

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

**Minutes of Meeting
February 27, 2019**

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

ABSENT: Joe Barnes

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

GUESTS: Patty Carey, Director of Park and Recreation
James Goldstein, Bay Colony Rail Trail Association
Reg Foster, Needham Housing Authority
Edward Olsen, Superintendent of Parks and Forestry
Rev. Daryn Stylianopoulous, First Baptist Church
Ernie Steeves, First Baptist Church
Tom Evarts, Yankee Steeple
David Graf, Tower Clock Repair & Restoration

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

Proponent Presentations

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. Pingitore welcomed Mr. James Goldstein from Bay Colony Rail Trail Association. Mr. Goldstein stated that the current Needham Bay Colony Rail Trail has approximately 100 users a week. Mr. Goldstein stated that the Rail Trail is currently ADA compliant except parking. This project would address that problem. Mr. Goldstein stated that they are currently working with DCR to contribute to this project as well. Mr. Goldstein also stated that there is discussion to extend the Rail Trail all the way to Chestnut Street. The funding would be for the design portion of this project and the Bay Colony Rail Trail has applied for a grant from the Massachusetts Trails Fund. Mr. Goldstein stated if the grant is unsuccessful, they may come back for construction funding next year. Mr. Crocker asked about other parking opportunities. Mr. Goldstein stated that there is no other official parking for this trail. Mr. Boder asked about the Dover trail project and if it would connect to the existing trail in Needham and could include the construction of the parking lot. Mr. Goldstein stated that it is a completely different project and that the Dover project would end before the Charles River. Mr. Alpert asked if \$15,000 was an estimate or a firm number. Mr. Goldstein stated that it was an estimate of 15-20% of the construction cost but they will be going to bid. Mr. Alpert asked if the bid exceeds the \$15,000, how the difference will be covered. Mr. Goldstein stated that there are other funds available, if necessary. Mr. Alpert asked if there were any other potential funding sources. Mr. Goldstein stated that he was not aware of any. Mr. Pingitore thanked Mr. Goldstein.

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. Pingitore welcomed Parks and Forestry Superintendent Edward Olsen. Mr. Olsen presented to the Committee (*Appendix A*). Mr. Zimbone asked why this project was not funded during the Town Hall Street Scape project. Ms. Lustig stated that the previous project was funded under Chapter 90 funding which cannot fund green space. Mr. Zimbone stated that this project is essentially repairing something that was caused during other Town construction. Mr. Boder stated that due to the nature of the historic site that the Historic Commission should be included. Mr. Olsen stated that Mrs. Greis has been involved to this point. Mr. Zimbone asked how the estimate was calculated. Mr. Olsen stated that they used breakdowns from other projects previously completed that are similar. Mr. Zimbone asked if there was any consideration to complete the project in stages. Mr. Olsen stated that completing it in one stage would have less impact on the community and that like many other field and green space projects starting construction right after the fourth of July has worked best. Mr. Zimbone asked if it would be all new trees and planting. Mr. Olsen stated that they would save what they could, and it looks to be about 50%. Mr. Boder asked what part of the project did not include the organics. Mr. Olsen stated that the pathways would mirror those used in the street scape, new irrigation, a sound system and the potentially adding something to the center of the common. Mr. Dermody asked about the Blue Tree. Mr. Olsen stated that it would be left in place.

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. Olsen presented to the Committee (*Appendix B*). Mr. Boder asked how many users the area would serve. Mr. Olsen stated that in the Spring and Fall the baseball diamond is now currently used as well as the daily use of the residents of the Charles River Center. Mr. Dermody asked who owns the parking lot. Mr. Olsen stated it was under the jurisdiction of the Park and Recreation Commission. Mr. Dermody asked if there would be upgrades to the lot. Mr. Olsen stated that work to the parking lot was not in the scope of this project. Mr. Pingitore stated that this looks to be a great space for the community but asked how the project arrived in front of the CPC for funding. He further asked if there was public support for this project. Mr. Crocker asked who the space for; the public or a private entity. Ms. Carey stated that this is a park for the residents of the area. There is a neighborhood directly behind it and for several other neighborhoods this is the closest park. Mr. Zimbone, who has disclosed his work on this project previously and has obtained from all previous votes on this project, stated that while work was being completed on renaming the Dwight School the area that this project surrounds was previously a workshop. Mr. Zimbone continued that while they were refurbishing the outside of the building that the hill and playground area were deemed a potential safety hazard and it was determined that it was the Town's property, not the property of the Charles River Center. Mr. Olsen stated that there is also a drainage component of the project to address some issues with that. Ms. Carey stated that the gazebo included in the project is around \$30,000 plus installation so that the groundwork is the bigger request. Mr. Alpert stated that between the last two presented projects we are looking at a design for the Town Common and design for this area near Dwight field and asked if both of these projects would come back to the CPC in future years for construction funding support. Mr. Olsen stated that there may be another funding source for the Town Common but this project would probably come back to the CPC. Mr. Alpert asked where this project fell on Park and Recreation's priority list. Mr. Pingitore stated that it does not appear to be a Tier 1 priority project for the Park and Recreation Commission at this time nor on their 5-year plan. Mr. Pingitore continued that while the Cricket Fieldhouse was not a Tier 1 priority, it is identified on the Commissions 5-year plan, but due to priorities is likely being held. Mr. Alpert asked if design funds are approved and the design plan is completed, when with the plans for design expire. Mr. Olsen stated he did not know the longevity of the design plans. Mr. Pingitore asked how projects are prioritized through the Park and Recreation

