COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS

Minutes of Meeting
February 17, 2021
Zoom Meeting

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

ABSENT: Laura Dorfman

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

GUESTS: Reese Schroder, Hank Haff, Deborah Robinson, Michael Greis, Steven Popper, Dan Gutekanst, Andrea Carter, Anne Gulati, Ross Donald, Connie Barr

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 7:05 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 was a Chair's meeting between CPC, the Select Board, and School Committee. The Chair of the Select Board, Maurice Handel, submitted a letter for the Committee to review.

Proponent Presentations
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 introduced Superintendent Dan Gutekanst. Dr. Gutekanst thanked the CPC and invited Project Manager Hank Haff and Reese Schroder from BH+A to share their presentation.

Mr. Alpert asked which percentage of the project related to the historic preservation of Emery Grover sharing concerns that CPC funding should be used only for their intended purpose. Mr. Pingitore stated that $2.1-$2.2 million dollars appears to be historic. Mr. Alpert and Mr. Pingitore briefly discussed the potential new building and the need to have some answers finalized before May. Dr. Gutekanst stated that the School Committee is solely focused on renovating Emery Grover at this time.
Dr. Barnes added that Emery Grover is an important historic building to the Town and supports moving this project forward.
Mr. Crocker asked for the budget to indicate how much of the cost would be allocated to the relocate of the current School Administration staff to Hillside. Dr. Gutekanst stated that there are only estimated costs and that they would not need many renovations to the swing space as it has already been updated for its current use. Mr. Haff stated that the estimated cost is $1.5 million to move in and out of Emery Grover. Mr. Crocker asked if outside space had been considered. Mr. Haff stated that it had and the 2-year rental was estimated at $4 million dollars.
Mr. Zimbone asked if there was any alternate funding source if it is not funded by CPA funding. Dr. Gutekanst stated that it is not expected that CPC will fund the entire renovation. Ms. Gulati stated that

the assumption that they would be borrowing and at this time there is not clear answer for the cost differentials. Mr. Zimbone shared with the Committee that no money was identified in the capital plan. Mr. Crocker asked about just preserving the façade. Mr. Haff stated that just saving the façade would increase the request. Mr. Pingitore stated that many scenarios were considered and the application before us is the best use of the space.
Dr. Barnes asked about split funding of the project and asked about the borrowing the difference to move forward with the project. Ms. Gulati stated that there was no direct recommendation yet and the design needs to be completed before the final construction application is submitted. Mr. Schroder and the Committee discussed the funding breakdown.

Mr. Pingitore thanked all the presenters for attending and sharing their presentation.

<u>Liaison Updates and Due Diligence Questions</u>

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 pace, 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. Crocker stated that in a conversation with the proponent, he will be looking into which part of the is drainage and which part is field. Mr. Pingitore asked for the breakdown of both aspects of the project. Mr. Pingitore stated that some of the projects are skimming the edge of CPC eligibility.

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.

FY22-09 – 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. Dermody stated that he has concerns about relying on the neighbors to implement a system when they are not adjacent to the pond, as well as the fact that several neighbors have ownership rights to the Pond. Mr. Zimbone stated that the project now is about the pretreatment before it reaches the Pond and is not the treatment of the treating the Pond itself. Mr. Zimbone stated that the next conversation for the Commission to have is to discuss if this is the right funding source for these types of projects. Mr. Pingitore stated that it should be a broader discussion at the next meeting.

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 stated that there are no updates however there are several questions that we are waiting on written answers for and Mr. Alpert will follow up to receive them.

Update on Increasing Bucket Amounts
Mr. Zimbone and the Committee continued the discussion about increasing the monies in the Community Housing bucket and would like to include this discussion during the Public Hearing to gather community feedback.

The Committee discussed other funding sources and reaching out to potential proponents of Community Housing projects to see if there are any projects in the works. Mr. Pingitore highlighted that The Needham Housing Authority cannot bond projects, but by increasing the available amount of funding would drive more project application opportunities.

The Committee agreed that 22% seemed to be a fair increase to the Community Housing bucket and discussed the historic uses of CPC funding, and how to determine boundaries of the Committee's funding in the future.

Mr. Pingitore stated that Assistant Director/Director of Finance may have the updated financial model at the next meeting. The Committee further discussed the feeling of the Committee on the Emery Grover project.

Plan for Public Hearing
Ms. Lustig suggested moving the Public Hearing to March 17th and hosting a regular CPC meeting on March 3rd to finalize the discussions of the Committee.

Vote: Approve Minutes February 3, 2021

Ms. Kirk made a motion to approve the February 3, 2021 minutes and Mr. Gerstel seconded. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8-0.

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

None presented.

Adjournment

Ms. Kirk made a motion to adjourn the meeting at 10:08PM. Mr. Crocker seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8 – 0.

Respectfully submitted,

Kristen Wright
Recording Secretary