

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

**Minutes of Meeting
November 14, 2018**

PRESENT: Paul Alpert – Vice Chairman, Robert Boder, Robert Dermody, Peter Pingitore, Artie Crocker, Joe Barnes, Rick Zimbone

ABSENT: Chris Gerstel

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

GUESTS: None

Mr. Alpert called the meeting to order at 7:38 PM in the Highland Room at Town Hall.

Introductions

Ms. Lustig welcomed new Committee Members Joe Barnes and Rick Zimbone. All members introduced themselves and stated which board they represented.

Vote: Annual Re-Organization Meeting

Ms. Lustig called for nominations for Chairman. Mr. Crocker nominated Mr. Pingitore for Committee Chairman. Mr. Dermody seconded the nomination. Mr. Alpert moved to name Mr. Pingitore as Committee Chairman and the motion passed unanimously, 7 – 0.

Ms. Lustig called for nominations for Vice-Chairman. Mr. Pingitore nominated Mr. Crocker for Committee Vice-Chairman. Mr. Boder seconded the nomination. Mr. Alpert moved to name Mr. Crocker as Committee Vice-Chairman and the motion passed unanimously, 7 – 0.

Vote: Approve Minutes

The Committee reviewed the minutes of March 28, 2018 and May 9, 2018. Mr. Alpert moved to accept the minutes from both March 28, 2018 and May 9, 2018. Mr. Pingitore seconded, and the motion passed 4 – 0 – 3.

Updates on Prior Approved Projects

The Committee reviewed the provided update (*Appendix A*). The Committee discussed the Rosemary Camp property and the Rosemary Sediment project. Mr. Alpert asked if the Rosemary Sediment project had received the additional Conservation approvals. Mr. Crocker stated those would come from the EPA. Ms. Lustig stated that the project is currently out to bid and construction was expected to begin in late summer-early fall of 2019. Mr. Zimbone asked since it was delayed two years and the estimated cost increased, would the project need additional CPC funding. Ms. Lustig stated she would follow up with Mr. DelGaizo.

Review of Anticipated Upcoming Projects and Financing

The Committee reviewed the list of anticipated projects as well as estimated financial report (*Appendix B*). Mr. Pingitore requested an updated spreadsheet that usually also provided a 5-year plan. Ms. Lustig stated she would reach out to the Director of Finance for that updated spreadsheet. Mr. Crocker discussed two previous projects that had been presented but not previously approved; Emery Grover and Echo Bridge. Mr. Zimbone discussed a project at Dwight Field with Charles River Center. Mr. Pingitore discussed potential projects from the Needham Housing Authority. Mr. Zimbone asked if the

Committee would ever submit applications for projects such as Baker Estate at Ridge Hill. Mr. Boder stated that the Board of Selectman owns the property and they would need to submit a project and suggested that perhaps the Historical Commission would be interested in a partnership.

Anticipated Meeting Dates

The Committee reviewed the proposed meeting dates. The committee discussed the 7:30pm start time and agreed the next meeting would be on December 12th.

Mr. Boder asked about the formula for funding. Mr. Dermody stated that proponent has typically provided the Committee with what they feel is eligible and the amount that they would like for the project. Ms. Lustig stated that guidance could be provided from the larger CPA organization. Mr. Alpert asked if at the next meeting the criteria chart from last year be shared again as it had relevant eligibility information.

Adjournment

Mr. Alpert made a motion to adjourn the meeting at 8:27PM. Mr. Boder seconded the motion and the meeting adjourned at 8:27PM.

Respectfully submitted,

Kristen Wright
Recording Secretary