Commission. Mr. Gerstel stated that members of the community present their ideas at Park and Recreation Commission meetings and the Commission sets the goals each year. Ms. Carey stated that the Cricket Fieldhouse has been a Commission priority for years but has been held for other community projects but the Cricket neighborhoods remain active in prioritizing this project. Mr. Zimbone asked if the Park and Recreation Commission has a Tiered system like the Town Manager. Mr. Gerstel stated that it is not a Tiered system but more of an 'A' priority, 'B' priority system with discussions of must haves versus may haves. Mr. Zimbone asked, in the past, how have the differences between the Town Manager's Tier 1 priority projects and the Park and Recreation Commissions priorities been settled. Mr. Gerstel stated that it has not been a large problem in the past and generally both sides have mutually agreed on the priorities. Mr. Pingitore thanks Mr. Olsen for his presentations.

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. Pingitore welcomed Reg Foster from the Needham Housing Authority. Mr. Foster presented to the Committee (*Appendix C*). Mr. Zimbone asked how the 50/50 split in funding for this project was determined. Mr. Foster stated that the consultants that completed the master plan stated that the Housing Authority was in good financial state so it was a determination as to what could be utilized to complete the task and continue to have a good financial standing. Mr. Alpert stated that there were two main projects outlined and asked if it was an RAD requirement to complete both. Mr. Foster stated that the original thought of the Needham Housing Authority was to accomplish one at a time but RAD looks at the bigger picture and then phases out the projects accordingly. Mr. Alpert asked if RAD was committed to funding the projects. Mr. Foster stated that they would fund the whole thing. Mr. Pingitore stated that in order for the process to work, the community has to be all in. He further stated that with the new buildings the Needham Housing Authority would get community input and need community support. Mr. Foster stated that it is not a small task as current tenants of the projects involving remodels will have to be temporarily relocated. Mr. Pingitore thanked Mr. Foster for his presentation.

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. Pingitore welcomed Reverend Daryn Stylianopoulous. Reverend Daryn presented to the Committee (*Appendix D*). Reverend Daryn also introduced Ernie Steeves, Tom Evarts, and David Graf. Mr. Crocker asked if the Children's Center has an annual contract with the church. Reverend Daryn stated they have a 5-year lease that is up in 2020. Mr. Alpert asked if the project was approved and funded, would the church then be in good shape. Reverend Daryn stated that there is a second phase to the project that would also need to be completed as well as more phases. Mr. Pingitore asked if there was a plan to fund the next phases. Reverend Daryn stated that she does not. Mr. Pingitore asked if there was a capital plan or a planned campaign to raise the funds. Reverend Daryn stated that there is not one and that the Church funded the steeple restoration. She continued by stating that grants are harder to obtain for faith structures. Mr. Boder stated that the Historic Commission discussed this project and supported the exterior plans. Mr. Crocker asked if the project total was estimated or from a quote. Reverend Daryn stated it was from a quote. Mr. Zimbone asked how the exterior hardscapes had historic limitations. Mr. Boder stated that the hardscapes are not of historic significance. Mr. Dermody asked if they had to be granite steps or something else. Mr. Boder stated whatever was appropriate to meet code. Mr. Dermody asked if the entrance is accessible. Reverend Daryn stated there is a ramp to

the main door. Mr. Pingitore stated that funding my trigger accessibility codes. Mr. Zimbone asked if the project could be broken out into parts. Reverend Daryn stated that perhaps the clock could be separated from the exterior work, but all other parts should be completed together. Ms. Lustig stated that usually design and construction are completed separately but this project seems to be completed within the next year. Reverend Daryn stated that it is pressing due to the deterioration of the columns. Mr. Evarts stated that the estimates are pretty accurate. Ms. Lustig told the proponents to look into prevailing wage. Mr. Pingitore thanked Reverend Daryn for her presentation.

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 made a motion that the project was eligible. The motion was seconded by Mr. Boder.** Mr. Alpert stated the only outstanding matter was whether the building has historical significance. He continued by stating that with the receipt of the letter from the Historical Commission answers that question. Mr. Pingitore stated that there is a concern with the amount of the request. Mr. Dermody stated that the committee should separate eligibility from the follow up to the process. Mr. Boder stated that there are reasons to support this project as it has historical significance. Mr. Alpert stated that if awarded, we could place protections on the funding. Mr. Zimbone stated that we need to meet with Town Council to discuss. **The Committee approved the motion 7-0.**

Liaison Updates

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.

No updates presented.

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.

No updates presented.

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.

No updates presented.

FY2019-12 Playground Improvements

This request is for \$350,000 in construction funding to add ADA features at Greene's and Cricket Fields under Recreation.

No updates presented.

Vote: Approve Minutes

The Committee reviewed the minutes of February 13, 2019. Mr. Zimbone moved to accept the minutes from February 13, 2019. Mr. Alpert seconded, and the motion passed 6-0-1.

Chairman's Updates

None presented.

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Adjournment

Mr. Gerstel made a motion to adjourn the meeting at 10:05PM. Mr. Alpert seconded the motion and the meeting adjourned at 10:05PM.

Respectfully submitted,

Kristen Wright
Recording Secretary