

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

**Minutes of Meeting
April 13, 2011**

Present: Jane Howard – Chairman, Carol Boulris, Janet Bernardo, Bruce Eisenhut, Mike Retzky, Lita Young

Absent: Mark Gluesing – Vice Chair
Reg Foster

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

Guests: Judi Barrett, Consultant- Community Opportunities Group, Inc
Alexandra Clee, Assistant Town Planner
David DiCicco, Memorial Park Trustees – Chairman
Mary Howard, Guest

The meeting convened at 7:45PM in the Park and Recreation Office located in the Public Services Administration Building (PSAB).

Discussion: Chapter 40B Guidelines Working Group: Assistant Town Planner Alexandra Clee introduced Judi Barrett, a consultant assisting the Town's Chapter 40B Guidelines Working Group. This project was funded by CPC in 2009. Ms. Barrett provided an outline of the project description and the process for developing guidelines, found in Appendix A. She reviewed a list of discussion questions with the Committee, and they are attached as Appendix B. The Committee discussed perceived barriers to the development of affordable housing. Density seemed to be the most discussed issue, though some suggested that the aesthetics, including choice of building materials, was an issue. Several "attractive" housing units were noted, and the attempt to coordinate with the appearance of the neighborhood. Ms. Barrett and Ms. Clee will continue to coordinate comments from various Town boards and community groups, and will assist the Working Group in the development of draft guidelines.

Town Meeting Review: The Committee discussed the format for the upcoming Town Meeting. The senior liaison to each project will make a presentation to Town Meeting. A member of the Board of Selectmen and a member of the Finance Committee will also present to Town Meeting. The proponents of the projects will be available to answer questions.

Review and Acceptance of Minutes of Meeting - February, 9, 2011: Ms. Boulris made a motion to approve the minutes of the February 9, 2011 meeting. The motion was seconded by Ms. Bernardo and was approved unanimously.

Review and Acceptance of Minutes of Public Hearing and Meeting - March, 9, 2011:

Ms. Bernardo made a motion to approve the minutes of the March 9, 2011 public hearing and meeting. The motion was seconded by Mr. Eisenhut and was approved unanimously.

Next Steps: Town Meeting will begin on Monday, May 2nd so CPC will not hold any business meetings during the month of May.

MEETING SCHEDULE:

- Meeting, June 8th at 7:30pm, *location TBD*

Adjournment: Ms. Bernardo made a motion to adjourn the meeting at 8:50 PM. Mr. Eisenhut seconded the motion. The motion was unanimously approved and the meeting was adjourned at 8:50 PM.

Respectfully submitted,

Nicole DiCicco
Recording Secretary