

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

**Minutes of Meeting
December 8, 2021
Zoom Meeting**

PRESENT: Peter Pingitore – Chairman, Artie Crocker – Vice Chairman, Joe Barnes, Chris Gerstel, Rick Zimbone, Reg Foster, Robert Dermody

ABSENT: Laura Dorfman, Jeanne McKnight

STAFF: Cecilia Simchak, Kristen Wright

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 stated that he plans to present to the Park and Recreation Commission next Monday.

Mr. Pingitore stated that Mr. Zimbone suggested that each Committee is sent the current CPA documents and look at and gather suggestions to updates for each section that is applicable to them.

Mr. Pingitore and Mr. Foster discussed possible meeting dates to meet with the Housing Authority.

Guest: Marcus Nelson, Select Board Member, Discussion on NUARI

Mr. Pingitore stated that Mr. Nelson informed him that he was unable to attend and this topic will be moved to the next meeting.

Review of CPC Application Edits of Draft Standard Questions & Requests After Determination of Eligibility

Mr. Pingitore reviewed the eligibility process with members of the Committee and the next steps after the applications are reviewed.

Mr. Pingitore stated that Committee members should email questions or additional requests for information that should be gathered at the beginning stages of the process to him.

Approve Meeting Minutes

July 28, 2021

Mr. Gerstel made a motion to approve the July 28, 2021 minutes and Dr. Barnes seconded. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Foster:** abstain, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 5-0-1.

Review of CPC Applications

FY23-01 – Needham Housing Authority – Property Existing Conditions Reports; Property Survey

This request is for \$62,500 for property surveys including the renovation of 4 buildings at Seabeds Way and 6 buildings at Capt. Robert Cook Dr. and the redevelopment of the 60 High Rock Estates bungalows into 60 duplexes under Community Housing.

Mr. Pingitore reviewed the eligibility requirements under Community Housing and discussed how this project may be eligible.

Mr. Dermody joined the meeting at 7:35pm.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Community Housing. The motion was seconded by Mr. Zimbone. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** abstain **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 6-0-1.

FY23-02 – Needham Housing Authority – Pre-Development Design Costs – Linden-Chambers Redevelopment

This request is for \$1,200,000 to prepare preliminary design required to obtain zoning relief and complete other due diligence for redeveloping the Linden-Chambers property under Community Housing.

Mr. Pingitore reviewed the eligibility requirements under Community Housing and discussed how this project may be eligible.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Community Housing. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-03 – Needham Housing Authority – Purchase of East Militia Heights Drive Property

This request is for \$1,500,000 to purchase of twelve 3-bedroom bungalows situated on 3.5 acres of land under Community Housing.

Mr. Zimbone noted that he will recuse himself from discussion or deliberation of this application due to his executive involvement in the project that is outside of the scope of his role on the Community Preservation Committee.

Mr. Pingitore reviewed the eligibility requirements under Community Housing and discussed how this project may be eligible.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Community Housing. The motion was seconded by Mr. Dermody. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Pingitore:** aye. Motion passes 6-0.

FY23-04 – Needham Housing Authority – Funding for NHA Ass't Executive Director Position

This request is for \$97,500 to support two years of the cost for the new position during the MRI's pre-development period under Community Housing.

Mr. Pingitore reviewed the eligibility requirements under Community Housing and discussed how this project may be eligible.

Mr. Zimbone stated that he believes this is eligible due to the past practice of this Committee. The Committee further discussed the role that is being requested and the past funding that was provided by the Committee for a position that is now completely funded by the Town.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Community Housing.

The motion was seconded by Mr. Dermody. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-05 – Emery Grover Renovation Project

This request is for \$6,000,000 for the construction of the renovated Emery Grover School Administration Building under Historic Preservation.

Mr. Pingitore reviewed the eligibility requirements under Historic Preservation and discussed how this project may be eligible.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Historic Preservation.

The motion was seconded by Mr. Dermody. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

The Committee discussed applications FY23-06, FY23-07 and FY23-08 together.

Mr. Pingitore reviewed the eligibility requirements under Recreation and discussed how these projects may be eligible.

FY23-06 – Cricket Field Building Improvements – Feasibility Study

This request is for \$50,000 for the study of field house building improvements at Cricket Field under Recreation.

FY23-07 – High School Tennis Court Improvements - Design

This request is for \$50,000 for the design of renovations of the High School Tennis Courts under Recreation.

