

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

**Minutes of Public Hearing
March 10, 2010**

Present: Jane Howard – Chairman, Mark Gluesing – Vice Chair, Janet Bernardo, John Comando, Bruce Eisenhut, Brian Nadler

Absent: Jack Cogswell, Sheila Pransky, Paul Siegenthaler

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

Other Guests: Kate Fitzpatrick, Town Manager
John Grugan, The Charles River Center
Jim McKillop, MacFarlane Oil
Gerald Riley, The Charles River Center

Ms. Howard called the Public Hearing to order at 7:00 PM in the Broadmeadow School Performance Center.

Presentations on Proposals by Proponents:

FY 2010-4: The Preservation and Restoration of Historic Artifacts:

Town Manager Kate Fitzpatrick outlined the final list of items for which funds are being requested to restore, including two maps, two tables, the Weights and Measures cabinet, the Town Clerk's legal bookcase, the Selectmen's legal bookcases, and a podium. As they were not on the original list, Ms. Fitzpatrick needs to return to the Historical Commission for their input on the Town Clerk's bookcase (a match to the Selectmen's bookcase), and the podium, originally used on the stage. An appraisal estimate was provided for the Committee to review, but as noted, it only includes the items listed in the original proposal. Ms. Fitzpatrick explained that the appraisal report provides replacement value, but does not indicate the value to the community. All items will return to Town Hall for use or display, though exact locations are not known at this time. There were no questions from the public.

FY 2010-6: The Restoration of Land on Carol Road and Brewster Road: Ms.

Fitzpatrick reported that the Selectmen had just appointed the study committee. In response to questions, she stated the funds would only be used for restoration of the cleared parcels, including loam, seed, and appropriate plantings, along with the removal of invasive species. The original project included \$15,000 for trail restoration, but that portion has been removed from the project. Mr. Comando asked if waiting until after Town Meeting would be too long, allowing for growth of invasive species. Ms. Fitzpatrick stated it was her understanding that the work could be done after May without any major issues. There were no public questions on the project.

Additional Project Update: Ms. Fitzpatrick gave an update on the photographic documentation of Town Hall, funded through the CPC's administrative fund. The photographer has taken about 100 photos, and she is reviewing them with Mr. Gluesing and Ms. Bernardo input. Mr. Gluesing had given the website information to the CPC at a prior meeting, for their review, too. Once specific photos are chosen, that reflect the historic features of Town Hall, they will be made available to the public through the website and reference book.

Proposal FY 2010-2: Charles River Center Heating Systems in Group Homes

John Grugan and Gerry Riley of the Charles River Center, along with Jim McKillop of MacFarlane Oil Company updated the CPC. Mr. Grugan reported that last year's funded project at the Webster Street home had helped to save almost 20% in energy costs. Charles River has continued to pursue grants, but most of the funding is going to Housing Authorities, and to other non-profit organizations with severe energy deficiencies. As Charles River has attempted to maintain their heating systems, they do not qualify as "energy hogs." Without the CPA funds, the homes would remain open, but it would take several years to come up with the funding to do the needed work. There were no questions from the public.

Closing of Public Hearing: Mr. Eisenhut made a motion to close the public hearing at 7:35 PM. Mr. Nadler seconded the motion. It was unanimously approved and the public hearing was closed at 7:35 PM.

Discussion: Ms. Howard asked if the Committee had sufficient information to consider each project, and the consensus was to move forward with discussions and to vote on the proposals this evening.

Mr. Gluesing asked about the funding process. Ms. Carey noted that the next fiscal year's funding can be authorized, noted as "community preservation receipts" or current funds may be used. If the next fiscal year's funds are used, it can come from the designated "10%" of funding.

Mr. Eisenhut made a motion to recommend approval to Town Meeting of \$57,500 for the restoration of Town Hall artifacts from receipts, \$40,000 for the restoration of open space from the open space reserve, and \$45,000 for the Charles River Center's energy improvements at three group homes from the community housing reserve. The motion was seconded by Mr. Nadler and unanimously approved. Ms. Howard will report the votes of the CPC to the Finance Committee and the Board of Selectmen.

Other Business:

Mr. Gluesing has been attending working group discussions on open space purchases. He asked the CPC if there was any consideration for putting aside more than 11% in the

open space “bucket” each year to save up funds for future purchases. Mr. Eisenhut felt it was important to not place a higher priority on any funding category, and Mr. Comando agreed, noting that the general reserve could assist with any project that could not be fully funded within its own “bucket.”

Mr. Comando asked if it should be considered to ask organizations that are not part of Town government to contribute funds towards their projects, so that the CPC was not fully funding it. Mr. Eisenhut felt that funds would be returned if any grants became available. Ms. Bernardo asked if this would be a requirement for all requests. Mr. Gluesing felt that this year’s request was small enough for the CPC to fund, and Ms. Carey noted the on-going fundraising efforts of the Charles River Center for their other projects. No changes were made to the Charles River recommendation.

Adjournment: Mr. Eisenhut made a motion to adjourn the meeting at 7:55 PM. Mr. Gluesing seconded the motion. It was unanimously approved and the meeting was adjourned at 7:55 PM

Respectfully submitted,

Nicole DiCicco
Recording Secretary