

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

**Minutes of Public Meeting  
March 27, 2019**

**PRESENT:** Peter Pingitore – Chairman, Robert Dermody, Paul Alpert, Robert Boder, Chris Gerstel, Rick Zimbone, Joe Barnes

**ABSENT:** Artie Crocker – Vice Chairman

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

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

Mr. Pingitore welcomed the group and gave a brief review of the Committee's process and a brief history of the CPA program.

**Public Hearing – Project Presentations: Questions from Public**

**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. Dermody gave a brief overview of the application and introduced Reverend Daryn Stylianopoulos. Reverend Daryn presented her proposed project (*Appendix A*). Mr. Pingitore asked the Committee and the guests in attendance if there were any questions. Mr. Ford Beckham, Town Meeting Member, asked if this type of project would open up funds for all other faith buildings in Town, if \$800,000 is the requested amount for Phase I how much will be asked for Phase II, and why can the Parish fund this project itself. Mr. Pingitore stated that for projects to apply for CPA funding they must fall under one of the 5 funding buckets such as Historic Preservation. Mr. Pingitore stated that in other Towns projects similar to this have provided public access for the public investment. Mr. Pingitore continued by saying that the Anti-Aid act restricts helping religious entities and this Committee would need to look at the expenditures of the investment. Reverend Daryn stated that the Parish has recently funded other capital projects and they have a small membership with big hearts. Reverend Daryn stated they can sustain their regular operating costs but it is hard to find outside funding for faith structures. Reverend Daryn continued that the next phase of this project has not been quoted out yet but involves mostly internal repairs. Mr. Alpert asked to hear from Gloria Greis from the Historic Commission and the Historic Center and Museum. Mrs. Greis confirmed that the First Baptist Church is on the historic register. Mrs. Greis stated that the church was a prominent structure in the original Town Center and served as the Town Public Building. Mr. Pingitore thanked Reverend Daryn for her presentation.

**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. Gerstel gave a brief overview of the application and introduced Mr. Foster. Mr. Foster presented his proposed project (*Appendix B*). Mr. Pingitore asked the Committee and the guests in attendance if there were any questions. Mr. Thomas Jacobs, Finance Committee, asked how the \$300,000 project cost was calculated. Mr. Foster stated that it was not a mathematical estimate; it was based off of how much the Needham Housing Authority could afford. Ms. Kalpana Shah, Needham Resident, stated that

this project only indicates two Needham Housing Authority properties and asked if there are any plans for the other properties. Mr. Foster gave a brief overview of the Needham Housing Authority priorities. Ms. Mary Macmahon, Town Meeting Member, stated that this project only covers the cost of the consultant for one year and asked what would happen at the end of that year if the process was still incomplete and if they need to continue where that funding would come from. Mr. Foster stated that the Needham Housing Authority cannot afford a permanent member of staff and that one of the reasons the Needham Housing Authority is expecting to invest the amount that it is requesting is to get a seasoned consultant that is familiar with process. Mr. Foster further stated that once the RAD application was submitted, all project costs, including the project manager or consultant staff could be funded from any monies received from that application. Mr. Pingitore thanked Mr. Foster for his presentation.

#### **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. Pingitore gave a brief outline of the project and introduced Mr. James Goldstein, Bay Rail Trail Colony Association. Mr. Goldstein presented his proposed project (*Appendix C*). Mr. Andrew Thoresen, Needham Resident, asked if the MBTA could legally reclaim this property to reinstall rails. Mr. Goldstein stated that there is a 99 year lease and their no near future or long term plan of the MBTA to retake the land. Mr. Terrance Noonan, Town Meeting Member, asked what materials would be used for the parking area. Mr. Goldstein stated that it would be determined during the design phase. Mr. Pingitore thanked him for his time.

#### **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 gave a brief outline of the project and introduced Mr. Ed Olsen, Parks and Forestry Superintendent. Mr. Olsen presented his proposed (*Appendix D*). No questions were presented. Mr. Pingitore thanked Mr. Olsen for his time.

#### **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 gave a brief outline of the project and introduced Mr. Matthew Toolan, Park and Recreation Commissioner. Mr. Toolan presented his proposed project (*Appendix E*). Mr. Larry Cohen, Town Meeting Member, asked if this project was discussed during the original construction of the new Rosemary Recreation Complex. Mr. Toolan stated that it could not be completed within the original project funding. Mr. Cohen asked if the Lake was safe to Kayak and Canoe in due to the sediment issue. Mr. Toolan stated that the sediment issue is a separate matter and it will be address prior to installation. Mr. Beckham asked if there was concern with the timing to complete these projects during the sediment project. Mr. Toolan stated that the structure itself does not have any impact from dredging. Mr. Toolan stated the dock would be timed out with sediment project. Mr. Pingitore thanked Mr. Toolan for his presentation.

#### **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. Barnes gave a brief outline of the project and welcomed back Mr. Ed Olsen. Mr. Olsen presented his proposed project (*Appendix F*). No questions were presented. 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. Boder gave a brief outline of the project and welcomed back Mr. Matthew Toolan. Mr. Toolan presented his proposed project (*Appendix G*). No questions were presented. Mr. Pingitore thanked Mr. Toolan for his presentation.

**Chairman's Updates**

No updates presented.

**Vote: Approve Minutes**

The Committee reviewed the minutes of March 13, 2019. Mr. Gerstel moved to accept the minutes from March 13, 2019. Mr. Alpert seconded, and the motion passed 6-0.

**Adjournment**

Mr. Alpert made a motion to adjourn the meeting at 9:23PM. Mr. Gerstel seconded the motion and the meeting adjourned at 9:23PM.

Respectfully submitted,

Kristen Wright  
Recording Secretary