

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

**Minutes of Meeting
April 13, 2022**

LOCATION: Fully Remote - Committee members and members of the public may attend virtually.

REMOTE: Peter Pingitore (Chair), Artie Crocker, Laura Dorfman, Reg Foster, Rick Zimbone (Vice Chair), Chris Gerstel, Joe Barnes, Robert Dermody, Jeanne McKnight

STAFF: Cecilia Simchak, Kristen Wright

P. Pingitore called the meeting to order at 7:00 p.m. and completed a roll call for Committee members and staff, the results of which are noted above. P. Pingitore reviewed meeting rules and disclosed that the meeting, which was conducted remotely via Zoom, was also being recorded.

CHAIR'S UPDATES

The League of Women Voters warrant meeting will be held on April 25, 2022. The moderators asked that CPC members be present in each room to take questions. The plan will be as follows: R. Foster and R. Zimbone will rotate through all five rooms to answer questions about the Needham Housing Authority articles. R. Dermody and Dan Guekanst will rotate through all five rooms to answer questions about the Emery Grover article. J. McKnight will cover rooms A/B and E/F; C. Gerstel will cover room C/D; P. Pignitore will cover rooms G/H and I/J.

The Housing Authority and Needham Community Farm are preparing answers to the Finance Committee's questions. P. Pignitore, R. Foster and Joe Leghorn will attend the Finance Committee meeting on April 20, 2022.

P. Pignitore confirmed that all members received the email from the Communications Director on how to upload Town Meeting presentations.

REVIEW OF WARRANT ARTICLES FOR TOWN MEETING

- Article 15 Appropriate to Community Preservation Fund (increase CPC Allocation for Community Housing restricted fund from 11% to 22%). R. Zimbone will present at Town Meeting.
- Article 16 Appropriate to Community Preservation Fund Supplement (transfer \$29,067 from general reserve to Historic Preservation reserve; transfer \$24,375 from general reserve to Open Space reserve; and transfer \$48,749 from general reserve to Community Housing reserve). P. Pignitore will present at Town Meeting.
- Article 17 Appropriate to Needham Housing Authority Pre-Development Linden-Chambers (\$1,386,000 under Community Housing to prepare a preliminary schematic design.) L. Dorfman will present at Town Meeting.
- Article 18 Appropriate for Needham Housing Authority Property Surveys (\$81,978 under Community Housing for existing condition property surveys with respect to redevelopment of the sixty High Rock Estates bungalows into sixty duplexes.) C. Gerstel will present at Town Meeting.

- Article 19 Appropriate for Needham Community Farm Growing Beds (\$200,000 under Open Space and Recreation for the construction of 150 raised growing beds at the Needham Community Farm for lease by the public and to provide increased accessibility.) Either Artie Crocker or Peter Pignitore will present at Town Meeting.
- Article 20 Appropriate for High School Tennis Court Design (\$50,000 under Recreation for a design and feasibility study with respect to improvements to the High School Tennis Courts.) J. Barnes will present at Town Meeting.
- Article 21 Appropriate for Emery Grover Renovation (\$6,000,000 under Historic Preservation for the comprehensive renovation of the Emery Grover School Administration Building.) R. Dermody will present at Town Meeting.

Presentations should be uploaded by April 22, 2022 at noon. The Communications Director is available if assistance is needed.

FUTURE MEETINGS

There will be no CPC meetings before Town Meeting. The CPC will convene a meeting at Town Meeting on the night the CPC articles are presented in the event further discussion and/or determinations are needed.

The CPC will schedule meetings to finalize revisions to the CPA Plan and Application. The Chair will consider when it is best to schedule a Public Hearing regarding the revised Plan. The goal is to have the revised Plan and Application available for the next application cycle.

ISSUES NOT REASONABLY ANTICIPATED BY THE CHAIR WITHIN 48 HOURS

None.

ADJOURNMENT

R. Dermody made a motion to adjourn the meeting at 7:59 p.m. C. Gerstel seconded the motion. The roll call vote was as follows: Zimbone: aye; McKnight: aye, Dorfman: aye, Crocker: aye, Foster, aye, Barnes: aye, Gerstel, aye, Dermody: aye, Pingitore: aye. Motion passes 9-0.

Respectfully submitted,

Lauren Spinney
Administrative Coordinator