

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

**Minutes of Meeting  
April 30, 2008**

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

**Town Staff:** Patricia Carey, Staff Liaison  
Nikki Witham, Recording Secretary

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

**Minutes of April 15, 2008 Public Hearing and Minutes of April 16, 2008:** Ms. Howard made a motion to approve the minutes of the April 15, 2008 Public Hearing meeting. Ms. Pransky seconded the motion and it was passed unanimously. Mr. Eisenhut made a motion to approve the minutes of the April 16, 2008 meeting. Ms. Pransky seconded the motion and it was passed unanimously.

**Chairman's Comments:** Mr. Siegenthaler let the Committee know that the Finance Committee had voted to approve the Trails article and the Conservation Fund article. They haven't voted on the Town Hall article yet. He asked Ms. Tobin if she had a report from the Historical Commission meeting. She provided a copy of the votes from the meeting. The Historical Commission voted in favor to reaffirm its support for the restoration of the Great Hall for community use, and in support of the amendment to Article 24 to create a study committee. The other vote stated that the Historical Commission cannot support Article 25 if it does not include a provision to return the Great Hall for use as a public meeting space. If Article 24 is passed as amended, and the advisory committee created, then the Commission supports the advancement of Article 25 in an effort to maintain the schedule for the restoration of Town Hall, pending the report of the advisory committee. As the CPC had not been provided any information, Mr. Siegenthaler asked how Article 24 had been amended. The article has been amended to refer article 24 and 25 back to another study committee. Ms. Tobin questioned whether or not article 25 was able to be amended, though. She told the Committee that the majority of the members of the Historical Commission feel that Town Hall needs to be renovated and that design should begin, but that further study should be done on the use of the second floor. Ms. Pransky noted that there might be ideas that haven't been reviewed that would make the assembly hall more usable, such as moveable walls. Mr. Siegenthaler is not sure what will happen if Article 24 is passed at Town Meeting. Mr. Nadler noted that the text of Article 25 didn't specify design for Option 1, but seemed to be flexible for some changes during the design process, as has been done on other Town projects, including Fields of Dreams. Ms. Carey reminded the Committee that all they have in front of them is a master plan, and the adoption of a design will come later. Ms. Pransky is concerned that some historical features are still under discussion for elimination, including the stage. Mr. Eisenhut is concerned about the wording of the

article text vs. the wording of the explanations. Ms. Carey noted that only the warrant text was binding, and that the explanatory text was written to help Town Meeting members understand the intent, but that the explanations were written in the winter, and that often there were project changes during the next few months as updated information becomes available.

**Warrant Article 30: Proposed amendments:** Mr. Siegenthaler stated the amount of the estimated FY 2009 Community Preservation Fund revenues would need to be amended from \$2,290,000 to \$2,225,000. He also recommends changing the amount of Administrative funds to \$111,000 and allocating \$245,000 to each of the special buckets to represent 11% of the total CPA funds. Line C of the article depends on which of the previous CPC articles pass. If none of the articles pass, line C could increase by \$1,379,000. **Ms. Bernardo made a motion to appropriate article 30 with amendments dependant upon action of the previous CPC articles as stated. Ms. Pransky seconded the motion and it was approved unanimously.**

**Preparation for Town Meeting:** Mr. Siegenthaler stated that he would speak on behalf of each article at this year's Town Meeting, rather than have the project liaisons present the projects. He will introduce the article, give a brief description of each and be responsible for fielding questions about each one.

Mr. Siegenthaler noted that draft minority report that had been sent to all CPC members. Though he understood the thoughts expressed, he noted that the tradition in Needham was to have the majority view expressed publicly after the formal vote. He noted that CPC members could speak as individuals, but that the Moderator would not permit proponent time for any minority report. There was some concern expressed by members about the use of the minority report, including making a "hidden statement" about the other members of the CPC and their decision. Mr. Eisenhut stated his belief that the concerns of the minority should be expressed, but that its intent was not meant to be disrespectful to the other members. Ms. Howard felt that the concerns could be expressed within the full presentation. Ms. Pransky hoped that the CPC presentation could reflect the varying opinions of the members. Mr. Comando suggested a draft of the presentation could be provided prior to Town Meeting to all the CPC members. Mr. Siegenthaler will attempt to get an outline of what he is going to say to the Committee.

**Adjournment:** **Ms. Tobin made a motion to adjourn the meeting at 8:50 PM. Ms. Pransky seconded the motion and the meeting adjourned at 8:50 PM.**

Respectfully submitted,

Nikki Witham  
Recording Secretary