

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

**Minutes of Meeting
December 12, 2018**

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

ABSENT: Robert Boder

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

GUESTS: None

Mr. Alpert called the meeting to order at 7:02 PM in the Highland Room at Town Hall.

Chairman's Updates

No updates were presented.

Determination of Eligibility

FY2019-01 First Baptist Church

This request is for \$799,040 for the restoration and preservation of the front porch and historic clock at First Baptist Church under Historic Preservation. Mr. Alpert asked if this property was listed on the State Register of Historic Places or if this project was approved by the Historic Commission. Ms. Lustig stated that we would ask, through Mr. Boder, for the ruling from the Historic Commission. Mr. Zimbone stated that there are two Historic Districts. Mr. Dermody suggested that the Committee receive clarification on what the difference between the two districts are. Mr. Alpert mention there was a similar CPC project in Acton. **Mr. Alpert made a motion to defer the vote of eligibility for this project until confirmation of approval by the Historic Commission as well as that the property was listed on the State Register of Historic Places. The motion was seconded by Mr. Zimbone and was approved 6 – 0 – 1.**

FY2019-02 Needham Housing Authority- Captain Robert Cook Drive-Building Repairs

This request is for \$1,200,000 for building repairs to the Captain Cook Drive property due to construction defects under Community Housing. Mr. Alpert reviewed the Community Housing statute and believes this project to be eligible. Mr. Pingitore stated that this project is proactive and that the damage has not yet occurred, but found to be defected after an investigation. Mr. Zimbone asked about other funding sources. Mr. Alpert stated that it would be discussed during the due diligence process. **Mr. Alpert made a motion that this proposal was eligible for CPA funding under Community Housing. The motion was seconded by Mr. Gerstel and approved 7 – 0.**

FY2019-03 Needham Housing Authority – Consultants for Modernization/Redevelopment of Affordable Housing

This request is for \$150,000 to hire consultants to manage the modernization and redevelopment of the affordable housing in Needham under Community Housing. Mr. Dermody asked how projects FY2019-03 and FY2019-04 were related. Mr. Pingitore stated that the consultants would complete the research and the other request is to be a project manager for implementation. Mr. Dermody questioned the definition of support. Mr. Zimbone asked where the other funding would come from. Mr. Pingitore stated that it would come from the Needham Housing Authority and gave a brief description about how the Needham Housing Authority funding works. Mr. Alpert asked if all of the requested funding would

be used in fiscal 2020. Mr. Pingitore stated that it would be explained during the project discussion at a later date. The Committee discussed definition of support and how it applies to Community Development. **Mr. Dermody made a motion that this proposal was eligible for CPA funding under Community Housing. The motion was seconded by Mr. Gerstel and approved 7 – 0.**

FY2019-04 Needham Housing Authority – Director for Modernization & Development Position

This request is for \$180,000 to allow the Needham Housing Authority to hire a Director to oversee the implementation of recommendations made to modernize the Community Housing in Needham. Ms. Lustig stated that a position of this nature was previously funded by CPA funding. Mr. Zimbone stated that the past position was also funded over multiple years. **Mr. Alpert made a motion that this proposal was eligible for CPA funding under Community Housing. The motion was seconded by Mr. Gerstel and approved 7 – 0.**

FY2019-05 Needham Housing Authority – Study to Evaluate Needham Housing Authority and Wellesley Housing Authority Merger and Consolidation

This request is for \$5,000 to study the potential merger between the Needham Housing Authority and Wellesley Housing Authority under Community Housing. Mr. Dermody asked who asked for the study of this merger. Mr. Pingitore stated that it came from the Department of Housing and Community Development (DHCD) to help Wellesley Housing approximately 13 years ago. Mr. Alpert asked if the Town of Wellesley was submitting a similar request. Mr. Pingitore stated that it would be explained during the project discussion at a later date. **Mr. Alpert made a motion that this proposal was eligible for CPA funding under Community Housing. The motion was seconded by Mr. Barnes and approved 7 – 0.**

