

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

**Minutes of Meeting
March 12, 2008**

Present: Paul Siegenthaler –Chairman, Janet Bernardo, John Comando,
Bruce Eisenhut, Sheila Pransky, Sandy Tobin,

Absent: Jane Howard, Brian Nadler

Town Staff: Patricia Carey, Staff Liaison
Nikki Witham, Recording Secretary

Guest: Michael Niden

The meeting convened at 7:30 PM in the Broadmeadow School Media Center.

Minutes of February 13, 2008: Mr. Eisenhut made a motion to approve the minutes of the February 13, 2008 meeting. Ms. Bernardo seconded the motion and it was passed. Five voted in favor and one abstained.

Chairman's Comments: The Moderator is still searching for an appointee to the Committee. Mr. Siegenthaler told the Committee that he attended the Historical Commission meeting. He said that some people are still hoping that Option three moves forward and there are others who are agreeing with the Selectmen's choice of Option one. Mr. Siegenthaler asked the Historical Commission to provide feedback on the proposal that was before the CPC, but there were not many comments on what features they would deem to be historical. He also asked for information on historic deed restrictions and was given some contacts to assist with that review. Ms. Tobin and Mr. Comando felt that a professional might need to be hired to assist the CPC with their review of the design plans. Mr. Siegenthaler agreed that the CPC would need to look into professional options after Town Meeting. Ms. Carey noted that the hiring would have to follow procurement laws.

Mr. Siegenthaler and Ms. Carey also met with the Selectmen to answer any questions they had about the proposals. They did not have many questions about the Town Hall project or the possible purchase of part of Hearthstone Farm. The request related to the Trails Master Plan seemed an appropriate follow-up to the completion of the plan. There were questions on the proposal regarding the Conservation Fund and High Rock Trails. Mr. Siegenthaler will attend the April 2nd meeting of the Finance Committee.

Review of Proposals: FY2008-1 Town Hall Renovation- Mr. Siegenthaler asked Mr. Eisenhut if he was present at the Planning Board meeting when they voted on supporting Option Three. Mr. Eisenhut told the Committee that he was giving the Planning Board an update of the proposal and Planning Board member Moe Handle made a motion to

support option three and the Committee took a vote. Mr. Eisenhut abstained from voting. Mr. Siegenthaler asked if they would stand up at Town Meeting to support Option Three. Mr. Eisenhut said they probably would not as the Planning Board does not have an official role in the decision. Ms. Bernardo questioned what may happen if a vote comes down to Option One or Three? Mr. Siegenthaler noted that the Citizen's Petition for Option 3 did not have a funding source. Mr. Eisenhut asked what would happen if Town Meeting voted to support the Citizen's Petition and not the Selectmen's proposal. Mr. Siegenthaler stated that the project would be delayed waiting to go through the CPA process at an upcoming Town Meeting. No vote can be taken on CPA funds without the recommendation of the Committee. Ms. Tobin noted that the Selectmen were not bound to use CPA funds and could seek alternate funding that did not include historic preservation.

Mr. Siegenthaler will seek guidance from the Community Preservation Coalition and MA Historical Society on historic preservation. The Committee reviewed the memo from Town Manager Kate Fitzpatrick lowering the cost of the proposal for CPA funds from \$1.5 million to \$1.0 million, providing sufficient funds to get through design and bid. Ms. Carey handed out photos of Ashland and Groton Town Halls that have office space in restored halls.

FY2008-2 Preservation of Historic Hearthstone Farm- Ms. Carey told the Committee that there hasn't been any new information regarding Hearthstone Farm, but discussions are still being held with the owners. Ms. Carey walked the property with the Town Manager, DPW Director, Town Engineer, Conservation Agent and member of the Park and Recreation Commission. An access from Nehoiden Street and space for parking about ten vehicles was reviewed and will be put on a map. Mr. Siegenthaler asked if members of the CPC could take a tour of the property, and Ms. Carey said it can be arranged through the real estate agents.

FY2008-3 Transfer of Funds to Conservation Fund- Mr. Siegenthaler expressed that there is concern from the Selectmen and the Town Manager will likely contact the Conservation Commission to assist with providing additional information. Mr. Eisenhut suggested finding some other towns that have a similar fund to see how it works for them. Ms. Carey suggested inviting representatives of the Conservation Commission to the next meeting to answer any more questions. The Selectmen questioned whether the CPA Fund could be used in place of the Conservation Fund.

FY2008-4 Preservation of Trails/Access to Municipal Land- Ms. Carey provided draft information from the Trails Master Plan that might be helpful for the review of the two trails proposals. The requested funds will enable the Conservation Commission and Park and Recreation Commission to begin some of the tasks on the list of goals, including signs, trail markers and kiosks. Committee members offered suggestions on how to get the community involved in helping to put up signs, markers, and cleaning up the trails.

FY2008-5 High Rock Trails- Ms. Pransky said that Housing Authority member Terence Noonan was unable to be at the meeting this evening. She asked that any questions from

the Committee be given to Mr. Noonan through the project liaison. The Committee asked for further explanations on the budget, on the impact to neighboring homes, and the priority of the project in the Trails Master Plan. Ms. Carey also provided a breakdown of the budget that was given to the Committee with the initial application. Mr. Comando suggested discussing the budget with the proponent and seeing if there were ways to lower the cost of the project. Mr. Comando also asked about maintenance, and wondered if waiting until the November Special Town Meeting would still allow for the building contractors to assist with the project while they were still working on the project.

Staff Report: Planning for Public Hearing- The Public Hearing will be held on April 15th in the Pollard Auditorium at 7PM. Ms. Carey and Ms. Witham will be working to get a legal notice in the Times, and postcards out to Town Meeting members. Ms. Carey has also drafted letters to go to the Times, Hometown Weekly, and Globe West Weekly about the public hearing.

Mr. Eisenhut made a motion to adjourn the meeting at 9:30 PM. Mr. Comando seconded the motion and the meeting adjourned at 9:30 PM.

Respectfully submitted,

Nikki Witham
Recording Secretary