

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

**Minutes of Meeting
January 27, 2016**

PRESENT: Gary Crossen - Chair, Peter Oehlkers, Reg Foster, Chris Gerstel, Robert Boder, Mark Gluesing, Ron Furman, Paul Alpert

ABSENT: Lita Young – Vice Chair

STAFF: Patricia Carey, Staff Liaison
Kristen Wright, Recording Secretary

GUEST: Michael Greis, School Committee Representative
Matt Varrell, Director of Conservation
Janet Bernardo, Conservation Commission Chair
Anthony DelGaizo, Town Engineer

Mr. Crossen called the meeting to order at 7:32PM in the Highland Room at Town Hall.

Chairman's Updates:

Mr. Crossen noted that the Rosemary pool project will be discussed at the next meeting, as more information is developed. Mr. Gerstel gave a brief update on the project.

Presentations from Proponents:

FY2016-4 Trail Improvements – Liaison – Gary Crossen

This request is for \$25,000 in funds to use SCA to complete various trail improvements, requested under Open Space and Recreation.

Mr. Crossen introduced Director of Conservation Matt Varrell and Conservation Commission Chair Janet Bernardo. Mr. Varrell presented the Committee with a presentation regarding the application to fund numerous trail projects throughout Needham over the next two or three years utilizing the Student Conservation Association (SCA) (See *Appendix A*). The CPC funded a similar project last year where the SCA created a footbridge at Ridge Hill on the Esker Trail, worked on Fuller Trail prep, removed invasive species at Ridge Hill, and worked on clearing the Loop Trail. Mr. Gluesing asked that because applications for SCA projects needed to be submitted before this project was approved, if the proposed projects were already approved by SCA. Mr. Varrell stated that Needham has already been listed on the SCA list of projects for this year but will be removed if funding is not available. Mr. Furman asked if the projects had to be scheduled for the summer. Mr. Varrell stated that the SCA season is from late April – mid-August. They are willing to work around our schedule to a point and the benefit of approving a year in advance is the ability to get on their schedule earlier. Mr. Crossen thanked Mr. Varrell for his presentation.

FY2016-5 Conservation Fund – Liaison – Reg Foster

This request is for \$50,000 to be transferred from the Community Preservation Fund to the Conservation Fund for use of Open Space acquisitions, requested under Open Space.

Mr. Foster invited Mr. Varrell to discuss the Conservation Fund application with the Committee. Mr. Varrell presented a presentation regarding the Conservation Fund including discussing past contributions and projects that have been funded from it in the past (See *Appendix B*). Mr. Gluesing asked if the Conservation Fund had any other sources of funding. Mr. Varrell stated that when the fund

was created the Town contributed \$6,000-8,000 annually to help build the fund, but this funding no longer occurs. There have been a few donations and a one-time deposit was made from an easement purchase with Algonquin Gas. Mr. Crossen thanked Mr. Varrell and Ms. Bernardo for their time and presentations.

FY2016-6 Rosemary Lake Sediment Removal – Design – Liaison – Paul Alpert

This request is for \$118,000 in design funds to remove sediment that has been building up at Rosemary Lake from Rosemary Brook and Sportsman's Pond, requested under Open Space.

Mr. Alpert gave an overview of the information discussed at the last meeting and introduced Town Engineer Anthony DelGaizo. Mr. DelGaizo presented a map of the Rosemary Lake area including all inputs (See *Appendix C*). Mr. DelGaizo stated that in 2003 the Department of Environmental Protection (DEP) reported to the Town that they had five category 5 (most polluted) water bodies including Rosemary Brook. The Town has completed projects leading towards Rosemary Lake, and must now clean Rosemary Lake in order to continue cleaning the brook. The project would remove about 15" of sediment from the lake. Mr. Furman asked if this project had the same timeline as the Rosemary Pool project. Mr. DelGaizo stated that it depends on the DEP permit but ultimately it would be best for both projects to run simultaneously. Mr. Gluesing asked how the total cost for the project design was determined. Mr. DelGaizo stated that it was provided by one of the consultants. Mr. Crossen asked how much the construction phase of the project was projected to cost. Mr. DelGaizo stated that it is estimated at \$1.5 – 2 million depending on the type of sediment found during the design phase, the process for disposal, and the ability to drain the lake for the project. Mr. Crossen thanked Mr. DelGaizo for his time and presentation.

Liaison Updates:

FY2016-1 Seabeds Way – Liaison – Mark Gluesing

This request is for \$567,000 restoration funds for Phase 2 of the Seabeds Way housing, requested under Community Housing.

Mr. Gluesing stated that there were no updates on this project. Mr. Foster stated that the HUD grant was still pending but was optimistic that it would be approved in which case the Housing Authority would likely withdraw their application for funding.

FY2016-2 Community Housing Specialist – Liaison - TBD

This request is for \$60,000 in continued funding for the Community Housing Specialist position, requested under Community Housing.

Ms. Carey stated that there were no updates to this project. Mr. Crossen asked for someone to volunteer to serve as liaison. Mr. Gluesing agreed to be the project liaison.

