

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

**Minutes of Meeting
March 3, 2021
Zoom Meeting**

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

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

GUESTS: Dan Gilmartin, Mark Ettinger, Mark Dorfman, Mark Gluesing

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 7:03 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 addressed and discussed the Emery Grover project information that was shared with the Committee. Further updates will be discussed during the liaison updates for that project.

Finance Update

Ms. Lustig stated that she is drafting the warrant articles for Town Meeting and with adjust them once the Committee has voted and identifying the amount and funding source for each approved project. Ms. Lustig stated that she would like to get a sense of the committee so the financial scenarios can be updated. Ms. Lustig anticipates discussing the financial outlook at the meeting on March 31.

Mr. Zimbone wanted to discuss the amount of free cash available and using that funding first as it is the most restrictive funding source.

Liaison Updates

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 stated that there were no further updates and that he appreciated the letter that Mr. Pingitore submitted. Mr. Dermody stated he was interested in funding this project. There were no additional questions from the Committee.

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*

Mr. Pingitore stated that there were no updates for this project and there were no additional questions from the Committee.

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*

Mr. Gerstel and Mr. Dermody stated that there are no updates regarding the project.

Mr. Alpert stated that at the recent planning board meeting there was a petition for the annual farmers market and that the proponents were told that there would not be any construction during this market season. Mr. Alpert asked when the construction would begin on this project. Ms. Lustig stated that if funded at Town Meeting there is a 21-day appeals process that generally does not allow the funding to begin until the middle of June. Ms. Lustig discussed the process of contracting on large outdoor funding project and how by receiving funding this summer, the bids can be posted in the winter, and that bids posted in the winter generally have more advantages pricing for the Town. Ms. Lustig stated that due to the current process, there is no intention of breaking ground in calendar year 2021 but would allow the project to begin as early as next spring before the next Town meeting cycle.

Mr. Pingitore stated that the funding bucket for this project would be Open Space and would like to further discuss the CPC principal of keeping at least \$1,000,000 in Open Space reserve to quickly move on open space land purchases.

Mr. Alpert asked for feedback from the Conservation Commission if having a \$1,000,000 in the reserve is enough to move quickly on acquiring a property. Mr. Crocker stated that he will gather information from the Conservation Commission.

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*

Mr. Crocker stated that the project is pretty straight-forward and there are no updates to present.

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*

Mr. Alpert and Ms. Dorfman stated that there were no updates. Ms. Dorfman asked about updating pricing for the project. Ms. Lustig stated that she will follow up with Supervenient Ed Olsen. Mr. Dermody asked about trucks that were on the track recently. Ms. Wright stated that there is a current project on the track to address the track lighting and stated that it was an on-going project, and the truck may be out on the track again to finish the repair.

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, that the proponent provided a presentation that highlighted the frustration about the drainage issue that exists at the field, but in fact the funding request is for the design of the field, and additional funding not within the request to CPC will be used to also look at the draining issue.

Mr. Dermody asked if all monies requested will be going to the field design and not the drainage concern. Ms. Lustig stated that additional \$3,000 for the drainage that are not requested from CPC. Mr. Pingitore stated that the full \$45,000 request is for the field design. Mr. Zimbone asked about the survey of the wetlands and the pipe inspection and indicated his concern about scope-creep. Mr. Pingitore shared that he has concerns about the changes to the project from the original applications description. The Committee discussed the information provided from the application, the presentation, and the actual project that will be proposed. Ms. Lustig stated that she will reach out to Superintendent Ed Olsen to discuss the work looking to be achieved with this project. Mr. Zimbone stated that this request may be premature and that this project should be broken out into phases. Mr. Pingitore stated that a further conversation should be had by the Committee following the public hearing where Mr. Olsen will be presenting, and further questions can be asked to get a better understanding of the project.

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*

Mr. Pingitore stated that there were no updates to present, and no questions were asked from the Committee.

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 discussed the phases and some updates from the proponent. Mr. Zimbone stated that this request is for pretreatment going into the pond, but the next phase of the project is for actual improvements to Walker Pond. Mr. Crocker stated the phase 1 address the water coming into the pond and then phase 2 will address the improvements needed within the pond. Dr. Barnes stated that information received from a CPA liaison Stuart Saginor that infrastructure should not be funded with CPA funding and that past requests of this nature have caused some concerns with other CPA Towns. Ms. Dorfman stated that improving the water quality of the pond is a better fit for CPC funding as it was adopted. Mr. Dermody shared a concern about relying on private homeowners to implement the improvements. Ms. Lustig stated that included in the original application are the signatures of all nearby residents in support of this project.

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 discussed the information that was shared from the proponent and a letter from BETA the engineering firm that provided the information about this project. Mr. Alpert stated that \$175,000 was indicated on the BETA report for the sediment removal from the Reservoir. The Committee thanked Mr. Alpert for the update.

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

This request is for \$1,000,000 and is submitted as a place holder in the event the property becomes available that is eligible to be purchased with CPC funding under for an eligible purpose.

No information about this proposal was provided.

FY22-12 – Increase Affordable Housing Bucket Contribution

This request is for and increase to the annual contribution to the Community Housing reserve fund from 11% to 22%. *Liaison: Rick Zimbone, Joe Barnes, Robert Dermody, Laura Dorfman*

Mr. Zimbone presented the proposal to the Committee. Mr. Alpert stated that information should be shared in future presentations about the fact that Needham Housing Authority cannot bond projects.

Vote: Approve Minutes February 17, 2021

Mr. Zimbone made a motion to approve the February 17, 2021 minutes and Mr. Dermody seconded. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** abstain, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8 – 0 – 1.

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

The Committee discussed the upcoming Public Hearing and Town Meeting preparation.

Adjournment

Ms. Kirk made a motion to adjourn the meeting at 9:38PM. Mr. Zimbone seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

Respectfully submitted,

Kristen Wright
Recording Secretary