

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

**Minutes of Meeting
January 24, 2018**

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

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

GUEST: Craig Ellis, BETA
Anthony DelGaizo, Town Engineer
Michael Retzky, Town Project Manager
Matthew Borrelli, Board of Selectman
David DiCicco, Park and Recreation Commissioner
Mark Forbes, Memorial Park Trustee

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

Chairman Updates

Mr. Crossen stated that two of the projects submitted for funding by the School Department have been withdrawn (Appendix A).

Mr. Pingitore stated that at their January meeting, the Housing Authority discussed withdrawing their project for Cooks Bridge. Mr. Pingitore stated that they will be working with an architect and will likely submit during the next CPC cycle.

Proponents Presentation

FY2018-02 Rosemary Camp Property Trail Liaison: Robert Boder

This request is for \$50,000 to demolish three existing seasonal buildings on the Rosemary Lake Camp Property, requested under Recreation. This project presentation was deferred to the February 14th meeting.

FY2018-1 Rosemary Sediment Removal Liaison: Paul Alpert

This request is for \$2,400,000 for the dredging and off-site management of impacted sediment from Rosemary Lake under Open Space and Recreation.

Mr. Alpert introduced Town Engineer Anthony DelGaizo. Mr. DelGaizo introduced Craig Ellis from BETA. Mr. Ellis presented a summary of the project to the Committee (Appendix B). Mr. Alpert asked how the project will proceed. Mr. Ellis stated that they would draw down the lake and use mechanical equipment to removed the sediment and transport it to the various disposal areas. Mr. Crossen asked why the cost of the project increased. Mr. DelGaizo stated that the original number submitted last year was \$2,000,000 and it increase to \$2,400,000 this year due to the increase in trucking costs. Mr. Gerstel asked what the timeframe for the project was. Mr. Ellis stated that they are currently permitting now to hopefully start in late summer or early fall 2018 and that the project will take approximately 8 months to complete. Mr. Pingitore asked if the Lake will be swimmable once the dredging is completed. Mr. DelGaizo stated that it was still a Public Health issue. Mr. DelGaizo stated

that this project will not complete the necessary testing that is required to permit swimming and that there are other requirements outside of dredging the Lake. Mr. Pingitore asked if this would improve the Lake for other recreational activities such as fishing. Mr. DelGaizo stated that this project will improve the oxidation of the water, which would improve the environment for the fish and other wildlife. Mr. Crocker asked how the fish currently in the Lake would be protected during the draw down. Mr. Ellis stated that there would be a refuse area in the Lake to help protect the current wildlife. Mr. Dermody asked why there was a 35' buffer around the project. Mr. Ellis stated that was to lessen the impact to the Lake bank and the wildlife. Mr. Dermody asked how many truckloads of sediment will be removed. Mr. Ellis stated approximately 1,000 truck loads. Mr. Dermody asked if the staging area of this project would be returned to its original state once the work was completed. Mr. DelGaizo stated that once the ramp was removed and the construction is complete that it would be restored. Mr. Dermody asked if there was a planned truck route. Mr. DelGaizo stated that there was not one at this time. Mr. Alpert stated that neighbors of this project location appealed the DEP's decision because of the draining. Mr. DelGaizo stated that the meeting with DEP was delayed until February 2nd. Mr. Pingitore stated that this project is a part of a larger project to purify the Towns water bodies and asked if there would be other projects after the this one and if additional CPC funds would requested for those projects. Mr. DelGaizo stated that there is a possibility that CPC funding would be requested for projects similar to this one. Mr. Pingitore asked if there was a master plan and if projects were earmarked as potential CPC projects. Mr. Crossen stated that a copy of the plan could be acquired. Mr. Crossen thanked Mr. DelGaizo and Mr. Ellis.

FY2018-06 Memorial Park Field House Liaison: Bob Dermody

This request is for \$3,701,800 in funds for final design and construction for the Memorial Park Field House, requested under Recreation.

Mr. Dermody introduced Project Manager Michael Retzky and Selectman Matthew Borrelli. Mr. Retzky and Mr. Borrelli presented a summary of the project to the Committee (Appendix C). Mr. Pingitore asked about the Parks and Forestry area. Mr. Retzky stated that the space was developed with Parks and Forestry Superintendent Ed Olsen to accommodate the department's needs. Mr. Pingitore asked would use the storage space. Mr. Retzky stated that the current building is used by many youth sports teams such as Legion Baseball, Jr. Football and Cheer, Needham Baseball & Softball, the Touchdown Club, Exchange Club and in the summer the Arts in the Parks events hosted by Park and Recreation. Mr. Pingitore asked if the user groups paid storage fees. Mr. Retzky stated that the user groups do no pay to rent storage space. Mr. Pingitore stated that after reviewing the Memorial Park Trustee minutes that it appears that the building became larger than originally discussed. Mr. Retzky stated that the design is based on programming and maintenance needs. Mr. Pingitore asked what the project process has been to this point. Mr. Retzky stated that the feasibility study funded by Town Meeting in May of 2016 and the design of the building was funded by Town Meeting in May of 2017. Mr. Pingitore asked who made the decision about the building design after the feasibility study was completed. Mr. Borrelli stated that all user groups of the building prioritized needs and made recommendations to the Memorial Park Trustees and the final design was the least expensive option that would satisfy all needs. Mr. Pingitore stated that this information was gather by current users only and asked if there was a public meeting. Mr. Borrelli stated that there was a neighborhood meeting in November to discuss impact of the location during construction. Mr. Retzky stated that Memorial Park Trustee meetings are open meetings, as are the PPBC meetings where this project has been discussed. Mr. Pingitore asked if the working group meeting minutes for this project were posted online. Mr. Retzky stated that the working group consisted of himself, Mr. Olsen, Ms. Carey and members of the PPBC and that they were not public meetings. Mr. Gerstel asked if the user groups need more storage

