

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

**Minutes of Meeting
December 9, 2020
Zoom Meeting**

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

ABSENT: Peter Pingitore – Chairman, Joe Barnes

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

GUESTS: Matt Ettinger Dan Gilmartin, Paula, Rob Bradley, Mark, Barbara Hauschka, MG

Mr. Crocker 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. Crocker called the meeting to order at 7:00 PM via a Zoom Meeting. Mr. Crocker reviewed the rules of the meeting that was being conducted remotely and online inline with Governor Baker's order regarding Public Meetings. Mr. Crocker covered meeting ground rules for the meeting.

Chairman's Updates

None presented

Vote: Approve Minutes September 23, 2020

Ms. Kirk made a motion to approve the September 23, 2020 minutes and Mr. Gerstel seconded. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

Vote: Approve Minutes November 18, 2020

Mr. Alpert made a motion to approve the November 18, 2020 minutes and Mr. Gerstel seconded. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

Review First Parish Agreement Proposed Changes

Ms. Lustig stated that the First Parish will accept the agreement as presented.

Determination of Eligibility

FY22-01 – Emery Grover Renovation/Addition Project – Option #3 (Rotated)

This request is for \$1,475,130 for design funding to design the renovation of the historic Emery Grover building under Historic Preservation.

Mr. Alpert stated this application is for design funding and reviewed the history of the project within CPC and the outcome of the feasibility study. Ms. Lustig added that the concern with the feasibility study was related to the possibility that the study would result in recommendations that did not support historic preservation and that is the only type of project result that would fall in the CPC funding eligibility.

Mr. Zimbone stated that the committee could not move forward with funding the design portion of the project and wait for the application to fund the construction portion that is associated with the preservation of the historic structure.

Mr. Alpert stated that as it is a design request to preserve a historic structure, he believes that the application before the committee is eligible.

Mr. Crocker asked for any further discussion regarding the eligibility for this application and none was presented.

Mr. Zimbone moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Dermody. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-02 – Preservation of Town of Needham Marriage Records

This request is for \$25,000 for the preservation of the Town of Needham's Historic Marriage Records under Historic Preservation.

Mr. Crocker opened discussion regarding the eligibility for this application.

Mr. Alpert moved to find this proposal eligible for CPA funding. The motion was seconded by Ms. Kirk. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-03 – Town Hall Clock Repairs

This request is for \$83,000 for rehabilitation of the clock on the front of Town Hall under Historic Preservation.

Mr. Zimbone stated that this application appears to be repairs and maintenance and does not believe that it is eligible. Mr. Dermody asked if the clock was updated as a part of the larger Town Hall renovation in 2010.

The committee discussed the different aspects of the application and whether or not it would be categorized as standard maintenance and not historic preservation.

Mr. Alpert stated that he thinks that the committee needs more time.

Mr. Zimbone moved to defer the vote on eligibility. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-04 – Town Common Historic Redesign and Beautification

This request is for \$1,364,000 for construction services for the Town Common project under Open Space, Historic Preservation, and Recreation.

Mr. Dermody asked if beautification was eligible within the four-corners of CPC. Mr. Zimbone questioned which bucket this project would be categorized as. Ms. Lustig stated that it fits into three categories as it is an Open Space, it is historic Town property as it is adjacent to the Historic Town

Hall, and the space affords for passive recreation. Mr. Alpert stated he was not sure it could be categorized as Open Space could be eligible under the other two categories listed. Mr. Dermody stated that he would like to see the data and the cost analysis for the project.

Mr. Zimbone moved to find this proposal eligible for CPA funding. The motion was seconded by Ms. Kirk. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-05 – Fisher Street Trailhead - Construction

This request is for \$15,000 for construction materials for the construction of the Fisher Street Trailhead under Recreation.

Mr. Alpert stated that the CPC funded the design. Ms. Lustig stated that the Town Engineer complete the design work internally and the original funds will be returned to CPC.

Ms. Kirk moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-06 – Resurface Synthetic Track at DeFazio

This request is for \$166,000 for resurfacing of the Synthetic Track at DeFazio Field under Recreation.

