

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

**Minutes of Meeting
July 8, 2020
Zoom Meeting**

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

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

GUEST: Rick Merson

Mr. Pingitore completed a roll call for all members of the Committee and members of staff and the results of the roll call are noted above. Mr. Pingitore called the meeting to order at 7:34 PM via a Zoom Meeting. Mr. Pingitore reviewed the rules of the meeting that was being conducted remotely and online inline with Governor Baker's order regarding Public Meetings. Mr. Pingitore covered meeting ground rules for the meeting.

Mr. Pingitore introduced Penny Kirk who was appointed as the CPC liaison from Needham Housing Authority.

Re-Organization Vote

Mr. Pingitore opened the nominations for Chairman.

Chairman:

Mr. Barnes nominated Mr. Peter Pingitore as Chairman and Mr. Gerstel seconded the motion. The vote was unanimous 8-0 with Mr. Pingitore abstaining.

Vice-Chairman:

Mr. Alpert nominated Mr. Artie Crocker as the Vice Chairman and Mr. Gerstel seconded the motion. The vote was unanimous 8-0 with Mr. Crocker abstaining.

Conversation about Potential Rental Assistance options using CPC Funds

Ms. Lustig reviewed that this type of proposal has been funded by CPC funding. Ms. Kirk stated that there is currently a moratorium on evictions. Ms. Lustig stated that this funding could support individuals that are not necessarily in Needham Housing. Mr. Pingitore opened the discussion to the Committee.

Mr. Alpert stated that there is limited time to get a proposal in prior to October Town Meeting but he is overall in favor of a proposal like this as long as the Needham Housing Authority is also in favor of it. Mr. Barnes stated that the Committee still needed a request for consideration to outline the extent of the need. Mr. Pingitore stated that the idea came from Committee Member Dorfman and that once the request is made that outlines the extent of the need then the committee will be able to complete their due diligence. Ms. Lustig stated that the request would outline if the applicant was requesting a set dollar amount per person or if they would be utilizing a lottery system.

Mr. Crocker asked if this request could cover just rentals or mortgages as well and if this would only be available to low income families. Mr. Crocker further stated that he would like to see it got to any renter based on income level and that the applicant needs to be the advocate for their proposal. Ms. Lustig stated that other programs are not limited to just affordable housing but level of income. Mr.

Crocker stated that he would be in favor of this program as long as it did not matter who the renter was and was specifically focused on the overall need.

Mr. Dermody did not present any question but shared he was in support of the concept.

Ms. Dorfman asked who would be assessing the need and how it would be communicated to the public. Ms. Kirk stated that within the Housing Authority there are resident organizations that could share the information and that another potential group that could help with communication would be the Needham Community Council. Ms. Dorfman also stated she was in favor for the program if it were based on income.

Mr. Gerstel stated he did not have any questions but was overall in favor of hearing the proposal.

Mr. Zimbone stated that this type of funding was highlighted in a recent email from the CPA and it highlighted a survey. Mr. Zimbone asked if the same department that oversees the Tax Payer Assistance program could assist in putting together this proposal and also suggested the social workers at the Center at the Heights. Mr. Zimbone stated that he believes it can be presented before the October Town Meeting.

Mr. Pingitore stated that this proposal would need to move quickly. Mr. Alpert stated that the Planning Board was told the warrant for October Town Meeting would be closing at the end of August. Mr. Dermody stated he would share this information with the Needham Community Council before August.

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 a brief update. Ms. Lustig stated the Town Council David Tobin has passed away and that she has reached out to Special Town Council to discuss the agreement.

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

No further updates were presented.

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

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.

Preparation for Public Hearing & Town Meeting

Ms. Lustig discussed the items to be prepared for both the Public Hearing and upcoming Town Meeting.

No questions from the Committee were presented.

Approve Minutes

Mr. Zimbone made a motion to approve the June 17, 2020 minutes and Mr. Gerstel seconded. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Kirk:** abstain, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8-0-1.

Any other issues not reasonably anticipated by the Chair within 48 hours

None presented.

Adjournment

Mr. Gerstel made a motion to adjourn the meeting at 8:57PM. Mr. Crocker seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Kirk:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. The meeting adjourned at 8:57PM

Respectfully submitted,

Kristen Wright
Recording Secretary