

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

**Minutes of Meeting
January 8, 2020**

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

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

GUESTS: Peter Hauschka, Resident
Dan Gilmartin, Walker Pond Water Shed Association
Cynthia Chaston, Park and Recreation Commission
Angela O'Connor, Assistant Director, Park and Recreation Department

Mr. Pingitore called the meeting to order at 7:32 PM in the Great Plain room at Town Hall.

Chairman's Updates

Mr. Pingitore stated that he met with Town Council on Friday, January 3, to discuss several of the current proposals to help create a framework for analysis. Mr. Zimbone asked if the meeting was called by Mr. Pingitore or by Town Council. Mr. Pingitore stated he called the meeting to ensure that the proposal due diligence process was cohesive and that this Committee received proper guidance while moving through the process.

Vote: Approve Minutes

The Committee reviewed the minutes of December 11, 2019. Mr. Alpert moved to accept the minutes from December 11, 2019. Mr. Barnes seconded, and the motion passed 8-0.

Determination of Eligibility

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.

Liaisons – Mr. Alpert and Mr. Zimbone

Mr. Gerstel thanked the Committee for deferring the determination of eligibility until the Park and Recreation Commission, a majority property owner of Walker Pond, could discuss this proposal and vote on advancing this proposal at this time. Mr. Gerstel shared that the Park and Recreation Commission conferred with the Town Manager and Town Engineer and voted on January 6, 2020 to not support this proposal being submitted at this time. Mr. Gerstel went on to say that the Park and Recreation Commission will work with the proponents to complete the due diligence this project requires so it can be brought back for consideration in a future cycle and will be creating a working group to continue the great effort put forth by the Walker Pond Watershed Association. Mr. Pingitore asked if members of the Walker Pond Watershed Association were in attendance at the January 6, 2020 Park and Recreation Commission meeting. Mr. Gerstel stated they were and noted that they were in attendance in the current meeting. Mr. Pingitore welcomed members of the Walker Pond Watershed Association. Mr. Hauschka gave a brief description of the project and highlighted how the Walker Pond Watershed Association came to submit this proposal. Mr. Alpert asked about the urgency of this project. Mr. Gilmartin stated that there was not a specific urgency, but the study came out several years

ago and they would prefer to not wait. Mr. Alpert asked how the land ownership changed the scope of the proposal. Ms. Lustig stated that because it is primarily Town property public procurement standards, which include a bid process, would have to be followed. Ms. Cynthia Chaston, Vice Chairman of the Park and Recreation Commission, stated that Park and Recreation feels that this is a very worthwhile project that needs to be worked on through the workgroup and continue to move forward. Mr. Pingitore thanked the members of the Walker Pond Watershed Association and stated that they did an effective job engaging the Town and bringing awareness to this project. **Mr. Alpert moved to defer the vote on eligibility. The motion was seconded by Mr. Gerstel and the vote of eligibility was deferred with a unanimous vote 8-0.**

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.

Liaisons – Mr. Dermody and Mr. Barnes

Ms. Dorfman stated that this property is listed on the Town's historic register. Mr. Barnes stated that this project is for rehabilitation or preservation within the historic structure. Mr. Zimbone asked if the Committee had received a design, drawing, or a bid for this project. Mr. Pingitore asked the liaisons to reach out to the proponent with Mr. Zimbone's request. **Mr. Zimbone moved to defer the vote on eligibility. The motion was seconded by Mr. Gerstel and the vote of eligibility was deferred with a unanimous vote 8-0.**

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.

Liaisons – Ms. Dorfman and Mr. Alpert

Mr. Pingitore stated that the eligibility for this project was deferred after a question was raised about both the maintenance and warranty listed in the proponent's application. Ms. Lustig stated that after some discussion with the Superintendent of Parks and Forestry it was determined that the track is no longer under warranty. Mr. Pingitore stated that this project appeared to be a Capital Improvement and not basic maintenance. Mr. Alpert noted that the statute mentions that artificial turf is ineligible and asked if artificial track was also excluded. Ms. Lustig stated that many communities have funded projects for athletic tracks. Mr. Zimbone stated that the project summary submitted to the Committee has many factors that are no longer accurate and asked that the project summary be corrected and resubmitted as it could directly affect determining this project's eligibility. **Mr. Pingitore moved to defer the vote on eligibility. The motion was seconded by Mr. Dermody and the vote of eligibility was deferred with a unanimous vote 8-0.**

Liaison Updates

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.

Liaisons – Mr. Dermody and Mr. Zimbone

Mr. Dermody provided an update to the Committee and stated new documents would be circulated to the Committee prior to the next meeting. Mr. Zimbone stated that this proposal still includes \$108,000 in contingency and would be more apt to fund a fixed rate that is not tied to the contingency funds. Mr. Pingitore stated that this was one of the proposals that he spoke to Town Council about and hopes to

receive a framework for the Committee to use in its analysis. Mr. Crocker stated that the project cannot be found ineligible due to the proponent being a religious entity. Ms. Lustig stated that many church projects have been funded by CPA funding in other communities after the Acton decision. Mr. Zimbone stated that the request is for structural preservation of a historic building within the Town. Mr. Pingitore stated that the proponents will be presenting on February 5 to address the Committee's questions.

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.

Liaison – Mr. Gerstel

No updates were presented.

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.

Liaison – Mr. Pingitore

Mr. Pingitore stated he spoke to Director of Conservation Deb Anderson and circulated photos she provided to the Committee. Mr. Pingitore stated that he feels that there needs to be assurances made regarding the maintenance plan for these signs, especially if they are funded by this Committee, in the future. Assistant Director of Park and Recreation Angela O'Connor stated that Park and Recreation and Conservation are currently working on a maintenance plan of the trails before this project for design moves forward. Mr. Zimbone would like to see a maintenance budget for this project. Mr. Pingitore stated that this proposal is for design funds only. Mr. Gerstel stated the Park and Recreation Commission shares a goal with the Select Board to improve many things in our open spaces, including trails, such as trash and maintenance.

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.

Liaison – Mr. Crocker

Mr. Crocker circulated some answers from the Committee's submitted questions and stated that Mr. Olsen would be presenting at the next meeting. Mr. Crocker stated that both the field and light improvements directly enhances and extends the playing time of these fields. Ms. Lustig stated that this project is listed on the 5-year capital plan. Mr. Pingitore stated he'd like to see the Park and Recreation plan for future renovations and asked where the estimated cost of design was determined. Ms. Lustig stated that the Town has a contract for design services and this project falls within one of the listed services.

Next Steps

Ms. Lustig stated that at the next meeting presentations would be made for projects FY2020-04 – Trail Identification, FY2020-06 – Claxton Field Light & Skin Renovation, and FY2020-07 – Resurface Synthetic Track at DeFazio. At the February 5th meeting presentations will be made for projects FY2020-01 – First Baptist Front Porch Presentation & Restoration, FY2020-02 – First Parish Steeple Preservation, and FY2020-03 – Needham Community Farm Growing Bed Expansion.

Financial Updates

Ms. Lustig stated that there are no updates to present for this meeting. Mr. Zimbone asked to receive an update on Emery Grover and the potential that a proposal would be submitted to CPC in future cycles.

Next Meeting Dates

The Committee reviewed the next meeting dates as presented on the agenda.

Adjournment

Mr. Pingitore made a motion to adjourn the meeting at 9:18PM. Mr. Gerstel seconded the motion and the meeting adjourned at 9:18PM.

Respectfully submitted,

Kristen Wright
Recording Secretary