

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

**Minutes of Meeting
January 25, 2017**

PRESENT: Gary Crossen - Chair, Mark Gluesing – Vice Chair, Paul Alpert, Robert Boder, Artie Crocker, Chris Gerstel, Peter Pingitore

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

GUESTS: Andrea Carter, School Committee Representative
Tom Jacob, Finance Committee Representative
Tony DelGaizo, Town Engineer
Mike Hornig, Craig Ellis, BETA Engineering
Hank Haff, Public Facilities-Construction

Mr. Crossen called the meeting to order at 7:30 PM in the Highland Room at Town Hall.

Chairman's Updates: Mr. Crossen did not have updates.

Presentation by Proponents:

FY2017-2 Rosemary Lake Sediment Removal

This request is for \$2,100,000 in funds to remove sediment that has been building up in Rosemary Lake from Rosemary Brook and Sportsman's Pond, requested under Open Space. Craig Ellis from BETA provided an overview of current lake conditions and the results of sediment testing. He explained the federal requirements for projects to improve the quality of water discharged into Rosemary Lake, and for water leaving the lake and following Rosemary Brook to the Charles River. Mike Hornig from BETA outlined projects that have been completed or about to be finished upstream from the lake which has already made improvements to water quality. Mr. Pingitore asked if prior projects had been funded through CPA. Mr. DelGaizo explained that this type of project only recently qualified. Mr. Boder asked of the water quality would improve for lake swimming. Ms. Carey noted that it would not, and there was no future plan for returning to swimming in the lake due to other complications to meet state requirements for bathing beaches. Mr. Crocker asked if additional clean-up projects would be scheduled downstream. Mr. DelGaizo said that the improvements to the quality of water in the lake would help flush the downstream, but that it would be monitored in case additional work is needed. Mr. DelGaizo reported that only 8,000 cubic yards of sediment needs to be moved to a special site out-of-state, but all others will be able to be moved locally, with a portion available to farms if needed. Mr. Gerstel asked about the timeline. Mr. DelGaizo stated the project is anticipated to take 8 months, starting in the fall. The permit request is to have the lake drained, but other options are provided in the permit applications.

FY2017-4 Hillside School Walking Trails

This request is for \$210,000 in funds to construct a trail walk behind the new Hillside School, requested under Open Space and Recreation. Mr. Pingitore went on a site walk with Project Manager Hank Haff and Mr. Gluesing. The addition of the property owned by Wellesley expands the outdoor recreation opportunities for the new school. Mr. Haff noted that Wellesley sees the development as an improvement to the land surrounding their water resources. Wellesley's only access to the property is through the new school site. School Committee representative Andrea Carter explained that the

license between the two towns meets by-law requirements, and both communities are in agreement for long-term use. Mr. Haff gave an overview of the proposed trail. Mr. Gluesing asked that the design include an option to extend into the knoll area, so that if funding became available in the future, additional trail could be added. Mr. Haff noted it was possible, but had been kept smaller to keep the full trail accessible to all abilities. Mr. Gluesing noted that the only entrance to the trail was through the playground area. Mr. Haff explained the sloped topography of the site made other access points challenging. An application has been submitted to the Student Conservation Association to do much of the work, which will also reduce the overall cost of the project. The requested amount considers the trail being built by a contractor.

Liaison Updates:

FY2017-1 Rosemary Recreation Complex

This request is for \$12,000,000 for the Rosemary Recreation Complex construction, requested under Recreation. Mr. Gluesing has reached out to other CPC funded pool projects in other towns to get additional information. The estimated percentage of CPC eligible is 78% which is just above \$12 million. Ms. Carey noted that no more than \$12 million would be requested from CPC, and \$3.8 million from the Town. Mr. Gluesing noted that bids would be opened prior to Town Meeting. The proponents will provide an update at the February 8th meeting.

FY2017-3 Cricket Field Renovations

This request is for \$285,000 in funds for Cricket Field renovations, requested under Open Space and Recreation. Mr. Crocker noted that the proponents will provide an update at the February 8th meeting.

FY2017-5 Needham Accessible Reservoir Trail

This request is for \$860,000 in funds to construct a fully accessible perimeter trail around the Needham Reservoir, requested under Open Space and Recreation. Mr. Boder noted that the proponents will provide an update at the February 8th meeting. Ms. Carey stated that bids would be opened prior to Town Meeting.

