

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

**Minutes of Meeting
November 12, 2008**

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

Absent: Bruce Eisenhut

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

The meeting convened at 7:35 PM in the Newman School Conference Room.

Approval of Minutes: Mr. Nadler made a motion to approve the minutes of the meeting of October 8, 2008. Ms. Bernardo seconded the motion and it was passed. Mr. Cogswell abstained from the vote. Ms. Bernardo made a motion to approve the minutes of the meeting of October 15, 2008. Mr. Comando asked that the spelling of his name be corrected. Mr. Gluesing seconded the motion and it was passed unanimously as amended.

Chairman's Comments: Mr. Siegenthaler commented that there may be a couple of projects from some groups seeking CPA funds coming to the Committee in December.

Town Hall Project: 1) **Members Comments on 10/27/08 Special Town Meeting-** Mr. Siegenthaler asked the Committee for feedback on the comments he presented at the Special Town Meeting on 10/27/2008. The majority of the members felt that it was not appropriate for the chair of the Committee to express his personal views on the issue of the Town Hall at the Town Meeting. Some of the members felt that they had not been adequately informed of Mr. Siegenthaler's position on the subject. Mr. Siegenthaler stated that he felt his speech focused on the non-CPC aspects of the Article, and that several people expressed to him afterwards that he spoke about issues that needed to be addressed, but that in the final vote, there was no support for his amendment. The Committee then went on to discuss whether the CPC should be speaking as one voice in public.

2) **Chairman's Request for Information to the Town Manager-** Mr. Siegenthaler had sent a letter to the Town Manager Kate Fitzpatrick requesting information on detailed calculations of McGinley, Kalsow & Associates' opinion of CPA eligibility for the Town Hall project. Members of the Committee felt that the liaison to this project should be the one to request this information from the proponent. Mr. Siegenthaler noted that he was just following up on a CPC request from the previous meeting. The consensus of the

Committee was to have written requests go out under CPC letterhead, to indicate it was a request of the Committee.

3) Update from PPBC Meetings and Architect- Town Manager Kate Fitzpatrick and the PPBC would like to come to CPC's next meeting to give an update on the project. They will have an initial application in to the CPC by the deadline. There probably will not be a final number at that time to put with the project. Mr. Cogswell reported that he had resigned as the Selectmen's user representative on the PPBC for the Town Hall project and is not currently attending PPBC meetings to avoid any conflicts. Mr. Gluesing had a chance to speak with the architect and passed out a new set of drawings that provide more detail than what has previously been seen. He also came up with a list of major construction items and alternatives that the Committee could focus on. The list includes exterior items as well as interior items that should be considered.

Mr. Siegenthaler suggested to the Committee that they may want to think about talking to the Historical Commission about a potential deed restriction to be placed on Town Hall. He wants to make sure that the Committee feels it is a necessary step to take. Ms. Pransky supports finding a way to formalize what will be done to ensure that future boards aren't recommending changes to the building that do not preserve the historic character. Mr. Nadler opposes a deed restriction that doesn't allow future boards to make decisions that are appropriate for that time. Mr. Siegenthaler suggested inviting someone with more knowledge about restrictions to an upcoming CPC meeting.

Calendar and Process for New Applications: Applications for this fiscal year are due December 1, 2008 and will be copied and distributed to the Committee for the next meeting.

Other Business: Mr. Nadler had a handout from the Community Preservation Coalition. It was a summary of the CPA Legislative changes that are trying to be passed. One change would clarify the allowable uses of funds for outdoor parks and recreation projects under the Act, as well as broaden their use to allow communities to rehabilitate existing recreational resources with them. Mr. Nadler would like to have this issue on the agenda for an upcoming meeting. He would also like to see a motion to write to our legislator in support of the changes, as he and the Park and Recreation Commission feel that the changes clarify outdoor recreation use and would allow for rehabilitation of existing facilities.

Adjournment: Mr. Nadler made a motion to adjourn the meeting at 9:10 PM. Mr. Comando seconded the motion and the meeting adjourned at 9:10 PM.

Respectfully submitted,

Nikki Witham
Recording Secretary