

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

**Minutes of Meeting
December 11, 2019**

PRESENT: Peter Pingitore – Chairman, Artie Crocker – Vice Chairman, Paul Alpert, Rick Zimbone, Joe Barnes, Laura Dorfman

ABSENT: Chris Gerstel, Robert Dermody

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

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

Chairman's Updates

None presented

Vote: Approve Minutes

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

Determine if Late Application will be Accepted

The committee discussed the timing in which the application was received, and Mr. Crocker moved to accept the late application. Mr. Pingitore seconded, and the motion passed 6-0.

Determination of Eligibility

FY2020-01 First Baptist Church - Front Porch Preservation & Restoration

This request is for \$126,233 for the restoration and preservation of its historic and street facing front porch under Historic Preservation.

Mr. Pingitore stated that he believes that this project is still eligible for CPC funding noting a similar request was deemed eligible within last year's funding cycle. Mr. Alpert provided a recap of the discussions the committee has last year for new members of the committee. Mr. Crocker stated that the request is significantly less than the previous year. Mr. Zimbone stated that he would need to look at the finances again as this proposal now indicates outside funding sources but is based off of a 2018 quotation, and also indicated that the proponents worked in good faith from the guidance provided by this committee last year. **Mr. Alpert moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Zimbone and the proposal was found eligible with a unanimous vote 6-0.**

FY2020-02 First Parish Church – Steeple Preservation

This request is for \$75,000 for the preservation of its historic steeple (Bell Tower) under Historic Preservation.

Mr. Crocker disclosed to the committee that he is a member of this church but does not serve on any board or have a leadership role within the church. Mr. Pingitore stated that the application does not indicate that it is listed on any historic registry or that it has the support of the Historic Commission. Ms. Dorfman stated that she will discuss this property with Ms. Greis to find out if it is on the Town's list of historic places. Mr. Zimbone questioned if this proposal falls under maintenance, preservation or rehabilitation. Secondly, Mr. Zimbone would like to understand the scope of this project and if other

methods of repair would be considered that may fall outside of the scope of the CPC statute. Mr. Pingitore discussed the CPC statute as well as stating his intention to ensure the Community Preservation Act is being upheld as it was intended. **Mr. Zimbone moved to defer the vote on eligibility. The motion was seconded by Mr. Alpert and the vote of eligibility was deferred with a unanimous vote 6-0.**

FY2020-03 Needham Community Farm – Growing Bed Area Expansion

This request is for \$6,000 for the expansion of a growing area of the Community Farm under Recreation.

Mr. Pingitore stated that this request is under recreation. Mr. Zimbone asked if the Community Farm had previously received CPC funding. Ms. Lustig stated that they had. **Mr. Zimbone moved to find this proposal eligible for CPA funding. The motion was seconded by Ms. Dorfman and the proposal was found eligible with a unanimous vote 6-0.**

FY2020-04 Needham Conservation – Trail Identification – *Design*

This request is for \$6,000 for design funding to design a cohesive trail identification system with signing for all trails in Needham under Open Space and Recreation.

Mr. Pingitore stated that this project is inline with the statute under both Open Space rehabilitation as well as Recreation. **Mr. Crocker moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Barnes and the proposal was found eligible with a unanimous vote 6-0.**

FY2020-05 Walker Pond Water Shed Association – Walker Pond Restoration & Preservation

This request is for \$211,300 for the restoration of Walker Pond under Open Space and Recreation.

Ms. Lustig stated the Mr. Gerstel, who could not attend this meeting and serves as a member of this Committee from the Park and Recreation Commission, asked to defer the vote on eligibility as the proponents had not yet met with the Park and Recreation Commission. Ms. Lustig stated that this was significant as Walker Pond is partially owned by the Town under the jurisdiction of the Park and Recreation Commission and as such Park and Recreation would have to vote to support this application. Mr. Crocker stated that he would like to know more about the background of this project. Mr. Alpert would like information about the applicable citizen's petition statute that discusses 100% of the ownership of the property as a requirement to bring the petition. Mr. Zimbone asked if the adjacent properties were still connected to septic. Mr. Crocker stated that the scope of the project was very broad and would like a more specific scope. **Mr. Alpert moved to defer the vote on eligibility. The motion was seconded by Mr. Barnes and the vote of eligibility was deferred with a unanimous vote 6-0.**

FY2020-06 Needham DPW & Park and Recreation – Claxton Field Light & Skin Renovation

This request is for \$101,500 for design funding to design field light improvements as well as evaluate the conditions of the field skins under Recreation.

