

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

**Minutes of Meeting
March 17, 2021
Zoom Public Hearing**

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, Daphne Collins – Public Hearing Zoom Moderator

GUESTS: Alisa Skatrud, Andrea Long Carter, Anne Gulati, Anthony DelGaizo, Carl Jonasson, Cecilia Simchak, Connie Barr, Debbie, Ed Olsen, Ed Scheideler, Elizabeth Handler, Hank Haff, Jenn Scheck-Kahn, Joe Leghorn, Josh Levey, Kalpana, Kevin Tierney, Katie King, Mark Dorfman, Needham Channel, Paula Callanan, Reg Foster, Richard Reilly, Stacey Mulroy, Steven Popper, Tedi Eaton, Dan Gutekanst, Joel Bargmann, Ross Donald, Janet Bernardo, Tom Jacob, Carol Fachetti, Steven Rosenstock, Zoom User, MG

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 public hearing to order at 7:03 PM via a Zoom. 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.

Public Hearing

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 the project and welcomed Superintendent of Schools Dan Gutekanst and Joel Bargmann from BH+A. Dr. Gutekanst thanked the CPC and Mr. Bargmann presented the proposal to the committee and the guests of the public hearing.

Mr. Joe Leghorn offered his support of this project. Mr. Steven Rosenstock asked the percentage that was CPC eligible and how much would be funded from other Town sources. Project Manager Hank Haff stated that between both the design and construction applications a total of \$12.6 million is CPC eligible. Mr. Rosenstock asked what the total cost of the project is and how much would be associated with debt services. Mr. Pingitore stated that the full project would cost approximately \$27 million of which, the sense of the committee that approximately 25% of the project would be considered for funding from CPC.

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 introduced the project and welcomed Town Clerk Tedi Eaton. Ms. Eaton thanked the committee and presented to the committee and the guests of the public hearing.

Mr. Joe Leghorn offered his support of this project.

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 introduced the project and welcomed Superintendent of Parks and Forestry Ed Olsen. Mr. Olsen thanked the committee and presented to the committee and the guests of the public hearing.

Mr. Alpert asked what the timeline for construction would be. Mr. Olsen stated that it would likely begin the summer of 2022 as the downtown area is currently being used by businesses to offer outdoor dining and they would not interfere with that. Mr. Alpert asked the length of the construction project and if the common would be accessible during the construction. Mr. Olsen stated that the project would take about 5-6 months to complete, and the area would not be accessible to the public during construction. Dr. Barnes asked for name plates of the various trees planted to be considered and that blue adirondack chairs be considered instead of the red ones pictured in the presentation. Mr. Pingitore asked why the funding was requested for this Town meeting if it will not begin until next summer. Ms. Lustig explained the Town's process and construction cycle to receive the most advantageous bid. Mr. Steven Rosenstock asked about the impact the project may have on the 4th of July parade. Mr. Olsen stated that the logistic would be worked out during the construction period. Mr. Joe Leghorn asked about the newer area of the Town Common that was completed in the streetscape phase of this project including the flagpole and that edge of the Town Common. Mr. Olsen stated that the work already completed will not be a part of this construction and will be protected during the construction of the rest of the Town Common, including the removal of the Blue Tree so it is not damaged.

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 introduced the project and welcomed Town Engineer Anthony DelGaizo. Mr. DelGaizo presented to the committee and the guests of the public hearing.

No comments or questions 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*

Mr. Alpert introduced the project and welcomed Superintendent of Parks and Forestry Ed Olsen. Mr. Olsen presented to the committee and the guests of the public hearing.

No comments or questions 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 introduced the project and Superintendent of Parks and Forestry Ed Olsen. Mr. Olsen presented to the committee and guests of the public hearing.

Ms. Dorfman asked if the original request should be adjusted to reflect the project. Ms. Lustig stated that the language will be adjusted in the warrant articles that will be distributed to Town Meeting. Mr. Dermody asked for the amount of the request. Mr. Pingitore stated that the project would cost \$49,000 and the request in front of CPC is \$45,000 for the field portion of the design. Mr. Zimbone asked once the design is completed, what will next steps of the project, such as will the drainage problem be fixed first and then the remainder of field improvement be resolved. Mr. Olsen stated that the projects are independent of each other but if the field will be opened up, that both may happen simultaneously.

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 introduced the project and welcomed Director of Conservation Debbie Anderson. Ms. Anderson presented to the committee and guests of the public hearing.

No comments or questions 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*

Ms. Lustig stated that this article will be moved from CPC to the general Town Special Town Meeting warrant.

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 introduced and welcomed Town Engineer Anthony DelGaizo. Mr. DelGaizo presented to the committee and the guests of the public hearing.

Mr. Joe Leghorn asked if there were deadlines from the EPA to conclude clean up. Mr. DelGaizo stated that there are not exact calendar dates, but the permit is issued for five-years.

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*

Mr. Pingitore introduced the proposal and Mr. Zimbone presented the proposal to the committee and the guests of the public hearing.

Mr. Steven Rosenstock stated that his against this proposal and suggested that the Housing Authority submit applications in the same cycle as everyone else and does not agree with the committee prioritizing one group over the others is not appropriate. Ms. Kirk stated that this requested and

hopefully make the funding more equitable for all CPC eligible uses. Mr. Reg Foster presented information from the Needham Housing Authority.

Mr. Pingitore stated that the Needham Housing Authority cannot bond projects like other projects that are submitted by the Town. Mr. Crocker stated that this would allocate future funds to this use and that this request identifies how this committee would support the community. Mr. Crocker stated that the CPC could also just deny future projects in order to support community housing projects, but this is way we are openly identify where we would like to reserve funds for future spending.

Mr. Alpert made a motion to close the public hearing and Mr. Dermody seconded. 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.

Chairman's Updates

Mr. Pingitore stated that he consulted with the Select Board last week and he will be consulting with the Finance Committee next week.

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

Ms. Dorfman shared an update on a different CPA project in Newton. Mr. Crocker stated that discussed the open space article and feels that perhaps \$2 million would be a better standard or place holder request to have in the future. Mr. Zimbone stated that the Tibet House may be up for consideration in the future. The Committee discussed other items that could be investigated for purchase of open space.

Adjournment

Mr. Zimbone made a motion to adjourn the meeting at 10:04PM. Mr. Gerstel 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