

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

**Minutes of Meeting
January 22, 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: Debbie Anderson, Director of Conservation
Edward Olsen, Superintendent of Parks and Forestry
Carl Franceschi, First Parish Church in Needham

Mr. Pingitore called the meeting to order at 7:33 PM in the Highland room at Town Hall.

Chairman's Updates

Mr. Pingitore stated these will be discussed later in the meeting.

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

Ms. Lustig stated that the proponents have withdrawn their application.

Proponent Presentations

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

Ms. Anderson presented to the Committee and discussed the proposal. Ms. Anderson stated that currently the trail markings are inconsistent, and this project would be the first step, design, to improve and standardize the look and feel of the trail markers throughout the Town trail systems. Mr. Gerstel asked how old the current signs are. Ms. Anderson stated that it varies from system to system; the Fit Trail is very old where the Williams system is current. Mr. Barnes asked how much of the damage to these signs is wear and tear and how much is due to poor maintenance. Ms. Anderson stated that the maintenance has been inconsistent over the past few years but was prompted through the Trail Stewards program that was overseen by Park and Recreation. Mr. Pingitore stated that the Committee would like some assurances that if this funding is granted that there is maintenance plan to prevent the signage to get to this point again in the future and asked what the Trail Steward program is. Ms. Anderson and Ms. Wright gave a brief outline of the Trail Steward program that has been in place and Ms. Anderson stated that both the Park and Recreation and Conservation Departments were working on revamping the program. Ms. Dorfman asked what kind of materials will be used for the new signage. Ms. Anderson stated that that will be a part of the design study. Mr. Crocker asked which systems would be a part of the design. Ms. Anderson stated this design would be across all trail properties. Mr. Pingitore stated that the request is in line with the proposal from Tighe & Bond. Mr. Zimbone asked if there was an estimate for the construction portion of this project. Ms. Anderson stated that the exact estimate couldn't be determined until the design was completed and they knew the full scale of the project. Mr.

Zimbone asked for estimates for parts of the trail signage that will be replaced, such as the cost out to replace a kiosk or set of trail signs. Mr. Alpert asked for pictures of trail signage that has been installed recently, at Williams or Newman for example. Ms. Anderson stated she could provide both general cost estimates and photos to the Committee. Mr. Pingitore thanked Ms. Anderson for her presentation.

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. Olsen presented to the Committee. Mr. Barnes asked if the continuous settling of the field could be prevented. Mr. Olsen stated that due to the fact that the field used to be the Town landfill, this is not something that could be easily mitigated, and the cost would be substantial. Mr. Barnes asked what design needed to be completed for the lights. Mr. Olsen stated the location of the poles, the number of poles and the layout of the poles would be looked at during the design. Mr. Zimbone asked if soil samples would be a part of the design and Mr. Olsen stated that it would. Mr. Zimbone asked what portion of the design funding would be for the light portion. Mr. Olsen said approximately three-fourths of the design funding would be around the lights. Ms. Lustig stated that this project is on the Capital Plan. Mr. Crocker asked when the last substantial project was completed. Mr. Olsen stated that it was approximately 5 years ago and was work to the outfield fabrics. Mr. Crocker asked about the drainage. Mr. Olsen stated that it is managed through proper grading during the construction phase. Mr. Crocker asked what design of a field entails. Ms. Lustig stated that the design stage creates the exact specifications of the project so it can be properly advertised in a bid. Ms. Lustig stated that we are required to go with the lowest bid, so all design specifications of the project need to be adequately presented so the project is completed correctly.

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. Olsen presented to the Committee. Mr. Crocker asked if resurfacing the track would provide another level of protection. Mr. Olsen stated that it would. Mr. Dermody asked about changing the color. Mr. Olsen stated that as this is resurfacing and not a full replacement that changing the color would be difficult and more costly. Mr. Olsen stated that the current color of the track is the local standard and holds up the best. Mr. Barnes asked what the timeline for a full reconstruction of the track would be if this project was completed. Mr. Olsen stated that the current track surfacing lasted 11 years, well over the 8-10-year estimate and expects this to have a similar life. Mr. Pingitore thanked Mr. Olsen for his presentations.

Determination of Eligibility

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

Mr. Dermody stated that answers that they have received from the due diligence questions are thorough and tie back to the CPC chart and refer to information found on the CPA website. Mr. Pingitore stated that from the structural report the proponent shared shows that the church has already

invested time and money to support preservation to this point. The Committee openly discussed if this project falls more under maintenance or preservation as well as other eligibility factors. **Mr. Zimbone moved that the project is eligible. The motion was seconded by Mr. Alpert and the vote of eligibility was approved with a 7-0-1 vote.**

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Liaisons – Ms. Dorfman and Mr. Alpert

The Committee discussed the eligibility of this project with the revised project description. **Mr. Dermody moved that the project is eligible. The motion was seconded by Mr. Gerstel and the vote of eligibility was approved with a unanimous 8-0 vote.**

Liaison Updates

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

Mr. Gerstel stated that there were answers to the due diligence questions and the proponents are ready to present next week.

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 stated that they've isolated the scope of this project and they have submitted answers to the due diligence questions. Mr. Zimbone state that the Committee should prepare a list of terms. Ms. Dorfman asked if the main difference between the two different church projects, is the availability of liquid funds. Mr. Pingitore stated that it was a subjective factor of the proposal. Mr. Dermody stated that at Town Meeting there needs to be clear justifications.

Chairman's Updates *Moved from earlier on the Agenda*

Mr. Pingitore stated that he met with Town Council and was provided with the three factors of eligibility regarding funding a religious entity these factors bring up questions for both FY2020-01 and FY2020-02. Mr. Pingitore stated that the first factor is regarding the purpose for the funding, which the Committee agrees that it is for preservation of a recognized historic building. Mr. Pingitore stated the second factor is if the funding will aid the church in providing its essential religious function. The Committee discussed the logistics of funding these projects while ensuring that they were not breaking the Anti-Aid Amendment.

Mr. Pingitore stated that Emery Grover, which has been previously presented to this Committee as a future project that may be submitted for CPC funding, is under discussion with six current options. Of those six options 2 could be considered in part for the preservation of the historic façade. The Committee discussed the overview of the Emery Grover project.

Adjournment

Mr. Crocker made a motion to adjourn the meeting at 10:38PM. Mr. Gerstel seconded the motion and the meeting adjourned at 10:38PM.

Respectfully submitted,

Kristen Wright
Recording Secretary