FY2019-06 Design of Fisher Street Trailhead, Needham Rail Trail

This request is for \$15,000 to design the Fisher Street Trailhead on the Needham Rail Trail under Recreation. Mr. Gerstel stated that the property was under the jurisdiction of the Board of Selectman and this project has been presented to both the Board of Selectman and the Park and Recreation Commission. Mr. Zimbone asked why this was not a part of the original project funding. Mr. Gerstel stated that this project is a part of Phase 2 and the previous funding was for Phase 1. **Mr. Zimbone made a motion that this proposal was eligible for CPA funding under Recreation. The motion was seconded by Mr. Crocker and approved 7 – 0.**

FY2019-07 Town Common Renovation

This request is for \$117,000 for the renovation of the green space in the Town Common under Open Space, Historic Preservation and Recreation. Mr. Alpert suggested that this project would fall under Recreation not Open Space. **Mr. Crocker made a motion that this proposal was eligible for CPA funding under Recreation. The motion was seconded by Mr. Gerstel and approved 7 – 0.**

FY2019-08 Passive Recreation Improvements – Dwight Field/Charles River Center

This request is for \$35,000 for design to improve the passive recreation space between Dwight Field and the Charles River Center under Open Space and Recreation. Mr. Zimbone recused himself from voting on this project. **Mr. Crocker made a motion that this proposal was eligible for CPA funding under Open Space and Recreation. The motion was seconded by Mr. Barnes and approved 6 – 0 – 1.**

FY2019-09 Rosemary Lake Projects

This request is for \$200,000 for construction of a new dock and a picnic pavilion on the camp side of the Lake under Recreation. **Mr. Gerstel made a motion that this proposal was eligible for CPA funding under Recreation. The motion was seconded by Mr. Crocker and approved 7 – 0.**

FY2019-10 Cricket Field Fieldhouse

This request is for \$163,765 for the renovation of the current Cricket Field Fieldhouse to make it accessible for all abilities under Recreation. After some discussion there was some confusion on if this request for a feasibility study or design funding. **Mr. Dermody made a motion to defer the vote of eligibility for this project until clarification about what the funding is for is received. The motion was seconded by Mr. Alpert and was approved 7 – 0.**

FY2019-11 Cricket Field Renovation

This request is for \$480,000 in construction funding to replace the irrigation system at Cricket Field under Open Space and Recreation. Ms. Lustig noted that the design funding for this project was approved at Town Meeting last May. **Mr. Crocker made a motion that this proposal was eligible for CPA funding under Open Space and Recreation. The motion was seconded by Mr. Gerstel and approved 7 – 0.**

FY2019-12 Playground Improvements

This request is for \$350,000 in construction funding to add ADA features at Greene's and Cricket Fields. **Mr. Zimbone made a motion that this proposal was eligible for CPA funding under Recreation. The motion was seconded by Mr. Crocker and approved 7 – 0.**

Appointment of Liaisons

FY2019-01	Robert Dermody and Rick Zimbone
FY2019-02	Chris Gerstel and Paul Alpert
FY2019-03	Chris Gerstel and Paul Alpert
FY2019-04	Chris Gerstel and Paul Alpert
FY2019-05	Chris Gerstel and Paul Alpert
FY2019-06	Artie Crocker
FY2019-07	Robert Dermody
FY2019-08	Peter Pingitore
FY2019-09	Artie Crocker
FY2019-10	Robert Dermody and Joe Barnes
FY2019-11	Joe Barnes
FY2019-12	Robert Boder

Vote: Approve Minutes

The Committee reviewed the minutes of November 14, 2018. Mr. Alpert moved to accept the minutes from November 14, 2018. Mr. Dermody seconded, and the motion passed 7 – 0.

Updates on Prior Approved Projects

None provided.

Next Steps

Mr. Pingitore stated that the committee is to submit questions on projects to Carys by December 28, 2018 to be distributed and discuss at the next meeting.

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Adjournment

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

Respectfully submitted,

Kristen Wright
Recording Secretary