

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

**Minutes of Meeting
July 31, 2024**

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

PRESENT: Maureen Callahan (Vice Chair), Reginald Foster, Paul Dawson, Adam Block, Marshall Davis, Jim Rosenbaum

REMOTE: Keith LaFace

ABSENT: Dave Herer (Chair)

GUESTS: Stacey Mulroy, Director of Needham Park and Recreation Department

STAFF: Cecilia Simchak (remote), Lauren Spinney

M. Callahan 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

None.

FY2025-04: NEEDHAM HIGH SCHOOL TENNIS COURTS (CONSTRUCTION)

Needham Park and Recreation requested \$1,400,000 for construction costs associated with replacement of the existing four tennis courts at Needham High School and the construction of four additional courts under the category of Recreation. The project also includes installation of stormwater management improvements, ADA accessible walkways, fencing, and landscaping improvements.

M. Callahan explained that this project was before the CPC during the previous application cycle but was withdrawn prior to Town Meeting. She introduced Stacey Mulroy, Director of Needham Park and Recreation (Park & Rec), who was present to discuss the new application and changes to the project since the last cycle.

S. Mulroy shared the current site plan and design. The location of the four existing courts will remain the same. The four additional courts have been oriented north-south and moved closer to the parking lot, increasing the set-back from the abutting properties. Additional plantings will be added along the property line with Rosemary St. abutters to provide improved visual and sound buffers. Stormwater management improvements will be made. Emergency vehicle access from Rosemary Street will be preserved.

Since the last application cycle Park & Rec met with the Planning Board, conducted a site visit with Planning Board Chair, Adam Block, and met with neighbors. There is an existing variance for the four courts abutting the Webster Street properties that remains unchanged. Park & Rec agreed to increase the height of the fencing on this side to 14 feet. Operating hours will mirror the

Town's noise ordinance, and the Park and Recreation Commission voted to prohibit pickleball on these courts. Signage will be placed to reinforce these policies and discourage disturbances. The signs will include telephone numbers to call for enforcement.

A. Block shared that there were many concerns from private property abutters which have been addressed by these project modifications. The Planning Board voted to approve the project and granted a site plan special permit which included a number of conditions, including signage requirements, fencing height, operating hours, and other specific requirements.

R. Foster moved to approve FY2025-04: Needham High School Tennis Courts (Construction) as eligible for CPA funding. A. Block seconded the motion. The vote was as follows: M. Callahan (aye); R. Foster (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); J. Rosenbaum (aye); M. Davis (aye). Motion carries 7-0.

P. Dawson and K. LaFace will be the CPC liaisons assigned to this project.

CPC FINANCIAL UPDATE

C. Simchak presented a brief financial report that provided the current balances in each CPA reserve account so Committee members would be clear on what money is available now for funding the NHS Tennis Court project.

The CPA Free Cash total will not be available until the Fall. FY2026 receipts cannot be estimated until FY2025 property values are certified, which is done by the Department of Revenue in December.

R. Foster inquired if the NHS Tennis Court project was eligible for funding under the Open Space category. C. Simchak reported that Town Counsel previously determined that this project was eligible under the recreational use category. She will inquire if Open Space funds can be used and if this project can be funded out of Free Cash.

It is unclear how many FY2026 applications we might receive this November. The Town is just beginning its capital planning. R. Foster reported that there may be one application from the Needham Housing Authority.

PUBLIC HEARING

The CPC will announce the availability of our FY2026 Initial Eligibility Applications and upcoming grant cycle on the CPC website, in the Town newsletter, at the upcoming Harvest Fair, and via our Public Hearing on September 11, 2024. A. Block suggested we confer with Town Counsel regarding the propriety of posting CPC announcements on non-town sponsored Facebook pages. M. Callahan and K. LaFace will speak with the Needham Observer about the possibility of publishing an article regarding the work of the Committee.

With respect to the Public Hearing on September 11, 2024, the Committee will receive Park & Rec's presentation on the Needham High School Tennis Court project. The Committee will defer its presentation on the function of the CPA in Needham and funding priorities/needs to Spring 2025.

SELECT BOARD APPOINTMENT

The Select Board has not received any applications for its open seat on this Committee. M. Callahan reported that she and D. Herer were undertaking outreach efforts to drum up interest in the position. The League of Women Voters will include an announcement about the open seat in its next member update.

MEETING MINUTES

A. Block moved to approve the meeting minutes of June 26, 2024. M. Davis seconded the motion. The vote was as follows: M. Callahan (aye); R. Foster (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); M. Davis (aye); J. Rosenbaum (aye). Motion carries 7-0.

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

None.

MEETING SCHEDULE

The Committee will not meet in August. The next two CPC meetings are scheduled for September 11th and September 18th at 7:00 p.m. The Committee will also convene for Town Meeting on October 21st.

ADJOURNMENT

A. Block moved to adjourn the meeting at 8:02 p.m. The motion was seconded by K. LaFace. The vote was as follows: M. Callahan (aye); R. Foster (aye); P. Dawson (aye); K. LaFace (aye); A. Block (aye); M. Davis (aye); J. Rosenbaum (aye). Motion carries 7-0.

For more information, the meeting materials are available at:

<https://needhamma.gov/Archive.aspx?AMID=&Type=&ADID=13038>

Respectfully submitted,

Lauren Spinney
Administrative Coordinator