FY2016-3 Memorial Park Drainage – Phase 1 – Liaison – Peter Oehlkers

This request is for \$490,500 in funds for Phase 1 of the drainage system at Memorial Park, requested under Recreation.

Mr. Oehlkers stated that there were no updates on this project.

FY2016-7 Rosemary Pool – Liaison – Gary Crossen

This request is for \$550,000 design funds for the Rosemary Pool project, requested under Recreation.

Mr. Crossen stated that the updates on this project were discussed earlier in the meeting.

Reschedule February 10th Meeting – Town Meeting Conflict:

Mr. Crossen stated that the meeting on February 10th would need to be rescheduled due to the conflict with Special Town Meeting. It was determined that February 3rd was the better date for the Committee.

Next Steps:

Mr. Crossen stated that at the February 3rd meeting there would be presentations from the remaining proponents. The Committee decided that the Public Hearing would be scheduled for Wednesday, March 9th and the following CPC meeting would be scheduled for Wednesday, March 23rd at which time they would vote on all proposed projects.

Minutes: December 9, 2015:

Mr. Alpert made a motion to approve the minutes of the January 13, 2016 meeting and the motion was seconded by Mr. Gerstel. The minutes were approved 7 – 0 with 1 abstention.

Adjournment:

Mr. Boder made a motion to adjourn the meeting at 8:47 PM. Mr. Furman seconded the motion and the meeting adjourned at 8:47 PM.

Respectfully submitted,

Kristen Wright,
Recording Secretary

Request for Funding Community Preservation Commission

Student Conservation Association
Funding for 2016 & 2017

January 2016

Who are SCA?

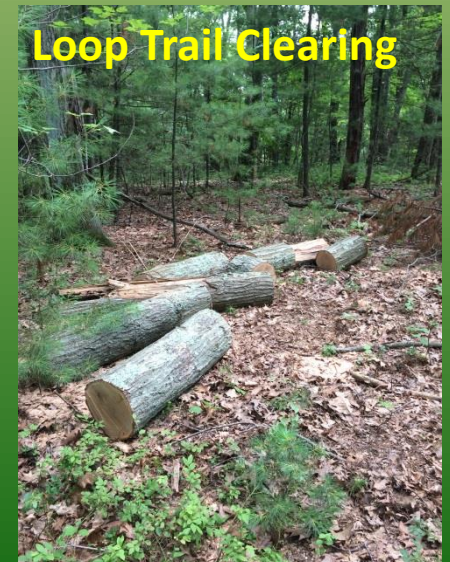
Affiliated with AmeriCorps

SCA MEMBERS ARE ...

- age 15 to young adults
- high school and college students, or recent graduates interested in green careers
- from all 50 states and from all socio-economic backgrounds
- SCA members protect, enhance, and restore national parks, marine sanctuaries, cultural landmarks, and urban green spaces across the United States. They serve year-round in programs lasting anywhere from two weeks to twelve months.



