

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

**Minutes of Meeting
January 20, 2010**

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

Absent: Jack Cogswell, Brian Nadler

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

Other Guests: John Grugan, The Charles River Center
Jim McKillop, MacFarlane Oil
Gerald Riley, The Charles River Center

The meeting convened at 7:30 PM in the Newman School Conference Room.

Minutes of Meeting, January 5, 2010: Ms. Bernardo made a motion to accept the minutes of the January 5, 2010 meeting. Mr. Comando seconded the motion and the motion passed unanimously with one abstention.

Chairman's Comments: *None*

Review of Proposals with Proponents:

a. FY 2010-2 Charles River Center Heating Systems in Group Homes
Representatives from The Charles River Center John Grugan and Gerald Riley and Jim McKillop from the MacFarlane Oil Company presented the project information and provided packets. Out of the three homes in the project request, Stott House was seen as a priority as it is the oldest, and largest of the group. Mr. McKillop explained that all three locations were built with oversized boilers that were designed to burn coal. The heating systems are 23 years old and because they are larger than necessary, are very inefficient and are not currently working at the proper percentage. All three boilers previously burned oil for power and were converted to natural gas to increase efficiency in the past decade, but are still very wasteful. Mr. Riley stated that a grant program has just been announced for group homes, but the details are not specific, yet. Charles River will apply for the grant. It is unknown when grant recipients will be notified. Mr. Riley will keep Mr. Comando updated. Ms. Bernardo asked what other options were available for funding the replacement of the heating systems. Mr. Grugan stated that the CPC and the possible grant were the only options, as the state had reduced aid. Ms. Howard thanked Charles River Center for all the information.

The Committee discussed the possibilities of recommending full funding, but then reducing the amount at Town Meeting if Charles River received the grant. They also discussed the option of funding Stott House in the current fiscal year, and then considering a second round of funding in the next fiscal year for the other two group homes. Ms. Pransky also offered to meet with Charles River to discuss other options for possible grants.

b. FY 2010-7 Preservation of Open Space

Ms. Carey informed the Committee that the property owners are currently not in discussion with the Town, and this proposal may be withdrawn.

c. FY 2010-8 Acquisition of Property for Development of Affordable Housing and Community Access to Recreation Land

Ms. Pransky reported that the landowner had withdrawn from negotiations with Needham Opportunities, Inc. She asked that the CPC wait for further information before making a determination on whether to withdraw this article from the warrant or not. Mr. Siegenthaler and Mr. Gluesing stated their concerns for withdrawing articles from the Town Meeting warrant, but the committee agreed to discuss the project further at the February 10th meeting.

Update on Other Proposals:

a. FY 2010-4 Preservation & Restoration of Historic Artifacts

There was no additional information on this project. An actual cost of the restoration cannot be determined until the procurement process was complete.

b. FY 2010-5 Historic Research of Town Hall Historic Preservation Project

Mr. Gluesing let the Committee know that the request for proposals had gone out on January 15th. All photos will be taken digitally and in the end approximately 80-150 photos will be chosen to be included in two photo albums with no copyright so that duplication would be possible. The estimate for compiling the historical information on Town Hall, and compiling into a booklet with photos is estimated to cost about \$5,000-6,000.

c. FY 2010-6 Restore Volante Land on Carol Rd. and Brewster Road

Ms. Bernardo stated that a nine person committee is being created by the Board of Selectmen to propose short-term and long-term plans for these parcels.

FY 2011 Town Meeting Warrant Articles: Place holders for the Annual Town Meeting warrant articles are due to the Town Manager by February 1st. A discussion was held on whether to remove the proposal to purchase open space or not. **Mr. Gluesing made a motion to include FY 2010-2, FY 2010-4, FY 2010-6, and FY 2010-8 in the FY 2011 Town Meeting Warrant. Mr. Siegenthaler seconded the motion. On the motion, there were two votes in favor of the motion, and 5 opposed. The motion failed.**

Ms. Pransky made a motion to include FY 2010-2, FY 2010-4, FY 2010-6, FY 2010-7 and FY 2010-8 in the FY 2011 Town Meeting Warrant. Mr. Comando seconded the motion, and the motion passed unanimously.

CPA Revenue Estimate for FY 2011:

Mr. Siegenthaler spoke to Finance Director/Assistant Town Manager Dave Davison to update the committee's spreadsheet. Mr. Siegenthaler noted that Mr. Davison's estimates use a 20% estimate for the state contribution.

Plan for March 10, 2010 Public Hearing:

The Public Library Community Room is the preferred location for the public hearing, but other options are the Broadmeadow Performance Center, Eliot School Performance Center, Pollard Auditorium and the Needham High School Auditorium.

Other Business:

Future CPC Meetings Scheduled -

February 9	Ms. Howard and Mr. Gluesing would be meeting with the Board of Selectmen
February 10	Meeting
March 10	Public Hearing
March 24	Option if needed
April 26	League of Women Voters' Warrant Meetings
May 3	First Night of Town Meeting

Adjournment: Mr. Eisenhut made a motion to adjourn the meeting at 9:10pm. Mr. Comando seconded the motion. It was unanimously approved and the meeting was adjourned at 9:10pm

Respectfully submitted,

Nicole DiCicco
Recording Secretary