

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

**Minutes of Meeting  
December 13, 2017**

**PRESENT:** Gary Crossen - Chairman, Paul Alpert – Vice Chairman, Bob Dermody, Peter Pingitore, Artie Crocker, Bob Boder, Chris Gerstel

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

**ABSENT:** Carys Lustig, Staff Liaison

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

**Chairman Updates**

Mr. Crossen reviewed the process on proposal reviews and approvals. Ms. Carey stated that the new financial review will be presented at the first January meeting.

**Determination of Eligibility**

**FY2018-1 Rosemary Sediment Removal**

This request is for \$2,400,000 for the dredging and off-site management of impacted sediment from Rosemary Lake under Open Space. Mr. Alpert stated that this request shouldn't be under just Open space but also Recreation. Mr. Pingitore and Mr. Boder agree that recreation should be a considered purpose. **Mr. Alpert made a motion that this proposal was eligible for CPA funding under Open Space and Recreation. The motion was seconded by Mr. Crocker and was approved 7-0.**

**FY2018-2 Rosemary Camp Property Trail**

This request is for \$50,000 to demolish three existing seasonal buildings on the Rosemary Lake Camp Property, requested under Recreation. **Mr. Alpert made a motion that this proposal was eligible for CPA funding under Recreation. The motion was seconded by Mr. Crocker and was approved 7-0.**

**FY2018-3 Emery Grover Historic Preservation**

This request is for \$70,000 to conduct a 'refresh' of the original feasibility study from 2013 to update the project budget and schedule, requested under Historic Preservation. Mr. Dermody asked what the findings from the August 2013 feasibility study were. Ms. Carey stated that it provided concepts on how to use the building. Mr. Pingitore asked if the August 2013 feasibility study was funded by the CPC. Ms. Carey stated that it was not. **Mr. Crocker made a motion that this proposal was eligible for CPA funding under Historic Preservation. The motion was seconded by Mr. Gerstel and was approved 7-0.**

**FY2018-4 Newman Preschool Playground Shade Structure**

This request is for \$45,150 in funds for a custom shade shelter to be built over the center section of the Newman Preschool Playground, requested under Recreation. Mr. Dermody asked how big this structure would be. Ms. Carey stated that there aren't many natural trees in the playground area and that the shade structure would cover part of the small playground. Mr. Crossen questioned the eligibility of the project; as a new structure does it fall under rehabilitation. Mr. Crossen, Mr. Alpert,

and Mr. Dermody discussed the difference between capital improvements and rehabilitation. Mr. Pingitore stated that the playground for the new Williams School was funded under the projects construction budget, but the CPC funded the creation of the trails behind the school. Mr. Crossen suggested deferring eligibility until the School Committee can speak to why this is eligible. **Mr. Gerstel made a motion to defer the eligibility of this proposal from CPA funding. The motion was seconded by Mr. Crocker and was approved 7-0.**

**FY2018-5 Mitchell School Playground**

This request is for \$300,000 in funds to replace the current playground features at Mitchell Elementary originally built in 1998, requested under Recreation. Mr. Crossen stated that this proposal is different from the previous proposal as this is an actual replacement. He also stated that the CPC did not fund the original structure. Mr. Dermody asked if the CPC can fund the replacement if it was not funded by CPC funds. **Mr. Boder made a motion to defer the eligibility of this proposal from CPA funding. The motion was seconded by Mr. Alpert and was approved 7-0.**

**FY2018-6 Memorial Park Field House**

This request is for \$3,701,800 in funds for final design and construction for the Memorial Park Field House, requested under Recreation. Mr. Boder asked if the CPC will receive a list of eligible items. Mr. Crossen said that could be requested. Mr. Gerstel asked if the building is historic. Ms. Carey stated that it is not historic. Mr. Crossen stated this project is similar to the Rosemary Recreation Complex project. **Mr. Pingitore made a motion that this proposal was eligible for CPA funding under Recreation. The motion was seconded by Mr. Gerstel and was approved 7-0.**

**FY2018-7 Historic Collection Database Completion**

This request is for \$25,000 in funds for complete data entry of artifacts and archives, requested under Historic Preservation. **Mr. Alpert made a motion that this proposal was eligible for CPA funding under Historic Preservation. The motion was seconded by Mr. Gerstel and was approved 7-0.**

**FY2018-8 Cooks Bridge Renovation Project**

This request is for \$1,600,000 in funds to address structural issues at Cooks Bridge, requested under Community Housing. Mr. Pingitore gave an overview of the past Seabeds Way project and how the Housing Authority came to submit this application. Mr. Alpert stated that Seabeds Way was found eligible back in 2015 even though they found funding elsewhere. **Mr. Alpert made a motion that this proposal was eligible for CPA funding under Community Housing. The motion was seconded by Mr. Crocker and was approved 7-0.**

**FY2018-9 Preservation of Open Space – Purchase of Land**

There is no current parcel under consideration, so this is a placeholder request.

**Appointment of Liaisons:**

|          |                                                                 |
|----------|-----------------------------------------------------------------|
| FY2018-1 | <i>Rosemary Lake Sediment Removal – Paul Alpert</i>             |
| FY2018-2 | <i>Rosemary Camp Property Trail – Bob Boder</i>                 |
| FY2018-3 | <i>Emery Grover Historic Building– Bob Dermody</i>              |
| FY2018-4 | <i>Preschool Playground Shade Structure – deferred</i>          |
| FY2018-5 | <i>Mitchell School Playground – deferred</i>                    |
| FY2018-6 | <i>Memorial Park Field House – Bob Dermody</i>                  |
| FY2018-7 | <i>Historic Collections Database Completion – Artie Crocker</i> |
| FY2018-8 | <i>Cooks Bridge Renovation Project – Chris Gerstel</i>          |
| FY2018-9 | <i>Purchase of Open Space</i>                                   |

**Next Steps**

Mr. Crossen asked all Committee members to send questions on all projects to Ms. Carey, who will gather and present all questions to the Committee. Ms. Carey stated that, at the first January meeting, the Committee will discuss the questions and answers received from the proponents. The second meeting in January and the first meeting in February, the proponents of eligible proposals will come to present to the committee.

**Minutes: November 8, 2017**

Mr. Alpert made a motion to approve the minutes of the November 8, 2017 meetings and the motion was seconded by Mr. Pingitore. The minutes were approved, with a vote of 5-0-2.

**Adjournment:**

Mr. Gerstel made a motion to adjourn the meeting at 8:32PM. Mr. Boder seconded the motion and the meeting adjourned at 8:32PM.

Respectfully submitted,

Kristen Wright  
Recording Secretary