

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

**Minutes of Meeting
November 17, 2009**

Present: Jane Howard – Chairman, Mark Gluesing – Vice Chair, Janet Bernardo, Jack Cogswell, Brian Nadler, Sheila Pransky

Absent: Bruce Eisenhut, Paul Siegenthaler, John Comando

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

The meeting convened at 7:30 PM in Needham High School Room 201.

Review and Acceptance of Meeting Minutes: *Some spelling and grammar mistakes were pointed out in the minutes handed out. (They have been corrected.)*

Ms. Bernardo made a motion to approve the minutes of the October 14, 2009 meeting. The motion was seconded by Mr. Nadler and the motion was approved.

Mr. Nadler made a motion to approve the minutes of the October 21, 2009 meeting. The motion was seconded by Ms. Bernardo and the motion was approved.

Mr. Nadler made a motion to approve the minutes of the November 2, 2009 meeting. The motion was seconded by Ms. Bernardo and the motion was approved.

Mr. Nadler made a motion to approve the Public Hearing notes of October 13, 2009. The motion was seconded by Ms. Bernardo and the motion was approved.

Chairman's Comments: Ms. Howard asked Ms. Carey if the Greendale Ave. group, who submitted a letter to the committee prior to Special Town Meeting regarding a town purchase of land within the Greendale Ave./ Route 128 corridor for open space, would need a response letter. Ms. Carey explained that the letter was sent to provide feedback for the Committee and does not need a response. Some members suggested that the group could come to the CPC if any parcels of land in their area became available to purchase.

Review of CPC Plan Revisions: After review of the 2005 version of the Community Preservation Committee Plan, some minor changes were recommended by the Committee. The changes will be updated by Ms. Carey and Ms. Pransky will be responsible for putting together an updated Affordable Housing Section of The Plan.

Discussion: Special Town Meeting, CPA Summit Meeting: All members of the committee felt that Special Town Meeting Presentation on the Purchase of the plots of land on Carol Rd. and Brewster Dr. went well, however there was some concern

regarding the CPC becoming the supporters of warrant articles rather than just making the recommendations for the use of CPA funds. Discussions will continue on the role of proponents and CPA members as the next set of projects are reviewed. The Committee discussed the recently held Summit meeting, and most stated that not much was accomplished, but that there was a consensus for better communication between boards. It was also a concern of the CPC that some members of other boards have suggested rescinding the Community Preservation Act in Needham. Ms. Pransky noted that the bonds for Town Hall would keep the CPA in existence for the 20 years of the bonds.

Application Process, Upcoming Meeting Schedule: All members agreed that the application process must be completed by early February 2010 in order to be reviewed properly in Public Hearings necessary with the Board of Selectmen and be included in the Town Meeting Warrant. A deadline of December 1, 2009 will remain in place for applications. This deadline will provide the proper amount of time for review and research to be done for all the eligible proposals. After this deadline, the following application process will be followed.

Upcoming Meeting Schedule

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| • Wednesday, December 9 | Review of proposals, liaison assignments. |
| • Wednesday, December 16 | Continue review, start to separate those that are eligible and those that appear not to be eligible. |
| • <u>Tuesday</u> , January 5, 2010 | Public hearing to review revised plan; presentations from proponents of questionable projects; begin to vote on eligibility. |
| • Wednesday, January 20 | Finalize eligibility votes for warrant; continue with presentations. |
| • Wednesday, February 10 | Review projects. |
| • Wednesday, March 10 | Public hearing
<i>(Also schedule meetings with Board of Selectmen and Finance Committee to get input on proposals.)</i> |
| • <u>Tuesday</u> , March 23 | Vote on recommendations to Town Meeting. |
| • Wednesday, April 14 | Final preparations for Town Meeting. |
| • Monday, May 3 | Town Meeting starts. |

Other Business: Mr. Gluesing gave a review on the Town Hall Project. Pre-Bids would be in on December 7, 2009 with General Contractor bids being returned about two weeks later. The staff members move to the PSAB continues to be on schedule for mid-February, so he believes the asbestos abatement will begin in March with all construction vehicles being stored on site throughout construction. Mr. Nadler mentioned the importance of before, during and after photos of the Town Hall. Mr. Cogswell felt, that from a historical preservation standpoint, hiring a professional to take on the project of documenting the transformation of Town Hall could perhaps be considered as an acceptable use of CPC funds.

Adjournment: Mr. Nadler made a motion to adjourn the meeting at 8:55 PM. Mr. Cogswell seconded the motion and the meeting adjourned at 8:55 PM.

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Respectfully submitted,

Nicole DiCicco, Recording Secretary