FY2017-6 Echo Bridge Railings

This request is for \$250,000 for the reconstruction of the railings on Echo Bridge, requested under Historic Preservation. Mr. Gerstel provided an unofficial set of responses to the CPC questions. Due to the proponent's illness, not all questions were completely answered so a full set will be provided by the February 8th meeting. As there will be three other projects presented at the February 8th meeting, Mr. Gerstel will request that MWRA present at the February 22nd meeting.

Next Steps: Mr. Gluesing noted the letter sent out from Norfolk County Deeds office outlining amount of CPA funds collected by community. He is researching the amount of funds collected in the state fund, to determine if communities are getting an appropriate level of funding. Mr. Crossen asked for some input from Assistant Town Manager/Finance Director David Davison.

Minutes: January 11, 2017:

Mr. Alpert made a motion to approve the minutes of the January 11, 2017 meeting and the motion was seconded by Mr. Pingitore. The minutes were approved unanimously.

Adjournment:

Mr. Alpert made a motion to adjourn the meeting at 9:10PM. Mr. Gerstel seconded the motion and the meeting adjourned at 9:10PM.

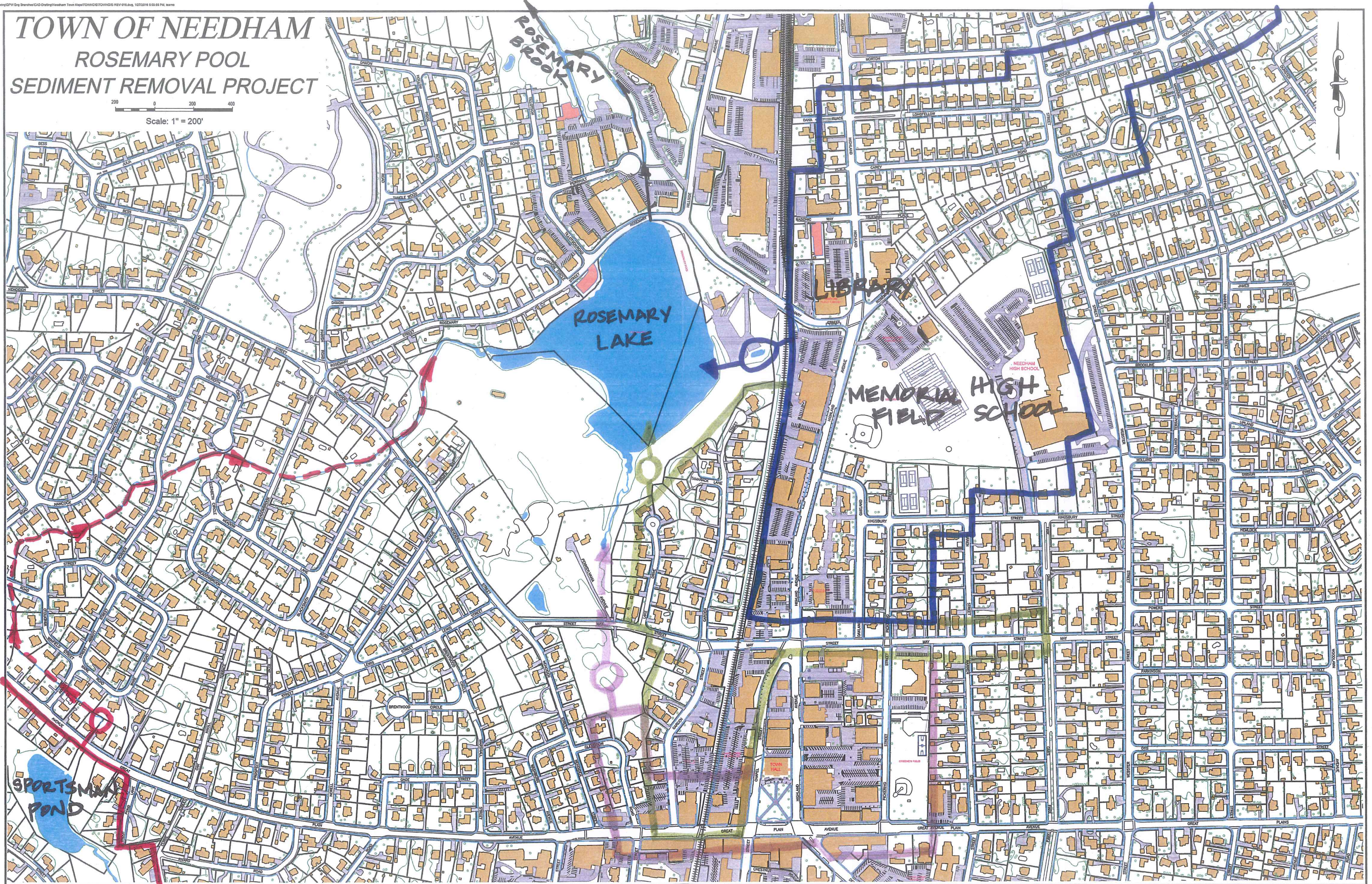
Respectfully submitted,

Kristen Wright,
Recording Secretary

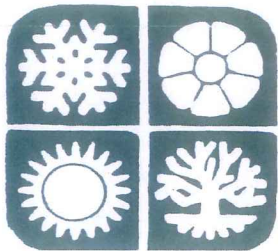
TOWN OF NEEDHAM

ROSEMARY POOL SEDIMENT REMOVAL PROJECT

Scale: 1" = 200'







NEEDHAM PARK AND RECREATION COMMISSION

Public Services Administration Building (PSAB)

500 Dedham Avenue

Needham, MA 02492-2699

Tel: (781) 455-7550

Fax: (781) 453-2510

CRICKET FIELD Annual Scheduling

Cricket # 1 = full size multi-purpose field

Cricket # 2 = smaller multi-purpose field

There is also a "sandlot" diamond – just a back stop and some cut-outs. It is not scheduled for organized use.

Spring – April 1 through 3rd week in June

Cricket # 1

- Needham High School Girls Lacrosse
- Needham Youth Girls Lacrosse – weeknights
- Needham Soccer Club – weekends

Cricket # 2

- Needham High School Girls Lacrosse
- Needham Youth Boys Lacrosse – weeknights
- Needham Soccer Club – weekends

Fall – September 1 through 3rd week in November

Cricket # 1 and # 2

- Needham High School Girls Soccer
- Needham Soccer Club

Summer – 3rd week in June until late August

Cricket # 1 and # 2

- The actual fields are closed for maintenance, repairs, rest
- Park and Recreation has its Cricketeer Adventure Program at the site, using green space that isn't on the actual athletic fields

Why wasn't this project addressed as part of the 2007 major repairs done to Echo Bridge?

When the 2007 project was taking place, the report on the railings was not completed, yet, due to the research that had to be done on the railing (pointing and other items) and they needed more time to do research and did not want to hold up bridge project

