

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

**Minutes of Public Hearing
April 28, 2010**

Present: Jane Howard – Chairman, Mark Gluesing – Vice Chair, Janet Bernardo, John Comando, Bruce Eisenhut, Reg Foster, Brian Nadler, Paul Siegenthaler

Absent: Jack Cogswell

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

Other Guests: Kate Fitzpatrick, Town Manager
Richard Webman, Resident

The meeting convened at 5:20 PM in the Charles River Room of the Public Services Administration Building (PSAB).

Town Manager Kate Fitzpatrick began her presentation by explaining that she had come before the Committee for their support in the Town's acquisition of the 1.75 acres of land at 174 Charles River Street, along with the home that sits on the property. The project would include the demolition of the buildings and trees on the site, as well as a decommissioning of the septic system. Ms. Fitzpatrick explained that the additional property would allow the 90 foot diamond to be full-sized, and would provide better access to Walker Pond.

Contingent on Town Meeting approval, the Town would purchase this property for the appraised value of \$650,000.00, according to the CPA state legislation. A deposit of \$32,500 is required, and Ms. Fitzpatrick asked that those funds come from the CPC Administrative Fund. If the purchase was not approved by Town Meeting, the deposit would be refunded to the CPA Administration Funds. Ms. Fitzpatrick outlined the use of the funds: \$32,500 deposit, \$617,500 balance of purchase price, and \$150,000 for remediation of the property, including demolition, decommission of the septic tank, tree removal, grading, loam and seed, fencing, and new landscaping.

Mr. Comando made a motion to recommend \$767,500.00 for the purchase of the property at 174 Charles River Street. Mr. Siegenthaler seconded the motion. Mr. Eisenhut abstained from the vote and it was approved.

Mr. Comando made a motion allocate \$32,500.00 of Community Preservation Administrative funds to be used towards the deposit on the purchase of the property

at 174 Charles River Street. Mr. Gluesing seconded the motion and it was approved unanimously.

Mr. Gluesing made a motion allocate \$3,000.00 of Community Preservation Administrative funds to be used towards soil testing on the property at 174 Charles River Street. Mr. Nadler seconded the motion and it was approved unanimously.

The Environmental Phase (Phase I) of this project has a due date of May, 7, 2010, so Ms. Fitzpatrick will move this portion of the project forward quickly. She will also put together and provide an informational handout to Town Meeting Members explaining this purchase in time for Town Meeting.

Ms. Fitzpatrick went on to explain that there is a tenant residing in the home under a lease through November, 2010, so it's likely the purchase will not occur until December 2010.

Without any further discussion on the Charles River Street Purchase, Ms. Howard asked if there were any other discussion items for this hearing.

Mr. Eisenhut made a motion to allow Mr. Richard Webman to speak without having been on the agenda. Ms. Bernardo seconded the motion. Three Committee members were in favor of the motion, four opposed and the motion was denied Four-to-Three.

Mr. Webman was advised to contact Ms. Carey in advance to request to be placed on the Committee's meeting agenda.

Adjournment: Mr. Nadler made a motion to adjourn the meeting at 6:00 PM. Mr. Comando seconded the motion. It was unanimously approved and the meeting was adjourned at 6:00 PM.

Respectfully submitted,

Nicole DiCicco
Recording Secretary