

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

**Minutes of Meeting
March 31, 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: Michael Diener, Mark, Ross Donald

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 shared updates and provided a review from the Finance Committee meeting.

Financial Review

Mr. Pingitore reviewed the memo from Assistant Town Manager/Finance Director David Davison and the recommendations on funding. Ms. Kirk asked about the funding for Walker Gordon. Ms. Dorfman asked how articles with split funding will be presented at Town Meeting. Ms. Lustig explained that the Town will now fund the Walker Pond project without any CPC funding and that articles with split funding that has some funding from CPC will be under one article with the different funding sources identified.

Mr. Pingitore discussed the debt services that are reflected on Mr. Davison report. Mr. Alpert asked for clarification regarding the additional allocation to the Housing fund.

Review Applications

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*

Mr. Pingitore stated that this Committee has discussed funding \$370,000 of the project. The other funding would come from another source to be identified by the Town.

Mr. Zimbone discussed deferring the vote of this Committee until a funding source has been identified for the construction portion of the project. Mr. Pingitore shared his concern with deferring the vote for the application in front of the Committee where the additional funding source for this project has been identified. Mr. Alpert stated that procedurally the warrant must be published, so the vote will need to be addressed. Mr. Alpert stated that the other procedural concern is regarding the fact that CPC articles cannot be amended on the floor of Town Meeting. Ms. Wright confirmed that while the CPC does not have to vote prior to the printing of the warrant, it is unlikely that the Finance Committee will provide their vote and opinion without CPC’s finalized resolution. Ms. Wright also stated that the recorded

presentations for articles that the CPC is supporting will be due by April 21st, which is the next scheduled meeting after April 7th, as it is relevant to taking the Committee's votes on articles, and furthermore the sooner voting can occur the better. Regarding Mr. Alpert's second question, while on the Town floor, amendments can be made toward non-CPC funded portions of the article.

Mr. Barnes shared similar concerns of Mr. Zimbone and would like to have more confidence in future funding of the project, specifically the construction portion.

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*

The Committee had no further discussion or questions for 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. Pingitore reviewed that \$1,000,000 could be funded by CPC and the remaining cost would be funded by other Town sources.

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*

The Committee had no further discussion or questions for this project.

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*

The Committee had no further discussion or questions for this project.

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*

The Committee had no further discussion or questions for this 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*

The Committee had no further discussion or questions for this project.

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*

The Committee had no further discussion or questions for 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*

The Committee had no further discussion or questions for this project.

FY22-12 – Increase Affordable Housing Bucket Contribution

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

The Committee had no further discussion or questions for this project.

Mr. Pingitore shared that the above amounts that were discussed for each project are not final and have not formally been voted on and that further discussions can be had regarding the funding of these projects.

Vote: Approve Minutes March 3, 2021

Mr. Barnes made a motion to approve the March 3, 2021 minutes and Mr. Crocker 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.

Vote: Approve Minutes March 17, 2021 Public Hearing

Ms. Kirk made a motion to approve the March 17, 2021 minutes and Mr. Gerstel 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.

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

Mr. Pingitore reminded the group that presentation

Adjournment

Mr. Dermody made a motion to adjourn the meeting at 8:27PM. 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