

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

**Minutes of Meeting
February 13, 2019**

PRESENT: Peter Pingitore – Chairman, Artie Crocker – Vice Chairman, Robert Dermody, Paul Alpert, Robert Boder, Joe Barnes, Rick Zimbone

ABSENT: Chris Gertsel

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

GUESTS: Stuart Saginor, Community Preservation Coalition
Patty Carey, Director of Park and Recreation
Michelle Geddes, Park and Recreation Commissioner
Ed Olsen, Superintendent of Parks and Forestry

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

Community Preservation Coalition Presentation

Mr. Pingitore introduced Stuart Saginor from the Community Preservation Coalition. Mr. Saginor presented to the Committee (*Appendix A*). Mr. Pingitore thanked Mr. Saginor for his presentation.

Proponent Presentations

FY2019-09 Rosemary Lake Projects

This request is for \$200,000 for construction of a new dock and a picnic pavilion on the camp side of the Lake under Recreation.

Mr. Pingitore introduces Ms. Carey and Ms. Geddes to the Committee. Ms. Carey presented to the Committee (*Appendix B*). Mr. Crocker asked if the dock would have to come out of the lake for the winter. Ms. Carey stated that it would depend on the dock that is installed. Ms. Carey stated that this project is the Park and Recreation Commission's top priority. Mr. Boder asked about parking at the facility and ensuring that life jacket regulations are being followed. Ms. Carey stated that boat users would have to rent the vessels from the facility, no external boats would be launched from the dock, and the dock would be staffed to ensure they were used correctly. Mr. Zimbone asked how the \$200,000 was estimated. Ms. Carey stated that the dock is estimated at \$80,000, the shelter at the Camp Property is estimated at \$55,000 and the remaining will be used on various trail projects throughout the Rosemary Property or returned. Mr. Zimbone asked if the dock would require an incremental increase in staff at the facility. Ms. Carey stated that this will be staffed from existing facility staff. Mr. Zimbone asked if there were regulations for the water to allow boating on the lake. Mr. Carey stated that there are no restrictions to boating on the lake. Mr. Alpert asked if fishing would be allowed at the lake. Ms. Carey stated that fishing currently occurs and there may be potential to stock the lake in future years. Mr. Dermody asked if the costs of the different docks had been received. Ms. Carey stated that they have not received specific dock estimates yet. Mr. Crocker asked if the dock would be ADA accessible. Ms. Carey stated that, if the dock is placed in the new location, the ramp that is currently used to access the spray deck would allow ADA accessibility to the dock. Mr. Barnes asked how the Park and Recreation Commission set their priorities. Ms. Geddes stated that the Commission discusses all projects, taking into consideration any opinion shared from the public to the Commission and then they vote on them. Mr. Pingitore asked if this project is on the Town's 5-year capital plan. Ms. Carey stated that it was. Mr. Zimbone asked if this was a Town Manager Tier 1

project. Ms. Carey stated that is a Tier 1 project. Mr. Pingitore thanked them for their presentation and introduced the next project also presented by this team.

FY2019-10 Cricket Field Fieldhouse

This request is for \$163,765 for the renovation of the current Cricket Field Fieldhouse to make it accessible for all abilities under Recreation.

Ms. Geddes stated that the Commission is discussing postponing this project until next year. Mr. Pingitore asked if this was a priority project for this year. Ms. Carey stated that it is a priority project, but the projects at Rosemary are the top priority. While the Fieldhouse is a high priority and has been on the 5-year capital plan for many years, the Cricket Field project is a higher priority. Ms. Carey presented to the Committee (*Appendix C*). Mr. Boder stated that Cricket Field is on the historic registry (*Appendix D*) and suggested that this project be presented to the Historic Commission. Ms. Lustig stated that the FY21 year is very project heavy for the Public Permanent Building Committee (PPBC) as well. Mr. Pingitore thanked Ms. Carey and Ms. Geddes for their presentations.

FY2019-11 Cricket Field Renovation

This request is for \$480,000 in construction funding to replace the irrigation system at Cricket Field under Open Space and Recreation.

Mr. Pingitore introduced Mr. Olsen to the Committee. Mr. Olsen presented to the Committee (*Appendix E*). Mr. Zimbone asked how the \$163,765 was estimated. Mr. Olsen stated that the estimate is derived from cost estimates from similar projects that have been recently completed for the Town. Mr. Zimbone asked what the lead time for this project. Mr. Olsen stated there is a four week lead time. Ms. Lustig added that this project would go to bid in the Spring. Mr. Dermody asked why sod instead of seed. Mr. Olsen stated that seed is the best thing to use because sod needs to be managed for a longer period of time to ensure that it takes to the site. Mr. Olsen added that because of the suggested timing of this project, over this summer, there is not enough time for seed to grow before the field needs to go back online. Mr. Barnes asked what kind of warranty this sod vendor provides. Mr. Olsen stated that only the best sod is listed in the bid specifications. Mr. Pingitore asked if there is a history of success with this type of sod. Mr. Olsen stated that it has been used in several Town projects and those projects have been very successful. Mr. Olsen added that he was recently asked by a neighboring community to present on how this Town has had so much success with our sod field projects. Mr. Barnes stated that the old irrigation was placed 3 feet in the ground and asked how deep the new system would be. Mr. Olsen stated that the new system would be placed 18" in to the ground. Mr. Pingitore thanked Mr. Olsen for his presentation.

