

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

**Minutes of Meeting
February 26, 2020**

EXECUTIVE SESSION: EXCEPTION 3 – POTENTIAL LITIGATION AND EXCEPTION

A meeting of the Community Preservation Committee was convened by Chairman Peter Pingitore. Those present were Peter Pingitore, Artie Crocker, Paul Alpert, Rick Zimbone, Robert Dermody, Laura Dorfman, Town Council Dave Tobin, Staff Liaison Carys Lustig, and Recording Secretary Kristen Wright.

Mr. Alpert moved that the Community Preservation Committee to enter Executive Session at 7:30pm.

Exemption 3 – To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the chair so declares.

The motion was seconded by Mr. Zimbone, and the motion passed 6 – 0 on a roll call vote.

PUBLIC MEETING OF THE COMMUNITY PRESERVATION COMMITTEE

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

ABSENT: Joe Barnes, Chris Gerstel

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

GUESTS: Reverend Daryn Stylianopoulous, First Baptist Church
Ernie Steeves, First Baptist Church

Mr. Pingitore called the meeting to order at 8:16 PM in the Charles River Room at the Public Service Administration Building.

Liaison Updates

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

This request is for \$90,200 for the restoration and preservation of its historic and street facing front porch under Historic Preservation.

Liaisons – Mr. Dermody and Mr. Zimbone

Mr. Pingitore asked the proponents about the UBS Investment Funds. Mr. Zimbone asked the proponents what the Cabot Funds are shown on their financials. Reverend Stylianopoulous stated that there are some restrictions. Mr. Steeves stated that past projects that were funded by the Cabot Funds were a boiler repair and the previous steeple repair. Mr. Zimbone asked if they could be used for this project if necessary. Reverend Stylianopoulous discussed the new proposed budget for this project. Mr. Dermody asked if the Town's Building Inspector had looked at the project. Reverend Stylianopoulous stated that the building is inspected annually for the Children's Center occupancy permits. Mr.

Pingitore asked why the contingency was so high. Reverend Stylianopoulous stated that it is set up as a protection in case there is further damage as this is a historic building and there are a lot of unknowns until the work begins. Mr. Pingitore thanked Reverend Stylianopoulos and Mr. Steeves for coming to the meeting. Mr. Zimbone stated that there may be a draft with a letter of intension or agreement. Mr. Pingitore stated that he would like to see the full terms, if any, prior to the committee's vote.

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. Pingitore stated that he had more due diligence questions. Ms. Lustig stated that they were still working on them. Mr. Pingitore asked about the amount of the requested funds as it is 75% of the total project cost. Mr. Alpert stated that the committee has funded less than the proponent asked for in the past and that each project should be funded on a case by case basis. Mr. Zimbone stated that a third (1/3) of the project cost may be a percentage that he felt more comfortable approving. Mr. Dermody expressed an interest in proponents funding at least 50% of the total project cost, expressing an interest in having the proponents invest in the project as well. Ms. Dorfman asked if such a rule would apply to all non-government applications. Ms. Lustig stated that historically this committee has also funded the full amount of the project so each proposal should be considered case by case without a strict limitation as the statute currently allows.

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

Ms. Lustig stated that during a recent Select Board meeting regarding the Nike Site, where the Community Farm is currently located, the farm expressed the desire to continue to use the property. Ms. Dorfman stated that as discussed with other projects, if the use of property that the committee has invested in changes, the Town should have recourse to be reimbursed for the investment.

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

No updates presented

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

No updates presented.

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

No updates presented.

Chairman's Updates

Mr. Pingitore stated that the next meeting is the Public Hearing on March 11th. Proponents would still be presenting but liaisons should be prepared to introduce the proponents and the project. Meetings with the Finance Committee and Select Board have also been scheduled. Ms. Lustig stated that financials from the Director of Finance were included in the packet. Mr. Pingitore asked to invite Mr. Davison to the March 25th meeting.

Adjournment

Mr. Zimbone made a motion to adjourn the meeting at 9:47PM. Mr. Pingitore seconded the motion and the meeting adjourned at 9:47PM.

Respectfully submitted,

Kristen Wright
Recording Secretary