

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

**Minutes of Public Hearing
March 31, 2009**

Present: Paul Siegenthaler – Chairman, Jane Howard – Vice-Chairman,
Janet Bernardo, Bruce Eisenhut, Mark Gluesing, Sheila Pransky

Absent: Jack Cogswell, John Comando, Brian Nadler

Town Staff: Patricia Carey, Staff Liaison
Nicole DiCicco, Acting Recording Secretary

Guests: Richard Creem, Finance Committee
Kate Fitzpatrick, Town Manager
John Grugan and Gerald Riley, Charles River ARC
Dan Matthews, Board of Selectmen
Kristen Phelps, Conservation Agent
Rob Stegman, Needham Housing Authority
Lisa Zappala, Finance Committee
Rick Zimbone, Finance Committee
(For list of attending residents, please see attached sheet.)

The meeting convened at 7:05 PM in the Needham Public Library Community Room.

Chairman's Comments: Mr. Siegenthaler welcomed everyone to the meeting. He will ask the proponent of each Article to make a brief presentation. Questions from the audience are directed to the Chair, and Mr. Siegenthaler will ask the appropriate person to answer the question.

Proposal Presentations:

Article 43: Appropriate to Community Preservation Fund: Mr. Siegenthaler gave a brief presentation on the Community Preservation Fund and how the funds can be spent. This is an annual request to appropriate funds into the appropriate “buckets.”

Article 40: High Rock Homes: Chairman Rob Stegman spoke on behalf of the Needham Housing Authority. Meredith Page asked about the resale of these homes. Mr. Stegman stated that the AMI would remain the same for future purchasers of these homes. Rick Zimbone asked about the urgency since the homes had only been available for 6 months. Mr. Zimbone also asked why all homes weren't originally listed at 80% AMI. Mr. Stegman explained that there were more eligible purchasers at 80% AMI than at higher rates, and the Housing Authority would prefer to have people live in the homes than sit vacant waiting for an eligible buyer. Not knowing who the eligible purchasers would be, the Housing Authority attempted to have a range of options when the original rates were set. Heather Goodrow asked what would happen if one of the four homes sold prior to

funds being approved at Town Meeting. Mr. Stegman said that they would not turn away eligible buyers, and that if a home sold prior to Town Meeting, a lower amount of funding would be requested. Ms. Goodrow also asked if additional homes would be built. Mr. Stegman stated that the Housing Authority was working on other projects at their properties, but would hope to have the opportunity to add to High Rock Homes in the future.

Article 36: Housing Consultant Assistance: Town Manager Kate Fitzpatrick spoke on behalf of the proposal. There were no questions on the proposal.

Article 39: Energy Improvements for Six 40B Housing Units: Charles River Executive Director John Grugan and the project manager Gerard Riley answered questions for the project. Rick Zimbone asked how this project qualified for CPA funds. Mr. Siegenthaler stated that it was “support” for affordable housing, which is an approved use. Mr. Zimbone also asked about any available rebates. Gerry Riley from Charles River explained that had been researched but this type of housing unit was not eligible for the rebates. Mr. Zimbone asked about “finish” work on the project, including insulation around windows, and interior and exterior painting. Mr. Riley stated the insulation work would be done by the contractor and finish work would be completed by Charles River’s maintenance staff.

Article 41: Transfer to Conservation Fund: Conservation Agent Kristen Phelps answered questions on this proposal. Jeff Heller asked if it was permissible to appropriate to a fund without a specific use listed. Mr. Siegenthaler explained that the CPA statute allowed for transfer of funds to Conservation funds, but that the transferred funds were restricted to CPA eligible uses. Mr. Heller still felt more comfortable with the funds remaining with CPC until there was a specific project, but Ms. Phelps explained that the use of the funds would likely be for a possible land purchase, and that the timing did not always work with the CPA annual schedule.

Article 37: Design Funds for All-Person Trail and Preservation of Open Space: Conservation Agent Kristen Phelps answered questions on this proposal. Rick Zimbone asked if construction funds would be 100% CPA eligible and would be funded by CPC. Mr. Eisenhut stated that the construction proposal was not before the CPC at this time, so that answer could not be clearly given. Jeff Heller felt that design and construction should be requested at the same time. Mr. Siegenthaler stated it was not known what the actual construction costs would be, so it would have to wait until design work was completed to have a better estimate. Ms. Phelps also noted that grants would be applied for, with many needing matching funds, so that would affect how much might be requested from CPC.

Article 38: Easement Research for Trails Master Plan: Town Manager Kate Fitzpatrick answered questions on this proposal. There were no questions.

Article 35: Town Hall Historic Preservation Construction: Town Manager Kate Fitzpatrick answered questions on this proposal. There were no questions.

Article 42: Purchase of Open Space- Withdrawn on behalf of the Park and Recreation Commission.

Mr. Siegenthaler thanked everyone for attending and for the questions that were asked. He stated that the CPC would incorporate tonight's comments and questions into their deliberation and planned to vote on their recommendations to Town Meeting at their April 15 meeting at the Newman School Conference Room at 7:30 PM.

Adjournment: The public hearing concluded at 8:20 PM.

Respectfully submitted,

Nicole DiCicco
Acting Recording Secretary

APPENDIX A

Public Hearing Attendees:

James Hugh Powers, Town Meeting Member
Richard Creem, Finance Committee Member
Aaron Pressman, Town Meeting Member
Meredith Page, Town Meeting Member
Rick Zimbone, Finance Committee Member
Fran Gallagher, Town Meeting Member
Lisa Zappala, Finance Committee Member
Heather Goodrow, Needham Resident
Caroline Sabin, Town Meeting Member
Jeffrey Heller, Town Meeting Member