

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

**Minutes of Meeting
August 8, 2012**

Present: Mark Gluesing – Chairman, Janet Bernardo – Vice Chairman,
Reg Foster, Mike Retzky, Paul Siegenthaler, Sam Warner, Lita Young

Absent: Carol Boulris

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

Guests: Gary Crossen

The meeting convened at 7:35PM in the Charles River Conference Room located in the Public Services Administration Building (PSAB).

Chairman's Updates: Mr. Gluesing reported that the Moderator had made his second appointment, reappointing Paul Siegenthaler, a former member of the CPC. The Selectmen are expected to appoint Gary Crossen to the CPC at their August 14th meeting, so Mr. Crossen is attending the meeting, and has begun to read materials. Introductions of the members were made.

CPA Legislation Update- Webinar: Mr. Gluesing and Ms. Carey participated in a CPA webinar last week that provided historical information on the legislation and presented information that is new due to the recent changes in the CPA legislation. The webinar will be repeated in the near future, and eventually, written materials will be on the Community Preservation Coalition website. Mr. Gluesing noted that Open Space funds may now be used for recreation projects.

Recreation Project Planning Summit: The Town Manager and Mr. Gluesing have scheduled the summit for 8 AM on Thursday, August 30, and representatives of relevant boards have indicated they will be present to discuss possible future CPA funding requests and the start of a discussion on priority projects. The Town Manager would review all of these projects within the scope of the capital plan, if related to Town departments. Mr. Warner asked about projects that might not show up on that list but that some residents would like to have done. Ms. Carey noted that the landowner needed to give permission for a project to be done on its land, so any resident with a project idea would need to make the request through the jurisdictional board. Mr. Foster asked that the title of the summit not just mention recreation projects.

FY2013-1, Charles River Center South Street Home: Ms. Young gave an update on the project request from her recent liaison meeting with the Charles River Center. The

similar Wayland project is expected to cost \$800,000 and is being built on schedule and on budget. The South Street property has been purchased but not demolished, yet. The Charles River Center is meeting with the Conservation Commission this week. The anticipated costs might be slightly higher due to the results of recent perc tests. Planning Director Lee Newman has met with the organization to discuss the possible availability of Home Funds in the \$200,000-250,000 range, which if awarded, would reduce the amount of funding being sought from the CPC. The decision on Home Funds and final fundraising efforts will be known prior to the October Special Town Meeting. Ms. Young will provide a written update on the fundraising efforts, to date (*Addendum 1*). If funding was in place, Charles River would seek bids in October and would hope to break ground in December, with the project completed in June 2013.

Action Item- Bay Colony Rail Trail Concept: At their prior meeting, the CPC met with Tad Staley from the Bay Colony Rail Trail committee to discuss an engineering study to help the Town determine whether the project was worth pursuing. The study would include looking at access to the possible trail, parking, and issues related to the historic bridge over the Charles River. The BCRT had submitted a formal request for administrative funds from the CPC for the study. The Board of Selectmen is expected to discuss this request and vote their support at their August 14th meeting. The MBTA has voted to approve a lease for the Town of Needham, if the official request is made. Mr. Gluesing has confirmed with Town Counsel that this request is an appropriate use of the administrative funds, as it is likely some level of CPA funds would be requested if the project moved forward. Mr. Warner feels it is an appropriate use of administrative funds but would recommend discussing the request at a public hearing with a recommendation to Town Meeting. Mr. Siegenthaler noted that the CPC had discussed this type of request in the past and made the decision to handle them as projects that went through the regular approval process through Town Meeting. Ms. Young asked if there was a time constraint that made it difficult to wait until the October Special Town Meeting, but Mr. Gluesing did not believe there was a time issue. Mr. Gluesing noted that Town Meeting did not approve the use of administrative funds, and if this request was to be reviewed as a project, it could reduce the amount of funds available for other projects. Mr. Foster agreed that some public discussion should be sought, though he noted that despite efforts to engage the public, there was not much attendance at public hearings. Mr. Retzky stated that the engineering study was vital in order to determine if there could even be a rail trail project. Ms. Bernardo asked to wait to hear the information from the upcoming summit before making a determination. The project sounds interesting to her, but if it isn't a high priority project, she would rather fund the higher priority projects. Ms. Carey will update the BCRT on the status of the discussion.

Meeting Minutes – July 18, 2012: Ms. Bernardo made a motion to approve the minutes of the July 18, 2012 meeting. The motion was seconded by Ms. Young and was approved unanimously.

Topics for Future Agendas: Mr. Gluesing mentioned that a project for Greene's Field might be brought forward. Ms. Carey stated that the Board of Selectmen would discuss at their August 14th meeting. A second possibility is the Newman fields/Eastman Conservation Area that may be brought forward soon as a project request.

Upcoming Meeting Schedule:

Wednesday, August 22nd, 7:30pm – Meeting
Wednesday, September 12th, 7:30pm – Meeting
Wednesday, September 19th, 7:30pm – Meeting
Wednesday, October 10th, 7:30pm – Public Hearing

Adjournment: Ms. Bernardo made a motion to adjourn the meeting at 8:45 PM. Mr. Siegenthaler seconded the motion. The motion was unanimously approved and the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Nicole DiCicco
Recording Secretary

1285 South Street Project		
Revenues		
Fundraising/Operations revenues for property acquisition		\$355,000.00
Needham Community Preservation Commission		\$300,000.00
Home Program		\$200,000.00
FY 2012 Annual Appeal (unrestricted)		\$70,000.00
Building a Dream Benefit Gala, May, 2012 (unrestricted)		\$115,000.00
Exchange Club Golf Tournament (7/23/12)		\$15,000.00
CRC 5K/1-Mile Walk (9/23/12)		\$25,000.00
Dedham Savings Bank		\$10,000.00
Highland Street Foundation		\$5,000.00
Other Foundation/Individual Support: Amelia Peabody Charitable Fund, Needham Bank, Middlesex Savings Charitable Foundation, Agnes Lindsay Trust, etc.		\$85,000.00
Total Revenues		\$1,180,000.00
Expenses		
Property Acquisition		\$355,000.00
Construction of 5-bedroom handicap-accessible home (itemized costs included)		\$825,000.00
Total Expenses		\$1,180,000.00