- How did the MWRA arrive at the funding request of \$750,000 from Newton and Needham for the 1.44 Million restoration project?

The MWRA took the 2007 #'s and used a 2017 inflation formula to come up with these numbers. How the difference cost between Newton and Needham is Needham had 1/3 of the bridge while Newton has 2/3.

- It looks like MWRA is not expending any funds for the project. It is using an ear-mark appropriation of \$250,000, and \$240,000 of in-kind (in house) services, is the MWRA under any express restriction not to spend its own funds to fund this project?

Did not have answer for that at time but will have for us on the Feb 8th meeting. Wanted to make sure she has all facts before answering. Has been out of office for past 2 weeks due to illness.

- Has the MWRA ever used its own funds to restore aspects of any historic structure it owns that is not integral to delivering clean water? That is, has it ever funded restoration of an historic railing, façade or fence on any of its properties?

Yes the MWRA has used funds to do projects before. Rosemary Brook Chamber in Wellesley (Near WCC). They inherited projects from MDC years ago that were put on National Historic Register and they used MWRA funds. The railing for this project is actually being classified as an "accessory" to the project.

- Are there other circumstances where a local CPC has restored a state agency (or quasi-state agency) owned historic structure?

As of the conversation the answer is no but she is looking into past projects to see if this happened.

- What is the expected category this would be funded by? Recreation? Historic?
- The compromise solution adds a code height rail outside of the deteriorated historic railing, does the reconstruction concept meet the height requirements of the building code or is the new "historic" railing slightly redesigned for the current code height requirements?

The design for the railings meets current code requirements. That was one of the delays from questions #1 that they had to do research on.

- Could we get more information about funding sources. There are the Newton and Needham CPA requests, a previous state bond appropriation, potential other agencies and foundations. (I recently saw a letter from Mass Historic Commission asking for grant applications, only eligible to municipalities and government agencies) Can this be applied for by either town or MWRA?

Mass Historical Society does not allow MWRA to apply so a town or a 5031C organization can request the MHS

- Has the MWRA considered raising the funds from a short term increase in fees from Needham and Newton, and beyond? If not, why?

Yes there has been a strong fund raising effort for this project. There are two confirmed donors that are willing to put up around 50K each for this project. The raising from short term funds has been looked at also but has to definite answer at this time.



