

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

**Minutes of Meeting
February 28, 2018**

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

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

ABSENT: Artie Crocker, Chris Gerstel, Carys Lustig

GUEST: Dan Gutekanst, Needham Public Schools
Anne Gulati, Needham Public Schools
Michael Greis, School Committee Liaison
Jim Healy, Memorial Park Trustees
Michael Retzky, PPBC Project Manager
Dave DiCicco, Park and Recreation Commissioner
Matthew Borrelli, Board of Selectmen

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

Chairman Updates

Mr. Crossen stated that he, Mr. Dermody and Ms. Carey attended the Selectmen's meeting on February 27th and provided them with updates of the CPC projects being considered for Town Meeting. There was discussion about changing the amount requested for the Memorial Park Trustee Field House project.

Proponents Presentation

FY2018-03 Emery Grover Historic Building Liaison: Bob Dermody

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. Crossen welcomed Superintendent Dan Gutekanst and Assistant Superintendent Anne Gulati from the Needham Public Schools. Mr. Gutekanst thanked Mr. Dermody and School Committee Liaison Michael Greis for their help on this project and gave a brief history of the previous feasibility studies performed for this project. Ms. Gulati presented a project summary (*Appendix A*) and answers to the questions previously asked by the Committee (*Appendix B*). Mr. Boder asked if the cost of relocating the staff will be included in this study. Ms. Gulati stated that it would be included in the scope of the project to be studied. Mr. Boder asked if any interior items would be kept for historic preservation. Mr. Gutekanst stated that there doesn't appear to be anything that could be saved. Mr. Dermody asked if a structural analysis of the building would be included in the study. Mr. Gutekanst stated that it is included in the scope, especially with the 4th floor of the building being currently condemned. Mr. Pingitore asked if, in the previous studies, keeping just the exterior façade was included. Mr. Gutekanst stated that the 2013 study did not include the cost for that option. Mr. Gutekanst added that this study is looking to get the current cost analysis for all options to keep School Administration in the Emery Grover Building, whether as a restoration project or for a new building on the site. After discussion it was agreed that the cost analysis would include a cost comparison for all options including demolishing and re-building in the same site. Mr. Alpert asked if there was a working timeline for this

project. Ms. Gulati stated by requesting funding for the study now, the project timeline moved up a year. Mr. Alpert asked if moving the Administration offices to the Hillside site was being considered. Mr. Gutekanst stated that it has not been a primary thought. Mr. Alpert asked if parking would be adequate after the renovation. Mr. Gutekanst stated that there would be, and would work with St. Joseph's School during drop-off and dismissal. Mr. Dermody asked what the current occupancy of the building is. Mr. Gutekanst answered that there are currently 41 members of staff at the Emery Grover Administration Building. Mr. Crossen asked if this project would appear before the CPC again for construction funding. Mr. Gutekanst stated that if it were to be preserved as a historical building then there would likely be a request for construction funds. Mr. Crossen thanked Mr. Gutekanst and Ms. Gulati.

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. Crossen welcomed Memorial Park Trustee Jim Healy and Project Manager Michael Retzky. Mr. Retzky presented answers to the questions previously asked by the Committee (*Appendix C*). Mr. Healy stated that the Trustees are amending the request from \$3,701,800 to \$500,000. Mr. Healy and the Committee briefly discussed the change of the project funding request. Mr. Dermody asked how the \$500,000 amount was determined. Mr. Healy stated that it was a financial calculation. Mr. Dermody asked how the facility will be used or scheduled. Mr. Borrelli stated that there will be a policy for use similar to the ones in place at the Center at the Heights, the Library, and the one being created for the Rosemary Recreation Complex. Mr. Borrelli added that policy will be set by the Trustees and access will be permitted by the Town. Mr. Pingitore asked if they were the sole body to approve the permits and use of the facility. Mr. Healy stated that they would use the approved policy and discuss requests at their meetings. Ms. Carey added that currently under the joint policy for field use outlines how the fields are schedule, and any Special Event requests get submitted to the specific board for approval. Mr. Pingitore asked how would they determine who receives the permit for the storage space in new facility. Mr. Healy stated that the Trustees would work through the request list and new users as they were presented using the set policy. Mr. Crossen thanked Mr. Healy, Mr. Borrelli, and Mr. Retzky.

Liaison Updates

FY2018-01 Rosemary Sediment Removal

Liaison: Paul Alpert

No updates presented.

FY2018-02 Rosemary Camp Property Trail

Liaison: Bob Boder

No updates presented.

FY2018-07 Historic Collection Database Completion Liaison: Artie Crocker

No updates presented.

Preparation for Public Hearing

Mr. Crossen stated that the proponents will present to the public and the liaison will introduce each of the projects. Mr. Crossen added that the Committee can ask questions about the projects and will take the public input into consideration. Mr. Crossen stated that Committee will vote at the March 28th meeting. Ms. Carey stated that legal notices were printed in the paper, postcards were sent to all Town

Meeting Members, and a letter to the editor was submitted to invite all those with interest to the public hearing. Mr. Crossen stated that liaisons should confirm attendance with each of their proponents.

Minutes: January 24, 2018

Mr. Pingitore made a motion to approve the minutes of the January 24, 2018 meeting and the motion was seconded by Mr. Alpert. The minutes were approved unanimously 5-0.

Minutes: February 14, 2018

Mr. Alpert made a motion to approve the minutes of the February 14, 2018 meeting and the motion was seconded by Mr. Boder. The minutes were approved unanimously 5-0.

Adjournment:

Mr. Alpert made a motion to adjourn the meeting at 8:50PM. Mr. Dermody seconded the motion and the meeting adjourned at 8:50PM.

Respectfully submitted,

Kristen Wright
Recording Secretary