2015 Project Success

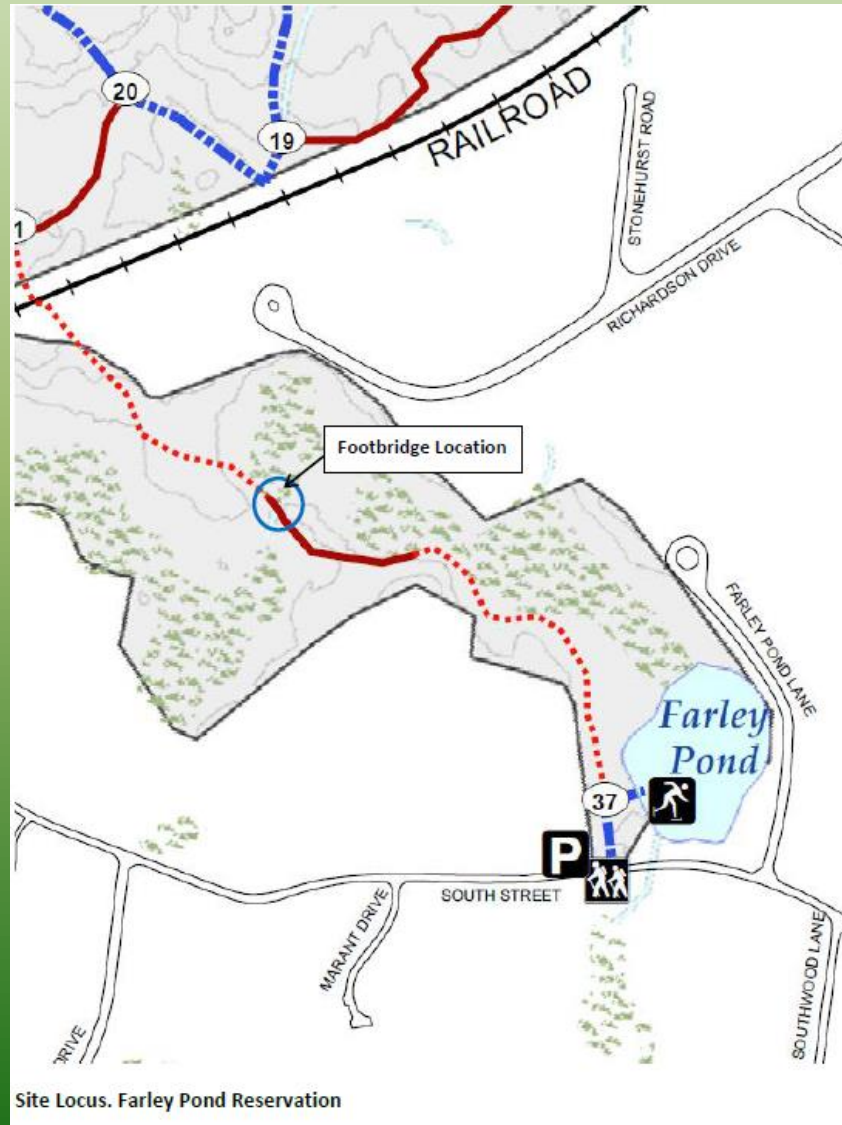


Proposed Projects

Year 1: Farley Pond Trail (part of Trails Master Plan)

- Footbridge construction (design/build)
- Trail Improvements
- Invasive plant removal
- Very similar to 2015 project

Farley Pond Footbridge



Proposed Projects

Year 2: TBA (possibilities: Rosemary Lake, Town Forest, Ridge Hill Fitness Trail)

- Priorities to be determined in consultation with Selectmen, Conservation Commission, Park & Recreation, and Parks & Forestry
- Further discussions with SCA for skillset

Farley Pond Trail Stream Crossing



SCA – Esker/Loop Connection

Ridge Hill Reservation



Considerations

- 10-day projects (summer 2016 & 2017)
- 2016 Cost - \$7,400 + materials
- 2017 Cost - ±\$7,600 + materials
- Accommodations – camping at Ridge Hill
- Competitive costs
- Benefits partner organization (SCA)
- Additional accomplishment of priority projects listed in Trails Master Plan

Request for Funding
Community Preservation
Commission

Needham Conservation Trust Fund

January 2016

Conservation Trust Fund

- Established as part of the Conservation Commission Act (M.G.L. Chapter 40, Section 8C) in 1957
- According to the legislation: “A city or town may appropriate money in any year to a conservation fund of which the treasurer shall be the custodian” and “money in said fund may be expended by said commission for any purpose authorized by this section; provided, however, that no expenditure for a taking by eminent domain shall be made unless such expenditure has been approved in accordance with this section.”
- The Conservation Commission views the Fund as a resource to fulfill its mission in the “promotion and development of the natural resources and for the protection of watershed resources,” which includes various tasks, including land preservation (through land or conservation restriction acquisition) and land management (including habitat restoration and establishment of trails).
- Invested by Town Treasurer in diversified portfolio with other Town Trust Funds, managed by professional investment firm.

Specific Uses of Trust Fund

Past uses of funds:

- Land purchases (290 Grove Street in 1999; Wiswall property in 2001)
- Kiosk construction – Ridge Hill (2012)
- Stone wall repair – Ridge Hill (2013)
- Access Gate installation – Ridge Hill (2014)
- Fuller Trail boardwalk design and construction (2015)

Specific Uses of Trust Fund

The Fund provides ability to be immediately responsive to land acquisition opportunities

- Anticipated Specific Costs related to land acquisition:
 - Appraisals - \$2,000-10,000
 - Survey and Record Plan Preparation - \$5,000-15,000
 - Legal Services (title search, etc.) - \$5,000-10,000
 - Environmental Site Assessment - \$2,500-25,000
 - Cost of “Option to Purchase” – highly variable depending on if there is competition to purchase

Current Request

- \$50,000 to fund the Conservation Trust Fund for **“future acquisition, creation and preservation of open space”**
- CPC awarded \$25,000 in 2009 and \$50,000 in 2010 for same purpose (when fund was below \$250K balance)
- Conservation Commission goal to keep the Trust Fund at a minimum balance of \$250,000
- Fund balance will be at \$202,736 after final payment on Fuller Trail project (not including loss/gain on investments)

Example

- A 25 acre parcel becomes available in June that is identified as a high priority for preservation by the Conservation Commission.
- Land is at risk for subdivision development that will negate important conservation value.
- Owner has investigated ability to develop and has been offered \$12.5 million for the land. Owner is also conservation oriented and offers to sell the land to the Town for a price of \$5 million.
- Using the Conservation Trust Fund, the Conservation Commission obtains a one-year “Option to Purchase” from the owner for \$50,000.
- During the Option period, the Commission conducts requisite due diligence, including appraisal, survey, title search, and environmental site assessment for a total cost of \$75,000.
- During the Option period, the Conservation Commission investigates funding sources from state grants and Town sources (including CPA).
- At the following spring Town Meeting, the Conservation Commission announces a \$1 million state grant has been obtained and successfully requests \$3.95 million from CPA funds.
- The Town completes the purchase of the land and it is permanently protected for the enjoyment of the residents of Needham as a passive recreational resource and important wildlife habitat in perpetuity.

Thank you.

Questions.

TOWN OF NEEDHAM

ROSEMARY POOL SEDIMENT REMOVAL PROJECT