FY23-08 – Improvements to Claxton Field

This request is for \$1,825,000 for the construction of improvements at Claxton Field under Recreation.

Mr. Crocker discussed his concern that FY23-07 application falls under maintenance and not a capital improvement. Mr. Pingitore reviewed the definitions of both capital improvements and maintenance.

Mr. Zimbone stated that he would like more information about future funding for the overall project.

FY23-06 – Cricket Field Building Improvements – Feasibility Study

This request is for \$50,000 for the study of field house building improvements at Cricket Field under Recreation.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Recreation. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-07 – High School Tennis Court Improvements - Design

This request is for \$50,000 for the design of renovations of the High School Tennis Courts under Recreation.

Mr. Pingitore moved to defer eligibility for CPA funding to receive clarification of the scope of the project. The motion was seconded by Mr. Dermody. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-08 – Improvements to Claxton Field

This request is for \$1,825,000 for the construction of improvements at Claxton Field under Recreation.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Recreation. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-09 – Boat Launch

This request is for \$285,000 for the construction of a new boat launch to improve access to the Charles River under Recreation.

Mr. Pingitore reviewed the eligibility requirements under Community Housing and discussed how this project may be eligible.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Recreation. The motion was seconded by Mr. Dermody. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-10 – Walker Pond – Phase 2

This request is for \$356,000 for the improvement at the Walker Pond waterbody under Open Space and Recreation.

Mr. Pingitore reviewed the eligibility requirements under Community Housing and discussed how this project may be eligible.

Mr. Zimbone discussed the possibility that this could fall under maintenance. The Committee discussed cause and effect of that require the proposed improvements.

Ms. Simchak stated that the Town is actively looking to secure ARPA funds for this project.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Open Space and Recreation subject to the multi-year use of chemical treatment. The motion was seconded by Dr. Barnes. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-11 – Construction of Growing Beds Available for Seasonal Rental

This request is for \$200,000 for the creating of growing bed at the Community Farm under Open Space and Recreation.

Mr. Pingitore reviewed the eligibility requirements under Community Housing and discussed how this project may be eligible.

Mr. Pingitore moved to find this proposal eligible for CPA funding under Open Space and Recreation. The motion was seconded by Dr. Barnes. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

FY23-12 – Preservation of Open Space – Purchase of Land

This request is for \$1,000,000 for preservation of open space and purchase of land under Open Space.

Mr. Alpert moved to find this proposal eligible for CPA funding under Open Space. The motion was seconded by Mr. Gerstel. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

Appointment of Liaisons

FY23-01	<i>Needham Housing Authority – Property Existing Conditions Reports; Property Survey – Ms. Dorfman, Mr. Gerstel, and Mr. Zimbone</i>
FY23-02	<i>Needham Housing Authority – Pre-Development Design Costs – Linden-Chambers Redevelopment – Ms. Dorfman, Mr. Gerstel, and Mr. Zimbone</i>
FY23-03	<i>Needham Housing Authority – Purchase of East Militia Heights Drive Property – Ms. Dorfman and Mr. Gerstel</i>
FY23-04	<i>Needham Housing Authority – Funding for NHA Ass't Executive Director Position – Ms. Dorfman, Mr. Gerstel, and Mr. Zimbone</i>
FY23-05	<i>Emery Grover Renovation Project – Dr. Barnes and Mr. Dermody</i>
FY23-06	<i>Cricket Field Building Improvements – Feasibility Study – Ms. McKnight</i>
FY23-07	<i>High School Tennis Court Improvements - Design – Dr. Barnes and Mr. Dermody</i>
FY23-08	<i>Improvements to Claxton Field – Mr. Pingitore and Mr. Crocker</i>
FY23-09	<i>Boat Launch – Mr. Foster</i>
FY23-10	<i>Walker Pond – Phase 2– Mr. Dorfman and Mr. Zimbone</i>
FY23-11	<i>Construction of Growing Beds Available for Seasonal Rental – Ms. Dorfman and Mr. Pingitore</i>
FY23-12	<i>Preservation of Open Space – Purchase of Land – Mr. Foster</i>

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

Ms. Simchak shared with the Committee the Town Engineer Tony DelGaizo passed away unexpectedly earlier in the week.

Adjournment

Mr. Gerstel made a motion to adjourn the meeting at 8:58PM. Mr. Dermody seconded the motion. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Foster:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7-0.

Respectfully submitted,

Kristen Wright
Recording Secretary