Ms. Lustig stated this is a resubmission that was passed over last year.

Mr. Zimbone moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Alpert. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-07 – McLeod Field Renovation - Design

This request is for \$45,000 for design work for the renovation of McLeod Field to address sinkholes issues field under Recreation.

Mr. Alpert asked where McLeod Field was located. Mr. Gerstel stated that it is a part of the DeFazio field complex. Mr. Gerstel stated that this field had many problems with sinkholes that create hazards for the multiple user groups that access the field.

Mr. Crocker asked when the project would be presented for construction funding. Ms. Lustig stated that it is currently in the plan for FY24.

Mr. Zimbone moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Alpert. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-08 – Trail Identification Professional Design Services

This request is for \$6,000 for design funding to create standard trail identification for all trails in Needham under Open Space and Recreation.

Ms. Lustig stated that this project is being resubmitted after it was withdrawn during the last funding cycle.

Ms. Dorfman stated that currently she advocates for anything that supports people being outside.

Ms. Kirk moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-09 – Walker Pond Improvements

This request is for \$125,000 for the first phase of improvements to mitigate environmental issues at Walker Pond under Open Space and Recreation.

Ms. Lustig stated that this project is being resubmitted after it was withdrawn during the last funding cycle.

Mr. Zimbone stated that there were several questions presented during last years funding cycle. Ms. Lustig stated that there is a working group advising this project that will address the questions of the committee and that one major concern was regarding a connection to sewer and since then funding for the sewage connection was approve at Town Meeting in October.

The committee further discussed the scope of the category 1 improvements. Ms. Lustig stated that the overall goal is to improve the quality of water for the fishing and natural wildlife.

Mr. Alpert moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-10 – Town Reservoir Sediment Removal

This request is for \$262,000 for design funding to address the sediment at the bottom of the Reservoir under Open Space.

The committee discussed how this project was a part of the NEPDES project as well as the different projects CPC has funded that are in-line with the NEPDES initiative.

Ms. Kirk moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Alpert. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

FY22-11 – Preservation of Open Space – Purchase of Land

This request is for \$1,000,000 for preservation of open space and purchase of land under Open Space.

Ms. Lustig stated that this is a placeholder to allow for the Town to quickly apply to purchase open land to preserve it.

Mr. Alpert moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

Appointment of Liaisons

FY22-01	<i>Emery Grover Renovation/Addition Project</i> – Mr. Dermody and Mr. Barnes
FY22-02	<i>Preservation of Town of Needham Marriage Records</i> – Mr. Pingitore
FY22-03	<i>Town Hall Clock Repairs</i> – Mr. Gertsel
FY22-04	<i>Town Common Historic Redesign and Beautification</i> – Mr. Dermody and Mr. Gerstel
FY22-05	<i>Fisher Street Trailhead</i> – Mr. Crocker
FY22-06	<i>Resurface Synthetic Track at DeFazio</i> – Ms. Dorfman and Mr. Alpert
FY22-07	<i>McLeod Field Renovation</i> – Mr. Crocker
FY22-08	<i>Trail Identification Professional Design Services</i> – Mr. Pingitore
FY22-09	<i>Walker Pond Improvements</i> – Mr. Dorfman and Mr. Zimbone
FY22-10	<i>Town Reservoir Sediment Removal</i> – Ms. Kirk and Mr. Alpert
FY22-11	<i>Preservation of Open Space – Purchase of Land</i> – Mr. Zimbone

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

Mr. Zimbone asked for an updated financial picture. Ms. Dorfman asked for an updated on the project that was funded last year for rental assistance.

Mr. Crocker stated that the next meeting will be on December 23, 2020.

Ms. Lustig stated that due diligence questions for each project should be submitted and will be compiled. Ms. Lustig also stated that she will be sending emails to connect the project proponents to their liaisons.

Adjournment

Ms. Kirk made a motion to adjourn the meeting at 8:24PM. Mr. Gerstel seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye. Motion passes 7 – 0.

Respectfully submitted,

Kristen Wright
Recording Secretary