

Town of Needham, Massachusetts
Community Preservation Committee
Meeting Minutes
February 9, 2022
Zoom Meeting

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

STAFF: Cecilia Simchak, Kristen Wright

GUESTS: Dennis Moran, Joe Leghorn, Marc, Stacey Mulroy, Carys Lustig, Thomas Ryder

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 7:04 PM via a Zoom Meeting. Mr. Pingitore reviewed the rules of the meeting that was being conducted remotely and online in line with Governor Baker's order regarding Public Meetings. Mr. Pingitore covered meeting ground rules for the meeting.

Chair's Updates

None presented.

CPA Updates

Mr. Pingitore stated that they are still awaiting Committee responses.

Applicant Presentations

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

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

Mr. Pingitore welcomed Joe Leghorn. Mr. Leghorn thanked Mr. Pingitore and presented to the Committee.

Mr. Barnes asked if there would be an allocated number of beds for food pantry activities. Mr. Leghorn stated that there would be scholarships for a certain percentage. Mr. Dermody asked if there is a plan to request future funding or if there are any restrictions to expansion/what can be grown in the bed. Mr. Leghorn stated that there are no restrictions for expansion. Ms. Dorfman asked for an update on the past project funded by CPA. Mr. Leghorn stated it was a qualified success with some improvements that could be made in future plans. Ms. McKnight asked about the Select Board involvement as this is Town land. Mr. Leghorn stated that the Select Board is aware of the request and during the application process the Select Board through the Town Manager's office stated that the Community Farm is the correct proponent for this project. Mr. Zimbone discussed the current balance sheet and the available funding that may be able to support this project outside of CPA funding. Mr. Pingitore spoke to the maintenance of the beds and the scope of the project.

Mr. Pingitore thanked Mr. Leghorn for his presentation.

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 invited Director of Park and Recreation Stacey Mulroy, Director of Public Works Carys Lustig, Acting Town Engineer Tom Ryder, and Dennis Moran from Tighe & Bond to present. Mr. Moran thanked Mr. Pingitore and presented to the Committee.

Mr. Zimbone asked about the contingency quoted for the project. Ms. Simchak stated that due to the current market as well as unknown permitting costs, the contingency was calculated at a high rate to mitigate some of the things we've been seeing in the industry. Mr. Zimbone asked why the work would not be completed in two phases. Ms. Lustig stated that due to the construction cycles waiting until the permit is completed would delay the project for about a year. The Committee discussed the current sense of the Conservation Commission and the general notification to the neighboring community. Mr. Dermody discussed parking and Mr. Moran stated that limiting the use was discussed at one time. The Committee discussed the current design documents and the potential to redesign the project. The Committee discussed the complications of this project as well as the sense that it is a worthwhile project. Mr. Zimbone asked for a permitting timeline.

Mr. Pingitore thanked the proponents for their presentation.

Discussion on Other 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.

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.

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. Zimbone stated that he discussed the timeline with Mr. Foster and that it should be available in the next week or so.

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

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

Ms. Dorfman stated that this property was listed on the state's registry of historic properties but upon further review, it is the feeling of the Historic Commission that this property does not have historic significance.

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.

No new updates.

Mr. Pingitore discussed that this project is different from the Town Hall project as this project is more of a rehab. Mr. Foster clarified the types of preservation or restoration versus the preservation of the building shell.

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.

No new updates.

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.

No new updates.

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

No new updates.

Schedule for Future Meetings

February 23 – Walker Pond

March 8 – Presentation to the Select Board

March 9 – Presentation to the Finance Committee

March 16 – Public Hearing

March 23 - Vote

Adjournment

Mr. Dermody made a motion to adjourn the meeting at 10:18PM. Mr. Gerstel seconded the motion. The roll call vote was as follows: **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Foster,** aye, **Gerstel,** aye, **McKnight:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9-0.

Respectfully submitted,

Kristen Wright
Recording Secretary