

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

**Minutes of Meeting
January 14, 2015**

PRESENT: Lita Young - Chair, Gary Crossen – Vice Chair, Robert Boder, Mark Gluesing, Reg Foster, Peter Oehlkers, Mike Retzky

ABSENT: Sam Bass Warner

STAFF: Patricia Carey, Staff Liaison
Kristen Wright, Recording Secretary

GUEST: Connie Barr, School Committee Representative

Ms. Young called the meeting to order at 7:30 PM in the Highland Room at Town Hall.

Chairman's Updates:

Ms. Young asked Mr. Gluesing for an update on the estimate for the Fuller Trail Bridge project. Mr. Gluesing stated that the bids had come in about \$100,000 higher than available funding. The Conservation Director is working on options to reduce the scope to prepare to go back out to bid. Mr. Gluesing has reviewed the plans and it is his belief that the structure is over-engineered, and the handrail was designed as a more extensive guard rail. He noted that the CPC had recommended additional funding to add handrails, but Conservation was wondering if the removal of the handrails from the design would cause a reduction in funding from CPC. The consensus was that the handrail could be removed from the base bid, and be an option or added on through a volunteer project

Ms. Young noted that Ms. Carey was asked to sit on a panel discussing the benefits of the CPA at the upcoming MA Municipal Association Annual Conference Ms. Carey stated that Needham has the largest CPA bonded project, to date.

Ms. Carey provided informal estimates on the funding available for CPC use. Assistant Town Manager Dave Davison will provide official funding information by the next CPC meeting.

Ms. Carey invited members to the public input meeting on the design of the Reservoir Trail on Thursday, January 15 at 7:00 PM.

Proposal Review Ms. Young opened the discussion of all the proposals that were approved for review at the last meeting.

FY2015-1 Rosemary Pool – Liaison – Gary Crossen

This request is for \$1,000,000 design funds for a full rehabilitation of the Rosemary Pool Complex, requested under Open Space and Recreation. Mr. Crossen will provide an update at the next meeting.

FY2015-2 Newman Athletic Fields – Liaisons – Mark Gluesing and Peter Oehlkers

This request is for \$1,527,000 construction funds for a full renovation of the Newman athletic fields, requested under Open Space and Recreation.

Mr. Gluesing stated that the request was for construction funds. CPC funded design in 2013. The athletic fields will be rebuilt to handle drainage, and new fencing will be installed for dugouts and player benches. The School Department provided input for the site, and then options were reviewed with youth sports organizations. Restrooms and other auxiliary uses are not part of the current construction project. Ms. Young asked if they considered artificial fields. Mr. Retzky stated that CPC monies cannot be used for artificial fields, and Ms. Carey noted that the rebuilt fields will be sufficient for the intended uses, without the additional cost of synthetic turf. It is possible to bid the project prior to Town Meeting, with a funding contingency, and begin construction in July. Mr. Gluesing and Mr. Oehlkers will get additional information for the next meeting.

FY2015-3 Eastman Conservation Area – Liaisons – Mark Gluesing and Peter Oehlkers

This request is for \$800,000 construction funds for a full renovation of the Eastman Conservation area at Newman, requested under Open Space and Recreation.

This project was designed with the Newman athletic fields. The project would include rebuilding the boardwalk and creating accessibility from the parking area. Mr. Gluesing reported that the construction estimate was higher than the original estimate given for design funds. The Science Center and Newman School were active in the design process. Mr. Retzky asked if this project could be bid with the Ridge Hill project. Mr. Gluesing and Mr. Oehlkers will have additional information at the next meeting.

FY2015-4 Mills Field Park Improvements – Liaison – Reg Foster

This request is for \$510,000 construction funds for park improvements at Mills Field, requested under Recreation.

Mr. Foster will have additional information at the next meeting.

FY2015-5 Ridge Hill – Student Conservation Association – Liaisons – Sam Bass Warner and Robert Boder

This request is for \$10,000 to fund the Student Conservation Association trails projects including the Ridge Hill Loop, requested under Open Space and Recreation.

Mr. Boder and Mr. Warner will have additional information at the next meeting.

FY2015-6 Canoe Launch Improvements – Liaisons – Sam Bass Warner and Robert Boder

This request is for \$30,000 design funds for improvements to the existing canoe launch on South Street, requested under Open Space and Recreation.

Mr. Boder and Mr. Warner will have additional information at the next meeting.

FY2015-7 Rail Trail Improvements – Liaisons – Sam Bass Warner and Robert Boder

This request is for \$100,000 construction funds for the creation of the rail trail, requested under Recreation.

Mr. Boder and Mr. Warner will have additional information at the next meeting. Ms. Carey reported that Bay Colony Rail Trail Association donated \$115,000 to the Town and the state is contributing \$70,000. Mr. Gluesing asked that the proponents provide information regarding the mitigation for abutters.

FY2015-8 Chapel Village at Needham Center – Liaison – Mike Retzky

This request is for \$400,000 design funds for the proposed new mixed-use building in Needham Center including affordable rental units, requested under Community Housing.

Mr. Retzky will reach out to the proponent to get additional information. He has spoken informally to two Selectmen who did not state their support. Mr. Retzky asked if CPA funds could go to a for-profit. Ms. Carey noted there is not a restriction, but that Needham had only funded not-for-profits to this date. Mr. Foster stated that 2 of the 8 units would be affordable, and that a perpetual restriction could be placed on them. He noted that the \$400,000 would be the equivalent of \$200,000 per unit. Mr. Gluesing asked for some additional information on the High Rock Homes project, and the cost per unit provided by CPA funds.

FY2015-10 Purchase of Open Space - Liaisons – Sam Bass Warner and Robert Boder

This request is for \$1,000,000 for the purchase of an open space parcel, requested under Open Space and Recreation. There is no current parcel under consideration, so this is a placeholder request.

Ms. Carey stated that there is currently no parcel under review for purchase.

Next Steps:

Ms. Young reminded the members that updates on all projects are needed for the January 28th meeting. Ms. Carey suggested adding a meeting date in February, and it was agreed to add February 25th. Proponents can be invited to the February meetings.

Minutes: December 10, 2014:

Mr. Foster made a motion to approve the minutes of the December 10, 2014 meeting and the motion was seconded by Mr. Retzky. The minutes were approved, with six in favor and one abstention.

Adjournment: Mr. Crossen made a motion to adjourn the meeting at 8:25 PM. Mr. Boder seconded the motion and the meeting adjourned at 8:25 PM.

Respectfully submitted,

Kristen Wright
Recording Secretary