

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

**Minutes of Public Hearing
October 10, 2012**

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

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

Guests: Jerry Wasserman, Chairman, Board of Selectmen
Gregory Atkinson, Needham Baseball
Connie Barr, School Committee Liaison to CPC
Alison Borrelli, Greene's Field Playground Working Group/
Greene's Field Fundraising Committee
Peter Cohen, Bay Colony Rail Trail
Trish Cruickshank, Town Meeting Member
Dave DiCicco, Park and Recreation Commission/
Greene's Field Playground Working Group
Rochelle Goldin, Greene's Field Playground Working Group
John Grugan, Charles River Center
Susan Kirk, Bay Colony Rail Trail/ Town Meeting Member
Catherine Kurkjian, Resident
Tom Langford, Greene's Field
Jonathan Levin, Greene's Field
Jennifer McGrady, Greene's Field Fundraising Committee
Maria McTernan, Charles River Center
Rachel Miller, Resident
Edward Olsen, DPW Parks and Forestry Superintendent
Christofer Palasinski, Resident
Karen Palasinski, Resident
Karen Peirce, Park and Recreation Assistant Director
Mary Ann Pierce, Greene's Field Playground Working Group/
Greene's Field Fundraising Committee
Andrew Pittman, Town Meeting Member
Alison Rivers, Greene's Field Playground Working Group/
Town Meeting Member
Kate Robey, Town Meeting Member
Phil Robey, Charles River Center/ Town Meeting Member
Steve Rosenstock, Town Meeting Member
Tad Staley, Bay Colony Rail Trail Committee
Kate Ward, Charles River YMCA
Lisa Zappala, Finance Committee

The meeting convened at 7:30PM in the Board of Selectmen's Meeting Chambers located in Town Hall.

Public Hearing: Introductions and Meeting Procedure

Presentations and Questions/ Comments

FY2013-1 Charles River Center South Street Home: John Grugan and Maria McTernan presented on behalf of the Charles River Center. They gave a detailed background of the Charles River Center and the services they provide for Needham and other local municipalities as well as the background on the South Street home project. Details of the construction and finishing costs were provided for the Committee, each with a thorough explanation of why that particular choice was made for this style of group home.

Mr. Gluesing asked about the \$280,000 Home Funds Grant that the CRC had applied for with assistance from the Planning Department. Mr. Grugan explained that this grant is scheduled to be voted upon on Tuesday, October 16th and that if the CRC is awarded the grant, that their current request to the Committee would be to \$220,000. Ms. Bernardo asked about the status of permitting, which is on schedule with the construction for the Town. They are currently working on septic permits through the Board of Health as well as an easement review and order of conditions. NStar has required some additional permits and they are working through that process at this time as well.

Christofer Palasinski questioned the convenience and safety of access and egress from the home, but Mr. Grugan reviewed the curved driveway that allowed for staff and CRC transportation vans to pull straight into and out of the driveway without needing to turn around or back onto South Street. He also explained that on site parking will eliminate the need for staff to park on the busy road while at work. Steve Rosenstock asked members of the CPC about the status of the Affordable Housing "bucket" wondering if there were enough funds for this project and upcoming plans from the Needham Housing Authority. Mr. Foster, speaking on behalf of the Needham Housing Authority, said that they were currently undergoing a master plan study that would provide a more detailed timeline for their projects. The Needham Housing Authority does not object to the Charles River application and supports the addition of affordable housing in Needham.

FY2013-2 Greene's Field Project: Parks and Forestry Superintendent Ed Olsen and Board of Selectmen Chair Jerry Wasserman presented on behalf of the Town Manager, who was unable to attend the hearing. Mr. Wasserman stated the Board of Selectmen's strong support of this project, noting its importance to town residents and economic users of the town center. Mr. Retzky noted the support of the Park and Recreation Commission. Mr. Olsen went into detail reviewing the rehabilitation and

renovation plan for the park site and installation of the new play structure, emphasizing the multi-generational uses of this property. Questions related to design and long-term maintenance were asked. Alison Borrelli, Chairperson of the Greene's Field Fundraising Committee provided detail on the fundraising plan for the Greene's Field play structure. After a great deal of positive feedback following the initial goal of raising \$50,000 for the structure, the Fundraising Committee has decided to increase their goal, and hopes to raise \$100,000. Following her presentation, several other attendees presented their support for the project including additional members of the Greene's Field Playground and Fundraising Committees, Needham Baseball, St. Joseph's School and the Charles River YMCA.