Ms. Lustig stated that this is a renovation of the field and would be improving the recreational asset under the Recreation definition of the statute. Mr. Pingitore questioned the lighting portion of the proposal. Ms. Lustig stated that under the statue lighting is supported as it extends the length of use for the recreational facility. Mr. Crocker stated that he was concerned that this proposal may be outside the purpose of the CPA. Mr. Pingitore stated that both his question and Mr. Crocker's question are good discussion points when the proponent comes in to present before the CPC. Mr. Zimbone stated that he is concerned that this should be in the main Town budget as it is close to maintenance. Ms. Carys stated that this project is a capital project on the 5-year capital plan. **Mr. Zimbone moved to find this**

proposal eligible for CPA funding. The motion was seconded by Mr. Alpert and the proposal was found eligible with a unanimous vote 6-0.

FY2020-07 Needham DPW & Park and Recreation – Resurface Synthetic Track at DeFazio

This request is for \$160,000 for construction funding to resurface the track at DeFazio field under Recreation.

Ms. Lustig stated that this project would help avoid an entire reconstruction. Mr. Alpert asked why this work isn't covered under the warranty. **Mr. Crocker moved to defer the vote on eligibility. The motion was seconded by Mr. Alpert and the vote of eligibility was deferred with a unanimous vote 6-0.**

FY2020-08 Needham Town Clerk - Preservation of Town Marriage Records – 1700 – Present

This request is for \$22,465.88 for preservation of Town Marriage Records under Historic Preservation. Ms. Dorfman stated that this project does not just apply to the historic aspect of these records but also current records. Mr. Pingitore stated that this proposal is for imaging and organizing of Town records. Mr. Pingitore asked if marriage records are considered historic articles by the Historic Commission. Ms. Lustig stated that this proposal would be used to prevent further damage as certain historic documents could be requested a lot. Mr. Zimbone asked if the other communities that are utilizing the program listed in the proposal used CPA funding to implement. Mr. Alpert asked what the definition of a historic document is. Mr. Barnes suggested that this proposal, as it pertains to current and future records as well as historic documents, should be a part of the department's main budget. **Mr. Zimbone moved to find this proposal non-eligible for CPA funding as submitted, without prejudice. The motion was seconded by Ms. Dorfman and the proposal was found non-eligible without prejudice with a vote of 5-1.**

FY2020-09 Needham Town Manager, Select Board, Conservation Commission & Park and Recreation Commission – Purchase of Land

This request is a placeholder request for \$1,000,000 for the purchase of land under Open Space. There is no current parcel under consideration, so this is a placeholder request. **Mr. Alpert moved to find this placeholder proposal eligible for CPA funding if a property were to become available. The motion was seconded by Mr. Crocker and the placeholder proposal was found eligible with a unanimous vote 6-0.**

Appointment of Liaisons

FY2020-01 *First Baptist Front Porch Preservation & Restoration* – Mr. Dermody and Mr. Zimbone
FY2020-02 *First Parish Steeple Preservation* – Mr. Dermody and Mr. Barnes
FY2020-03 *Needham Community Farm Growing Bed Expansion* – Mr. Gertsel
FY2020-04 *Town Trail Identification* – Mr. Pingitore
FY2020-05 *Walker Pond Restoration & Preservation* – Mr. Alpert and Mr. Zimbone
FY2020-06 *Claxton Field Light & Skin Renovation* – Mr. Crocker
FY2020-07 *Resurface Synthetic Track at DeFazio* – Ms. Dorfman and Mr. Alpert

Discussion of Order of Presentations and Review

Mr. Pingitore reviewed the due diligence process to the committee and asked that committee members submit questions for each project, in writing, to Ms. Lustig by Monday, December 23. Mr. Pingitore reminded committee members to be mindful of the types of questions members of Town Meeting, as well as other Town Boards and Committees may ask during the Public Hearing or on the floor of Town

Meeting. Mr. Zimbone requested updated financials for the next meeting. The committee determined that proponents for projects FY2020-04, FY2020-06 and FY2020-07 will be scheduled to attend the January 22 meeting and proponents for projects FY2020-01, FY2020-02, FY2020-03 and FY2020-05 will be scheduled to attend the February 5 meeting.

Updates on Prior Approved Projects

Ms. Lustig shared that the new timeline for the Rosemary Dredging project has the project ending in the end of Spring and that the contractor believes they will be able to remove more volume than previously estimated. Ms. Lustig stated that Emory Grover is not currently in the FY21 budget and the School Committee is reviewing their design options, one of which would have a potential CPC eligible component under Historic Preservation.

Anticipated Meeting Dates

Mr. Pingitore reviewed the anticipated meeting dates with the committee.

Adjournment

Ms. Dorfman made a motion to adjourn the meeting at 9:13PM. Mr. Barnes seconded the motion and the meeting adjourned at 9:13PM.

Respectfully submitted,

Kristen Wright
Recording Secretary