property conditions report. The motion was seconded by M. Callahan. The vote was as follows: M. Callahan (aye); R. Foster (aye); D. Herer (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); J. Barnes (aye); M. Davis (abstained pending swearing in). Motion carries 7-0.

NEEDHAM HIGH SCHOOL TENNIS COURTS (CONSTRUCTION)

A. Block shared that the Planning Board closed its hearing with respect to Park & Recreation's application for site plan review. The Town demonstrated that there was a municipal need. The Board's main criticism was the proximity of the courts to the abutting properties as there was room to move the courts closer to the parking lot. The Board recently gave direction to the Town Planner on the outline of its decision. It has not yet voted, but A. Block anticipates it will be a favorable decision on all eight courts.

D. Herer and R. Foster suggested the Committee update its standard due diligence questions to ask if a project requires variances, site plan review, or any special permits. The Committee should also ask and consider if abutters were consulted, and what other approvals are necessary for a project to move forward.

Laura Dorfman joined the meeting at 7:24 p.m.

Committee members questioned the need for this off-cycle application and the project's expected timeline. L. Spinney will consult with Park & Recreation and report back to the CPC.

SUMMER & FALL CPC APPLICATION CYCLES

The Committee reviewed the proposed Summer and Fall CPC schedule.

MEETING MINUTES

J. Barnes moved to approve the meeting minutes of March 13, 2024, March 20, 2024 and April 10, 2024, with one correction. K. LaFace seconded the motion. The vote was as follows: M.

Callahan (aye); R. Foster (aye); D. Herer (aye); P. Dawson (aye); K. LaFace (aye); A. Block (abstained); J. Barnes (aye); L. Dorfman (aye); M. Davis (abstained). Motion carries 7-0.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE:

J. Barnes and L. Dorfman expressed their gratitude and appreciation for Emily Achtenberg's invaluable assistance as the Committee's financial and affordable housing consultant on the Linden Redevelopment Project.

R. Foster updated the Committee with respect to the NHA's decision to seek proposals for a developer in connection with the Linden Redevelopment Project. Proposals are due by August 7, 2024. A developer will be chosen by August 26, 2024. The NHA anticipates submitting its preliminary One Stop funding application in November 2024.

R. Foster expressed appreciation for J. Barnes' and L. Dorfman's service to the CPC over the last few years, and particularly over the last year as co-chairs of the Committee.

MEETING SCHEDULE

The next CPC meeting is scheduled for July 31, 2024 at 7:00 p.m.

ADJOURNMENT

A. Block moved to adjourn the meeting at 8:15 p.m. The motion was seconded by D. Herer. The vote was as follows: M. Callahan (aye); R. Foster (aye); D. Herer (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); J. Barnes (aye); L. Dorfman (aye); M. Davis (abstained). Motion carries 8-0.

For more information, the meeting materials are available at:

<https://www.needhamma.gov/Archive.aspx?AMID=&Type=&ADID=12839>

Respectfully submitted,

Lauren Spinney
Administrative Coordinator