

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

**Minutes of Meeting
October 8, 2008**

Present: Paul Siegenthaler – Chairman, Jane Howard – Vice-Chairman,
Janet Bernardo, John Comando, Mark Gluesing, Brian Nadler,
Sheila Pransky

Absent: Bruce Eisenhut

Guests: Kate Fitzpatrick- Town Manager, Steve Popper- PPBC, Dan
Matthews- Selectman, John Connolly-PPBC, Doug Manley-
McGinley Kalsow & Associates LLP

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

The meeting convened at 7:35 AM in the Community Room at the Needham Public Library.

Town Hall Project: Mr. Siegenthaler welcomed the guests who were present to update the CPC on the Town Hall project. Selectmen Vice Chair Dan Matthews reported that the Board of Selectmen unanimously voted in support of Alternative 4, as it is an option that will serve the Town's needs for many years. Under this option, the hall is preserved, and though it has been used for years as office space, it will now be available for civic uses. The Selectmen are seeking support for this option at Special Town Meeting, before asking the PPBC and the architects to move forward with the design plans. Mr. Matthews was not sure, at this time, what decisions the Selectmen would make if Town Meeting support is not received. Mr. Matthews asked the CPC for their support at Special Town Meeting. Town Manager Kate Fitzpatrick stated that a CPA application will be filed by December 1st, and she will also provide updated financing information to the CPC. She is also seeking the CPC's opinion on maximizing the use of cash. Mr. Siegenthaler asked if they could expand on any scenario plans if they do not get the 2/3rds vote at Special Town Meeting. Mr. Matthews replied that the design work, to date, has been universal to all options, so that nothing is lost if Town Meeting doesn't support Alternative 4. Mr. Siegenthaler asked how historic preservation choices would be made in the design phase. Mr. Matthews stated the Selectmen would refer those issues to the PPBC and Ms. Fitzpatrick. Ms. Fitzpatrick noted that the architect was hired because of the firm's historic preservation experience and would work to save as many features as possible, but the firm also knew the budget the project must come in under. Ms. Bernardo asked how the architect and PPBC dealt with historic preservation questions. Ms. Fitzpatrick assured the Committee that dialogue is constant between all parties involved. Ms. Howard wondered in light of the current economic situation, will borrowing be a problem? Ms. Fitzpatrick stated that the Town is a AAA community, and does not need to acquire bond insurance as lower rated communities do, so she did not

anticipate any problems. Ms. Pransky inquired if there was any benefit to the interest rates going down. Ms. Fitzpatrick noted that it would be several years before any actual bonding was done, so the current lower rates might not be available at that time. Ms. Pransky noted her concern for other Town completed projects looking differently from the designs used to acquire funding. Ms. Howard said that Town Meeting needs to be assured that what they see is what they will get as a final project. Mr. Siegenthaler stated the project should be historically correct.

Doug Manley from McGinley Kalsow & Associates LLP was present to give the Committee a review of Alternative 4. McGinley Kalsow & Associates LLP gave the building a thorough examination, and met with the users of the building. In order to fit in all of the departments, they felt an addition was necessary. It was easy to conclude that the 1902 version is the most historical and the first floor exhibits the most historical character. With Alternative 4, an addition will be made to the parking lot side of the building to get the square footage needed for office spaces, including the ability to have the most public offices on the first floor. Ms. Howard asked if Mr. Manley could address the current entrance and accessibility. A ramp will be added onto the Chapel St. side leading towards the front door for accessibility and the Highland Avenue's new entrance will be accessible. Ms. Pransky asked how Alternative 4 came about. Ms. Fitzpatrick told the CPC that the option came from hearing comments at the summit. She then asked the architect if half of the hall could be restored, but it was a difficult option, and eventually led to the concept of extending the small addition from Alternative 1 along the full length of the building. Mr. Siegenthaler asked how the firm is determining CPA eligibility? Mr. Manley said they were looking at what is currently existing in the building versus the new addition. Mr. Siegenthaler said they were basically looking to balance the historic money with the value of the project making sure it is done well.

Mr. Siegenthaler made a request of Ms. Fitzpatrick that the CPC receive the detailed calculations of CPA eligibility used by McGinley Kalsow & Associates LLP in their determination of eligibility. Ms. Fitzpatrick agreed to send these calculations along when available.

Mr. Siegenthaler thanked everyone for attending. Ms. Howard made a motion to adjourn the meeting at 9:00 AM and was seconded by Mr. Nadler. The meeting was adjourned at 9:00AM.

Respectfully submitted,

Nikki Witham
Recording Secretary