FY2013-3 Bay Colony Rail Trail Study: Mr. Foster introduced Tad Staley of the Bay Colony Rail Trail Association. Mr. Staley outlined the concept for the study of the two miles of abandoned rails between Needham Junction and the Charles River. The study will provide information to assist with the formation of a recommendation to the Board of Selectmen on leasing the property from the MBTA and creating a rail trail. The Association has raised funds to help with projects if the Town moved forward with the lease, and the hope would be to minimize any costs to the Town. Mr. Wasserman noted the Board of Selectmen's support for the funding request, and noted the Selectmen would wait until the study was completed and a recommendation was available for their review and public input, prior to making a decision on the lease. Christofer Palasinski asked about the surface options, and Mr. Siegenthaler asked if the trail would be plowed. Mr. Staley said that surface options would be reviewed as part of the study, along with cost estimates. A discussion on whether to plow or not had not been held at this time. Some people would prefer it to be plowed and others would prefer having a location for cross-country skiing or snow shoe. Ms. Young noted the CPC had seen an earlier concept estimated at \$26,000, but the request was for \$35,000. Mr. Staley said that some additional tasks had been added to the scope since the earlier estimate. Mr. Gluesing asked if there were any legal requirements with the lease. Mr. Staley stated that the MBTA required a one-time purchase of insurance coverage that covered a five year span.

Mr. Gluesing closed the Public Hearing at 8:45 PM

Chairman's Updates: Mr. Gluesing reminded the Committee that there will be another CPC meeting in one week, and that the second town project summit meeting will be held the following morning in Town Hall.

Special Town Meeting Warrant Discussion

Text of Articles: The Committee discussed the text of each article on the Special Town Meeting warrant. The CPC will vote on their recommendations at their October 17th meeting, and if any of the three projects is not recommended, the article will be withdrawn from the warrant. As a decision on the Home Funds has not been made, the original funding request for \$500,000 for the Charles River Center's South

Street home will remain, and be amended if needed at Special Town Meeting. There are no recommendations for amendments to the Bay Colony Rail Trail Association's funding request. The Committee discussed which "bucket" was appropriate for the Greene's Field project. Ms. Bernardo and Ms. Young expressed concern that funds may not be available for the purchase of open space if the open space "bucket" was used for projects. Mr. Siegenthaler supported using the bucket for projects and funding it each year at the required amount, and having the general reserve available to assist with purchases. **Mr. Siegenthaler made a motion to use the Open Space "bucket" to fund the Greene's Field Project (FY2013-2). The motion was seconded by Mr. Crossen and was approved, 7 - 2.**

Preparation for Presentations: Mr. Gluesing reminded the Committee that it will be the CPC project liaisons who will initially present each project to Town Meeting. Questions raised on any of the projects will be answered by the project applicant, who will be asked to attend for this purpose.

Fall Meeting Schedule:

- Wednesday, October 17th, 8:00PM - *Meeting to Vote on Projects* – Town Hall, Highland Room
- Monday, October 29, 2012, 7:30PM– Special Town Meeting, Town Hall
- Wednesday, November 14th, 7:30PM – Town Hall, Highland Room
- Wednesday, December 12th, 7:30PM – Town Hall, Highland Room

Meeting Minutes – September 12, 2012: Mr. Siegenthaler made a motion to approve the minutes of the September 12, 2012 meeting. The motion was seconded by Ms. Bernardo and was approved unanimously.

Topics for Future Agendas: none

Adjournment: Ms. Bernardo made a motion to adjourn the meeting at 9:30PM. Mr. Retzky seconded the motion. The motion was unanimously approved and the meeting was adjourned at 9:30PM.

Respectfully submitted,

Nicole DiCicco
Recording Secretary