

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

**Minutes of Meeting
February 3, 2021
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

GUESTS: Anthony DelGaizo, Barbara Hauschka, Cynthia Chaston, Dan Gilmartin, Katie King, Mark Dorfman, Mark Ettinger, Stacey Mulroy, Kevin Tierney

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 7:04 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.

Chairman's Updates

Mr. Pingitore stated that there will be Chairman's meeting on February 10th with the Select Board, School Committee, and Community Preservation Committee regarding the Emery Grover application.

Proponent Presentations

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. *Liaisons: Ms. Dorfman and Mr. Zimbone*

Mr. Zimbone introduced Town Engineer Anthony DelGaizo and Mr. DelGaizo presented to the Committee.

Dr. Barnes asked about the maintenance schedule of the manholes and if there would be additional funding required for the maintenance. Mr. DelGaizo stated that it would be added to the Town's maintenance schedule and it will be incorporated in the Town's overall budget for this maintenance schedule. Dr. Barnes asked if there would be another funding request to the CPC for this project and if so, when. Mr. DelGaizo stated that there is a third step to the overall Walker Pond Improvements project and that the improvements that would be made with this funding need to be monitored after being implemented, so funding for the third step of the project would be at a later time. Mr. Dermody asked about the planting that were indicated on the plan. Mr. DelGaizo stated that this project is being advanced and is fully supported by the neighbors of Walker Pond that have a vested interest in improving the water quality. Mr. Dermody asked who would install the plantings. Mr. DelGaizo stated that the Town would plant on Town properties and work with the homeowners to provide where they could purchase these trees and instructions on how to install them properly. Ms. Dorfman asked if it is possible to fund the educational aspect of this project be funded by other funding. Mr. DelGaizo stated that it was both pamphlets and signage to educate the greater public. The Committee discussed the various plantings as well as the sump that will be installed within this project and what functions they have to address the concerns of Walker Ponds water quality. Mr. Zimbone asked about the other phases of the project and the estimated cost. Mr. DelGaizo stated that the estimated cost is \$350,000

and includes the monitoring program that the neighbors would like to implement as well as other improvements. Mr. Pingitore asked about the requirement to implement the plantings on private property. Mr. DelGaizo stated that the Walker Pond Watershed Association is a group of neighbors that have a vested interest in improving the water quality of Walker Pond. Mr. Pingitore asked if other Town projects have been completed with similar components. Mr. DelGaizo stated that the Town has installed these before around several of the schools, at several intersections around Town. Mr. Pingitore asked if any of those projects have been to address the water quality and the inputs to a water body in Town. Mr. DelGaizo stated that this exact system has not been used directly to address water quality issues. Ms. Dorfman asked when address the other category 5 water bodies in Town have these types of components been installed. Mr. DelGaizo stated that each water body has a different need, so while these exact components have not been installed, different ones that worked better for the water body were installed. Ms. Dorfman asked if the improvements to inputs were funded by CPC funded. Mr. Dermody asked what percentage of the planting need to be completed for this project to be successful. Mr. DelGaizo stated the even if all watershed residents do not complete the plantings, the project would still be successful. Mr. Pingitore asked if any other CPC funded projects address the inputs to the waterbodies. Ms. Lustig stated that other projects, not in Town, have been funded by CPA funding. Dr. Barnes asked if this project is approved and funded, what is the timing for implementation. Mr. DelGaizo stated that as soon as funding is available the project would begin.

Mr. Pingitore thanked Mr. DelGaizo for his presentation.

Liaison Updates and Due Diligence Questions

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. *Liaisons: Mr. Dermody and Dr. Barnes*

Dr. Barnes reached out to Project Manager Hank Haff and he did not have any further updates regarding the project and they are ready for their presentation next meeting.

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. *Liaison: Mr. Pingitore*

No updates were presented.

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. *Liaisons: Mr. Dermody and Mr. Gerstel*

No updates were presented.

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. *Liaison: Mr. Crocker*

No updates were presented.

FY22-06 – Resurface Synthetic Track at DeFazio

This request is for \$166,000 for resurfacing of the Synthetic Track at DeFazio Field under Recreation. *Liaisons: Mr. Alpert and Ms. Dorfman*

No updates were presented.

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. *Liaison: Mr. Crocker*

Mr. Pingitore stated he would like more detail on what part of this request is for infrastructure and which part is for field improvements. Mr. Gerstel stated that Mr. Crocker did have a conversation with Mr. Olsen. Ms. Lustig stated that another sink hole has occurred on the field and you can visualize the impact it has on the playing field.

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. *Liaison: Mr. Pingitore*

No updates were presented.

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. *Liaisons: Mr. Alpert and Ms. Kirk*

Mr. Alpert asked that the due diligence questions for the proponents be collected and will hopefully have answers for the next meeting. Mr. Pingitore stated that there may be some CPA information regarding projects of this nature.

Report on Increasing Bucket Amounts

Mr. Zimbone and the Committee continued the discussion about increasing the monies in the Community Housing bucket. Mr. Alpert asked about who would control the funds and had reservations about the funding controlled by a trust outside of the jurisdiction of the Community Preservation Committee. Mr. Zimbone stated that there are several ways to manage the funding for these funds. Ms. Kirk stated that she supported the type of funding that increased the Community Housing bucket to allow for low income and affordable housing projects to gain enough funding to complete significant projects. The Committee discussed how the funding has been used in Needham in the past and how they would like to move forward with funding allocations.

Vote: Approve Minutes January 20, 2021

Mr. Gerstel made a motion to approve the January 20, 2021 minutes and Mr. Dermody seconded. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0-1.

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

None presented.

Needham Community Preservation Committee

February 3, 2021

Page 4 of 4

Adjournment

Ms. Kirk made a motion to adjourn the meeting at 8:50PM. Mr. Gerstel seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8 – 0.

Respectfully submitted,

Kristen Wright

Recording Secretary