

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

**Minutes of Meeting
September 30, 2009**

Present: Jane Howard – Chairman, Janet Bernardo, John Comando, Bruce Eisenhut, Paul Siegenthaler

Absent: Jack Cogswell, Mark Gluesing, Brian Nadler, Sheila Pransky

Town Staff: Patricia Carey, Staff Liaison

Guests: Kate Fitzpatrick, Town Manager
Jill Finkelstein, Resident
Allegra Lowitt, Resident
Eric Lowitt, Resident

The meeting convened at 7:35 PM in the Newman School Conference Room.

Approval of Minutes: Mr. Eisenhut made a motion to approve the minutes of the September 16, 2009 meeting. The motion was seconded by Ms. Bernardo and the motion was approved.

Chairman's Comments: None presented.

Discussion: Proposal from Board of Selectmen: Mr. Siegenthaler reported that the Board of Selectmen had voted to put two articles on the November Special Town Meeting warrant, separating the two parcels under discussion into separate articles. He also noted that the Town Manager estimates that it would take about 5 years to replenish the open space “bucket” if both parcels were purchased using cash from this fund. Ms. Bernardo reported that the Conservation Commission voted not to endorse the proposal, as the land did not have specific conservation value and use of the funds might make it more difficult to purchase land in the future. Town Manager Kate Fitzpatrick noted that “conservation value” and “open space value” are not always the same. She stated that the Board of Selectmen recognized the open space value, and it allowed them to meet one of the goals of the Open Space and Recreation Master Plan. The Committee discussed the existing easement, the option of purchasing just one parcel, and access to Town parcels with or without the purchase of land. Ms. Fitzpatrick also discussed the option of bonding, either for the current proposal or for future land purchases. The Board of Selectmen is required to hold a public hearing under M.G.L. Chapter 61, so the CPC will hold a joint public hearing with the Selectmen on Tuesday, October 13 at 7:10 PM at Town Hall. Ms. Howard will meet with Selectmen Chairman Dan Matthews to coordinate how the hearing will run, and insure that the CPC is able to obtain the information it needs from the public for their review of the proposal. Ms. Howard also

asked the Committee to send any additional questions to Mr. Siegenthaler, the liaison to the proposal.

Discussion: Community Preservation Plan Recommended Updates: Ms. Howard shared a written comment from the Conservation Commission requesting the deletion of some language in the current plan: *“but the Committee recognizes that this goal could at times conflict with other CPA goals.”* **Mr. Eisenhut made a motion to remove the phrase under Open Space as follow “but the Committee recognizes that this goal could at times conflicts with other CPA goals.” The motion was seconded by Ms. Bernardo and approved unanimously.** Ms. Howard met with Mr. Gluesing and Mr. Comando and they have made recommendations to change other text in the Plan. Ms. Carey will coordinate getting these changes into a new draft for the Committee to review.

Other Business: Ms. Howard will have an informal meeting with the Charles River Center to discuss possible future grant applications.

Adjournment: Mr. Siegenthaler made a motion to adjourn the meeting at 8:25 PM. Ms. Bernardo seconded the motion and the meeting adjourned at 8:25 PM.

Respectfully submitted,

Patricia M. Carey, Staff Liaison