

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

**Minutes of Meeting
February 11, 2009**

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

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

Guests: Kate Fitzpatrick- Town Manager, Moe Handel- Resident, Kathryn
Eident – Boston Globe reporter

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

Update on FY2009-1 Town Hall: Ms. Fitzpatrick was present to speak to the Committee about the project cost summary for the Town Hall project. Right now, the cost is slightly higher because the Selectmen want to make sure they don't end up with a cost that is too low in the warrant. The cost in the warrant can be decreased but not increased. The cost of the project has changed slightly and Assistant Town Manager – Finance Dave Davison has mapped out different solutions. Ms. Fitzpatrick will ask Mr. Davison for an updated debt service plan. Ms. Fitzpatrick also passed out a draft copy of the warrant articles. Mr. Eisenhut wondered if the Committee should seek another position on reviewing what McGinley Kalsow & Associates deems CPA eligible for the Town Hall project. Mr. Siegenthaler suggested putting the topic on the agenda for the next meeting.

Proponent Presentation- FY2009-3 Affordable Housing Consulting Assistant: Mr. Cogswell inquired if the money requested would come from the administrative funds. After questions regarding the project were answered the Committee felt more comfortable with the notion of the proposal as a project rather than a position being funded through the Administrative funds. Ms. Fitzpatrick explained to the Committee that they are trying to complete the Town's Affordable Housing Plan. She is looking for someone to assist the Town Manager and Board of Selectmen in responding to requests for housing development. This person would also facilitate housing in the Town Center and other business areas consistent with zoning. Ms. Pransky noted that there are several established housing groups in Needham, and would want to ensure that these established groups be involved with the person hired. Ms. Howard first read the proposal as reactive, but now sees it as proactive.

Proponent Presentation- FY2009-2 Additional Research to Complement Master Plan for Trails: This project is more task specific. The purpose is to catalog existing easements in Town. Mr. Siegenthaler feels that the money for this project should come from the General Fund bucket and not Open Space. Ms. Fitzpatrick told the Committee

that this was more of a research project and that the person would spend time talking to people who know of easements around Town and would work with the Town's GIS system. She also told the Committee that the Trails Committee was not charged with including easements in the Master Trails plan. Ms. Carey noted that the trail maps will eventually show easements, but that they can't be shown until easements are verified. Mr. Siegenthaler asked if this project would involve the recommendation and purchase of new easements, but Ms. Fitzpatrick stated it would only involve existing easements.

Approval of Minutes: Mr. Nadler made a motion to approve the minutes of the meeting of November 12, 2008. Mr. Eisenhut seconded the motion and it was passed unanimously. Ms. Bernardo made a motion to approve the minutes of the meeting of January 14, 2009. Ms. Pransky seconded the motion and it was passed. Mr. Siegenthaler abstained from the vote.

Approval of Bill: Annual Dues to Community Preservation Coalition: The annual bill from the Community Preservation Coalition has come in and as in previous years, the fee for Needham is \$3,750.00. Mr. Eisenhut made a motion to pay for the Community Preservation Coalition Membership out of the CPC Administrative Account. Mr. Comando seconded the motion and it was passed unanimously.

CPC Calendar: The Committee reviewed the calendar that Mr. Siegenthaler and Ms. Howard put together. The Committee felt that it would be better to wait until March 18th or 25th to talk to the Finance Committee for their feedback on all of the proposals.

Chairman's Comments: Mr. Siegenthaler met with Assistant Town Manager – Finance Dave Davison for an updated financial report. Mr. Siegenthaler created a spreadsheet with all of the figures and Mr. Davison confirmed all of the figures. The Town is looking to raise the bond amount for the Town Hall project, so there will be enough money to pay for all of the other projects. The Committee would like to allocate 11% into each of the buckets like they did in the last fiscal year. Mr. Siegenthaler explained to the Committee that they need to decide whether to use all of the Historic Preservation bucket for the Town Hall project, along with General Reserve. Some of the members felt that it may be better to clean out the Historic bucket so there is more flexibility to use the General Reserve fund for other projects.

Review of Other Proposals:

FY2009-4 Design Funds for All-Person's Trail Around Needham Reservoir- The Committee had some questions for the Conservation Commission regarding this proposal. They are still unclear whether this qualifies under Recreation or Open Space. Mr. Comando wondered if the proposal should be postponed until a later time. The Conservation Commission will be invited to the next meeting to speak about their proposal.

FY2009-5 Trails Preservation Coordination- The proponents have withdrawn the project without prejudice.

FY2009-6 Window/Energy- The proponents for the proposal will be at the next scheduled CPC meeting to discuss their project.

FY2009-7 High Rock Homes- Ms. Pransky gave a quick overview of the High Rock Homes project and the project status. For this particular project, they would like to bring the price of two homes down into the range that meets the requirements for 40B and bring down the price of two homes to more affordable rates.

FY2009-8 Transfer of Funds to Conservation Fund for Future Open Space Purchases- Mr. Comando raised the question about how much money is currently in the fund. Mr. Nadler noted the estimate is about \$169,000.

FY2009-10 Preservation of Open Space – Purchase of Land- Ms. Carey explained to the Committee that there are over five acres of land that are sitting in the middle of a Town trail system. Park and Recreation wants to purchase the back strip of the land to continue the trail. Negotiations are on-going and there is no estimate, yet. Mr. Cogswell asked if Park and Recreation could just pick a high amount as it can be reduced later. Ms. Carey said it might be more likely that the only request for funding would be for an appraisal of the requested parcel. She also indicated that the current owners will likely sell all the land to a developer and that Park and Recreation would then negotiate with the new owner. Mr. Comando questioned whether the Committee can use administrative funds for the appraisal. Ms. Carey told him the administrative funds can be used. **Ms. Howard made a motion to authorize up to five thousand dollars for the appraisal of property under the project FY2009-10 Preservation of Open Space –Purchase of Land, contingent on a signed purchase and sale agreement. Ms. Bernardo seconded the motion.** Ms. Carey told the Committee they may try to move project to the Special Town Meeting in November instead of Town Meeting in May. **The Committee voted on the motion, five were in favor and four opposed it. The motion passed.**

Other Business: Mr. Eisenhut informed the Committee that there was going to be a Planning Board Public hearing on the Downtown Study on February 17th at 7:30pm in the Selectmen's Meeting Room at Town Hall.

Adjournment: Mr. Nadler made a motion to adjourn the meeting at 9:20 PM. Ms. Howard seconded the motion and the meeting adjourned at 9:20 PM.

Respectfully submitted,

Nikki Witham
Recording Secretary