COUNTY OF NORFOLK
COUNTY OF PRESIDENTS
REGISTRY OF DEEDS

NORFOLK REGISTRY DISTRICT OF THE LAND COURT

WILLIAM P. O'DONNELL
REGISTER OF DEEDS
ASSISTANT RECORDER OF THE
LAND COURT

January 17, 2017

Ms. Patricia Carey, Director
Needham Park and Recreation
500 Dedham Avenue
Needham, MA 02492

Dear Ms. Carey,

As Register of the Norfolk County Registry of Deeds, I thought the chart on the reverse side would be of interest to you. It provides an illustration of the funds generated by the Community Preservation Act (CPA) in your community based on recorded real estate filings during the 2016 calendar year.

The Registry of Deeds, at no additional cost to the Commonwealth or local communities, collects these revenues for the state once a document is recorded. The monies are then forwarded to the Massachusetts Department of Revenue on a monthly basis. The funds collected by the Commonwealth are then redistributed to the communities that have adopted the CPA through a variety of formulas.

The Norfolk County Registry of Deeds which is located at 649 High Street, Dedham, is the principal office for real property in Norfolk County. The Registry is a resource for homeowners, title examiners, mortgage lenders, genealogists, municipalities and others with a need for secure, accurate, accessible land record information. For assistance please contact our Customer Service Center at (781) 461-6101, or visit our website at www.norfolkdeeds.org.

I hope you find this data to be timely, informative and useful. In the meantime, if I can be of assistance to you, please do not hesitate to contact me at 781-461-6116 or by email at registerodonnell@norfolkdeeds.org.

Sincerely yours,

William P. O'Donnell
Norfolk County Register of Deeds

WPO/aag

649 HIGH STREET, DEDHAM, MASSACHUSETTS 02026
TELEPHONE: 781-461-6116 FAX: 781-326-4246
EMAIL: registerodonnell@norfolkdeeds.org

www.norfolkdeeds.org

© 2017 75C



facebook.com/NorfolkDeeds



twitter.com/NorfolkDeeds



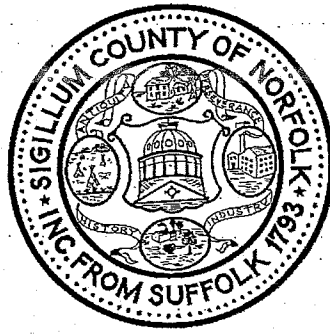
youtube.com/NorfolkDeeds



linkedin.com/company/Norfolk-County-Registry-of-Deeds



@NorfolkDeeds



NORFOLK COUNTY REGISTRY OF DEEDS
COMMUNITY PRESERVATION ACT (CPA)
SURCHARGES BY TOWN FOR CALENDAR YEAR 2016

TOWN	TOTAL
AVON	\$21,430.00
BELLINGHAM	\$75,060.00
BRAINTREE	\$147,260.00
BROOKLINE	\$193,140.00
CANTON	\$102,650.00
COHASSET	\$47,150.00
DEDHAM	\$101,880.00
DOVER	\$32,040.00
FOXBOROUGH	\$68,470.00
FRANKLIN	\$132,160.00
HOLBROOK	\$46,040.00
MEDFIELD	\$54,710.00
MEDWAY	\$54,780.00
MILLIS	\$34,550.00
MILTON	\$106,510.00
NEEDHAM	\$137,960.00
NORFOLK	\$46,550.00
NORWOOD	\$93,550.00
PLAINVILLE	\$37,060.00
QUINCY	\$289,200.00
RANDOLPH	\$111,140.00
SHARON	\$74,890.00
STOUGHTON	\$113,390.00
WALPOLE	\$105,660.00
WELLESLEY	\$116,480.00
WESTWOOD	\$65,560.00
WEYMOUTH	\$222,710.00
WRENTHAM	\$59,330.00

Analysis of Registry fee amounts to CPA Trust Fund

year	Transactions (MLS records)	Registry fees collected (CPC Chart)	Surplus budget contribution	State contribution to Needham
2003	72989	53m		
2005	84795	50m		1.3m
2008	59515	27m		430k
2010	59746	26m		417k
2012	68788	27m		886k
2013	74921	28m		566k
2014	73734	23.7m	20m	579k
2015	79159	23.6m	10m	417k
2016	85071		10m	417k

This is an incomplete analysis, I don't know which transactions pay the fee, but know that home sales all do, there are other transactions such as special permits, release of liens, mortgage filings, that may also pay.

