

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

**Minutes of Public Hearing
March 14, 2018**

PRESENT: Gary Crossen - Chairman, Paul Alpert – Vice Chairman, Bob Dermody, Peter Pingitore, Bob Boder, Artie Crocker, Chris Gerstel

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

GUESTS: Gloria Greis, Needham History Center & Museum Director
Dave DiCicco, Park and Recreation Commissioner
Anthony DelGaizo, Town Engineer
Craig Ellis, BETA Group
Anne Gulati, Needham Public Schools
Matthew Borrelli, Selectman
Jim Healy, Memorial Park Trustee
Michael Greis, Needham School Committee
Terrance Noonan, Town Meeting Member
Ford Peckham, Town Meeting Member
Paul Siegenthaler, Town Meeting Member
Mark Gluesing, Town Meeting Member
Alison Borrelli, Needham History Center
Susan Jarvis, Needham History Center
Kiko Bracker, Resident
Mike Retzky, PPBC, Memorial Park Project Manager

Mr. Crossen called the public hearing to order at 7:30 PM in Powers Hall at Town Hall and welcomed everyone to the meeting.

Public Hearing – Project Presentations: Questions from Public

FY2018-07 Historic Collection Database Completion Liaison: Artie Crocker

This request is for \$25,000 in funds for complete data entry of artifacts and archives, requested under Historic Preservation.

Mr. Crocker gave a brief application overview and introduced the Executive Director of the Needham History Center and Museum Gloria Greis. Mrs. Greis presented a project summary (*Appendix A*). There were no questions asked about this project. Mr. Crossen thanked Mrs. Greis.

FY2018-02 Rosemary Camp Property Trail Liaison: Robert Boder

This request is for \$50,000 to demolish three existing seasonal buildings on the Rosemary Lake Camp Property, requested under Recreation.

Mr. Boder gave a brief project overview and introduced Park and Recreation Commissioner Dave DiCicco. Mr. DiCicco presented a project summary (*Appendix B*). Town Meeting Member Terrence Noonan asked how often the police have been called to the site. Ms. Carey stated that they have been called approximately once a month on average. Mr. Crossen thanked Mr. DiCicco.

FY2018-1 Rosemary Sediment Removal Liaison: Paul Alpert

This request is for \$2,400,000 for the dredging and off-site management of impacted sediment from Rosemary Lake under Open Space and Recreation.

Mr. Alpert gave a brief application overview and introduced Town Engineer Anthony DelGaizo and BETA Project Manager Craig Ellis. Mr. Ellis presented a project summary (*Appendix C*). Town Meeting Member Paul Siegenthaler asked if this would be a bonded project or a borrowed project and which funding account would it be funded from. Mr. Crossen stated that this project has not been voted on by the Community Preservation Committee so there has been no formal discussion about the funding source or whether it would be bonded or borrowed funds. Town Meeting Member Ford Peckham asked if the Water Division would send information with a water bill with information on protecting water resources. Ms. Carey noted that a draft is already being developed from a different project. Town Meeting Member Mark Gluesing asked if this project would coordinate with the Rosemary Recreation Complex project. Mr. DelGaizo stated that the two projects are independent of each other. Mr. Noonan asked if this project was mandated by any state or federal organization. Mr. Ellis stated that the current storm water permit with the EPA requires a 45% removal of phosphorus. Mr. Noonan asked what percentage of the total this project will achieve. Mr. DelGaizo stated that the 45% requirement is Town wide and that this is one of five water bodies that the EPA has designated to be improved. Mr. Noonan asked why this project with an estimated cost of \$2.5 million dollars is being designated for completion now. Mr. DelGaizo explained that a number of projects had already been completed that clean the water as it reaches the lake, so this is the next step in cleaning the full brook. Mr. Crocker asked if the request to drain the lake was impacting the schedule. Mr. Ellis said that it appears the DEP will support the drawdown of the lake for this project. Mr. Crocker asked if the project was less expensive and easier to complete while the Lake was drained. Mr. Ellis stated that draining the Lake would be significantly easier and less costly than completing the project with the water still in the Lake. Mr. Crocker asked the anticipated timing to complete this project. Mr. Ellis answered it would start in Fall 2018. Mr. Crossen thanked Mr. Ellis and Mr. DelGaizo.

FY2018-03 Emery Grover Historic Building Liaison: Bob Dermody

This request is for \$70,000 to conduct a ‘refresh’ of the original feasibility study from 2013 to update the project budget and schedule, requested under Historic Preservation.

Mr. Dermody gave a brief application overview and introduced Assistant Superintendent for Finance and Operations for the Needham Public Schools Anne Gulati. Mrs. Gulati presented a project summary (*Appendix D*). Mr. Siegenthaler asked if demolition will be considered in the study, to give the Town choices in the future. Mr. Crossen stated that School Administration has indicated they will be studying other options and not just a remodel of the current building. Mr. Peckham stated that spending money to save this historic building may not be the best option and that the Emery Grover site was already studied during the search for a senior center site. Mr. Crossen thanked Mrs. Gulati.

FY2018-06 Memorial Park Field House Liaisons: Bob Dermody and Peter Pingitore

This request is for \$3,701,800 in funds for final design and construction for the Memorial Park Field House, requested under Recreation.

Mr. Pingitore gave a brief application overview and introduced PPBC Project Manager Mike Retzky and Memorial Park Trustee Jim Healy. Mr. Crossen noted that the Trustees have reduced their request to \$500,000. Mr. Healy presented a project summary (*Appendix E*). Mr. Dermody asked if some of the

existing building will remain. Mr. Healy stated that the old building would be demolished and the new building would be placed in the same location. Mr. Crossen thanked Mr. Retzky and Mr. Healy.

Motion to close the Public Hearing:

Mr. Alpert made a motion to close the public hearing at 8:24PM. Mr. Crocker seconded the motion and the public hearing closed at 8:24PM.

Chairman's Updates

Mr. Crossen stated that he and Ms. Carey will be providing the Finance Committee with an update at their March 21st meeting. The next meeting of the CPC will be on March 28th and it is the voting meeting. Each vote would also determine the funding source. An updated financial report will be available.

Minutes: February 28, 2018

Mr. Pingitore requested an amendment to be made to the minutes in regards to the Emery Grover project. The conversation included that the School Committee agreed to include comparative data and costs for both renovating and rebuilding the structure at Emery Grover. Approval was deferred to the March 28th meeting.

Further Discussion

The Committee discussed the possible funding of the Emery Grover study, and Mr. Pingitore noted that the CPC had discussed the need to have comparative data with other options, i.e. demolition, included in the study.

Adjournment:

Mr. Gerstel made a motion to adjourn the meeting at 8:53PM. Mr. Boder seconded the motion and the meeting adjourned at 8:53PM.

Respectfully submitted,

Kristen Wright
Recording Secretary