than the current building offers them. Mr. Retzky stated that there is a need for more storage. Mr. Crocker asked if the field storage entry was a form of egress. Mr. Retzky stated that the entry is a hallway with an entrance for the visiting team and one entrance for field storage. Mr. Borrelli stated that the current building is in a state of disrepair and it is difficult to support the Memorial Park field users. Mr. Boder asked if the Needham High School teams would use it consistently. Mr. Retzky stated that there are no locker rooms in the building, just team rooms for teams to use during half time or inclement weather. Mr. Boder asked if there was any considerations to allow the local TV station have access especially during night games. Mr. Retzky stated that being set up against the building would have bad visibility of the field. Mr. Boder asked if it could be considered. Mr. Borrelli stated that it was out of the scope of this project. Mr. Alpert asked if there was any use in the “off time”. Mr. Retzky stated that the space is used for staging equipment or to hand-out or collect equipment at the beginning or ending of a season. Mr. Boder asked if new users would be added to use the space. Mr. Retzky stated that would be a question for the Trustees. Mr. Borrelli stated that a formal process would be discussed about who would be using the space over the next few months. Mr. Crossen asked if the building could be reduced in size by turning the rooms into multi-purpose rooms to reduce the cost of the project. Mr. Retzky stated that the proposed space is the need of the users currently and that in the current space team dinners can’t be facilitated any longer, that the teams can’t use the space to draft players as they once did and that the proposed rooms were made the size they were due to the number of kids of any given user group. Mr. Crossen asked that instead of 4 rooms could it be 2 large rooms instead and have multiple uses at the same time. Mr. Retzky stated that shrinking the building would not achieve the results they need. Mr. Pingitore asked if the multi-purpose room on the 2nd floor is necessary with the new space that is being built at the new Pool, and existing space in Town Hall, the Library and the Public Service Administration Building. Mr. Borrelli stated that booking municipal meetings is always tight and the neighborhood meeting was held at the Public Service Administration Building but the only community space currently available is Powers Hall and there is substantial need for community space. Mr. Pingitore asked if they looked into using the programming space at Rosemary. Ms. Carey stated that the multi-purpose room is the primary programming room for Park and Recreation programs and the Community Room at the Library is the primary location for programming for the Library. Mr. Crossen stated that he is concerned about the amount of the project as the CPC just funded the Rosemary Recreation Complex and another large project coming up with the Emery Grover Building. Mr. Dermody asked about the breakout of eligible square footage for this project. Mr. Retzky presented a breakdown of the building for funding eligibility (Appendix D). Mr. Boder asked what fees the user groups pay to the Town. Ms. Carey stated that user groups pay the fees to Park and Recreation in two parts; Field Administration and Field Maintenance. Mr. Alpert stated the full project total from the feasibility study is \$5,600,000. Mr. Retzky stated it is \$5,845,000 with \$3,780,000 being eligible for CPC funding. Mr. Alpert asked if this would be funded by cash or borrowing. Mr. Borrelli stated that funding would be from the field fund and the rest would be borrowed through either Town funds or CPC funding. Mr. Crossen thanked Mr. Retzky and Mr. Borrelli for their presentation.

Liaison Updates

FY2018-3 Emery Grover Historic Preservation Liaison: Bob Dermody

Mr. Dermody stated that he will tour the site in early February. Mr. Crossen asked if they previously considered demolition of the property. Mr. Dermody stated that it was considered in the previous feasibility study, but this feasibility study focuses on the remodel. Mr. Crossen asked Mr. Pingitore to be a liaison to this project with Mr. Dermody.

FY2018-7 Historic Collection Database Completion Liaison: Artie Crocker

No updates presented.

Mr. Crossen stated the proponents for the Rosemary Camp Property Trails, Emery Grover Historic Building and the Historic Collection Database Completion projects will present at the February 14th meeting.

Financial Report

Mr. Crossen reviewed the financial report provided by Finance Director/Assistant Town Manager Dave Davison (Appendix E).

Minutes: January 10, 2018

Mr. Gerstel made a motion to approve the minutes of the January 10, 2018 meetings and the motion was seconded by Mr. Boder. The minutes were approved 6 – 0 with 1 abstention.

Adjournment:

Mr. Crossen made a motion to adjourn the meeting at 9:10PM. Mr. Boder seconded the motion and the meeting adjourned at 9:10PM.

Respectfully submitted,

Kristen Wright
Recording Secretary