

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

**Minutes of Meeting
May 14, 2008**

Present: Paul Siegenthaler – Chairman, Jane Howard – Vice Chairman,
Janet Bernardo, John Comando, Brian Nadler, Sheila Pransky,
Sandy Tobin

Town Staff: Patricia Carey

Absent: Bruce Eisenhut

Guests: Selectman Dan Matthews, Town Manager Kate Fitzpatrick,
Selectman Jim Healy

The meeting convened at 7:00 PM in the Newman School Cafeteria. Mr. Siegenthaler called the meeting to order.

Mr. Siegenthaler noted that Town Meeting had approved Article 24 at the May 12th meeting, creating a study committee to make recommendations to Town Meeting on the possible uses of the second floor of Town Hall. Mr. Matthews was invited to update the CPC on the Board of Selectmen's plan for Article 25.

Mr. Matthews stated that the approval of Article 24 did not change the Board of Selectmen's intention to move forward with the request for design funds under Article 25. The newly created committee would make the design process more complicated, but did not need to stop the design process. The CPC, Finance Committee and Permanent Public Building Committee have all voted to support design funds based on Option 1, as described in the explanatory information in the warrant. The actual text of the article is all that is binding, and does not preclude some changes to the Option 1 schematic.

If Town Meeting approves the design funds, the Board of Selectmen will convene a summit of all interested boards, including the new committee and the group that supports the restoration of the assembly hall. No major design funds will be spent until the issues are resolved, but design work that is not predicated on the decision about the second floor will be able to move forward.

If the consensus for Option 1 is to move forward, it would be the basic design plan as already reviewed by the CPC. If it appears the consensus will be different from Option 1 as presented, no major design work will be done without the Board of Selectmen returning to the CPC, Finance Committee and PPBC for approval. The hope of the Board of Selectmen is to move forward with a design that would be approved with the required 2/3rds vote at Town Meeting for construction funds.

Ms. Bernardo noted that sacrificing other historical aspects of the building in order to restore the assembly hall would not likely be supported by the majority of the CPC. Mr. Siegenthaler noted the concern of several CPC members that the new study committee would not have enough time or resources to provide input by the November Special Town Meeting. Mr. Matthews acknowledged that there were procedural problems with the creation of the committee, but that it would be up to the Board of Selectmen to find a way to make it work and to move forward.

Mr. Healy joined the meeting, and restated the Selectmen's plan. He noted that if the schematics changed from Option 1, but were not acceptable to the CPC, the Selectmen would return the unspent design money and reapply to the CPC. The only design money that would have been spent would have been towards due diligence for the review of the options and anything unrelated to the use options.

The CPC agreed, by consensus, that they would support the Board of Selectmen's process. The CPC would remain neutral, as a committee, on the use of the assembly hall, but would not likely support a plan that removed historic aspects from the building. Both the Board of Selectmen and the new study committee would need to understand the CPC's view when considering how much CPA funds would be recommended for construction.

The CPC reviewed Mr. Siegenthaler's draft speaking points for this evening's presentation at Town Meeting. There were no objections to the content.

Ms. Howard made a motion to recess the Community Preservation Committee meeting at 7:28 PM to attend Town Meeting. The motion was seconded by Mr. Nadler and was approved unanimously.

Mr. Siegenthaler called the meeting back to order at 11:35 PM. **Mr. Nadler made a motion to adjourn the meeting at 11:35 PM. The motion was seconded by Mr. Comando and was approved unanimously.**

Respectfully submitted,

Patricia M. Carey,
Staff Liaison