FY2019-12 Playground Improvements

This request is for \$350,000 in construction funding to add ADA features at Greene's and Cricket Fields under Recreation.

Mr. Pingitore welcomed Ms. Carey and Ms. Geddes back to the Committee. Ms. Carey presented to the Committee (*Appendix F*). Mr. Zimbone asked if all Town playgrounds were under jurisdiction of the Park and Recreation Commission. Ms. Carey confirmed that all playgrounds, including the ones located at the schools, are under the jurisdiction of the Park and Recreation Commission. Ms. Carey stated that in the past school PTCs have fundraised and it was a collaborative effort between the school group and the Town. Mr. Zimbone asked why the funding for playground equipment is shifting to the Town. Ms. Carey stated that some PTCs used to fundraise to purchase the equipment and the Town would install it, however some equipment has needed more repairs and maintenance, performed by staff within the Park and Recreation department. Mr. Zimbone asked why the project was split in to a two-year plan and not spread over more years. Ms. Carey stated that purchasing and installing in two

years shows a cost savings. Mr. Dermody asked how many parks and playgrounds there are in Town. Ms. Carey replied that there are 21. Mr. Boder asked if this money would be used to develop new parks. Ms. Carey stated that any potentially new parks are included in the project. Mr. Pingitore asked how the \$350,000 was estimated. Ms. Carey stated the estimate was based on the base costs of equipment and the square footage of each location. Mr. Pingitore thanked Ms. Carey and Ms. Geddes for their presentations.

Determination of Eligibility

FY2019-01 First Baptist Church

This request is for \$799,040 for the restoration and preservation of the front porch and historic clock at First Baptist Church under Historic Preservation. Mr. Boder stated that this project has not been presented to the Historic Commission yet and that the only historic external feature would be the pillars and potentially the Howard clock, but that would need to be investigated. Mr. Pingitore stated that the proponents should be notified of the proper procedure to move forward with this project including receiving a favorable vote from the Historic Commission. Mr. Zimbone asked if this project could be eligible prior to receiving the Historic Commissions vote. Mr. Boder stated that project should be presented to the Historic Commission before being designated as a Historic project. Mr. Pingitore stated that the liaisons should discuss the process with the proponents prior to them coming to the next meeting. Mr. Alpert would like to get an opinion from Town Counsel. Mr. Pingitore stated that Town Counsel has presented some questions that we can get answers to during due the Committee's due diligence process. **Mr. Crocker made a motion to defer the eligibility vote. The motion was seconded by Mr. Barnes and approved 7-0.**

Liaison Updates

FY2019-07 Town Common Renovation

This request is for \$117,000 for the renovation of the green space in the Town Common under Open Space, Historic Preservation and Recreation. Mr. Dermody stated that they are ready for their presentation next week. Mr. Boder stated that the Historic Commission should be invited to a meeting to weigh in on projects that are listed as historic, including this project.

FY2019-08 Passive Recreation Improvements – Dwight Field/Charles River Center

This request is for \$35,000 for design to improve the passive recreation space between Dwight Field and the Charles River Center under Open Space and Recreation. Mr. Pingitore shared that he had met with Mr. Phil Robey and Mr. Olsen to go over the project and several questions were raised. Mr. Pingitore also stated that this project is not listed on the 5-year Capital plan and has not been designated as a Tier 1 project.

FY2019-06 Design of Fisher Street Trailhead, Needham Rail Trail

This request is for \$15,000 to design the Fisher Street Trailhead on the Needham Rail Trail under Recreation. Mr. Crocker stated that the proponents are ready to present.

FY2019-01 First Baptist Church

This request is for \$799,040 for the restoration and preservation of the front porch and historic clock at First Baptist Church under Historic Preservation. This project was previously discussed.

FY2019-03 Needham Housing Authority – Consultants for Modernization/Redevelopment of Affordable Housing

This request is for \$150,000 to hire consultants to manage the modernization and redevelopment of the affordable housing in Needham under Community Housing. Mr. Alpert stated that he and Mr. Gerstel met with Mr. Foster and the Interim Executive Director of the Housing Authority and they are ready to present.

Vote: Approve Minutes

The Committee reviewed the minutes of January 9, 2019. Mr. Zimbone moved to accept the minutes from January 9, 2019. Mr. Alpert seconded, and the motion passed 7 – 0.

Chairman's Updates

Mr. Zimbone asked if the meeting with the Finance Committee had been rescheduled. Ms. Lustig stated that representatives from the CPC would meet with the Finance Committee on March 6th and with the Select Board on March 12th.

Adjournment

Mr. Zimbone made a motion to adjourn the meeting at 10:22PM. Mr. Alpert seconded the motion and the meeting adjourned at 10:22PM.

Respectfully submitted,

Kristen Wright
Recording Secretary