

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

**Minutes of Meeting
April 10, 2019**

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

ABSENT: Chris Gerstel, Carys Lustig, Staff Liaison

STAFF: Kristen Wright, Recording Secretary

Mr. Pingitore called the meeting to order at 7:31 PM in the Highland room at Town Hall.

Chairman's Updates

Mr. Pingitore shared that he and Mr. Zimbone appeared before the Finance Committee on April 3rd. The Finance Committee shared questions and discussed all projects before the Community Preservation Committee including but not limited to the First Baptist Church and the overall budget.

Financial Review

The Committee reviewed the financial report provided by Assistant Town Manager Dave Davison. Mr. Dermody asked what the difference between Free Cash and the General Reserve. Mr. Zimbone stated that remaining monies from the General Reserve becomes Free Cash.

Discussion

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. Zimbone asked to defer this discussion to the end.

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. Alpert moved to **recommend funding** of the Needham Housing Authority's request of **\$150,000** for Consultant Services for the Modernization/Redevelopment of Affordable Housing in Needham from the **Community Housing Reserve fund**. The motion was seconded by Mr. Boder and the **motion passed unanimously 6-0**.

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. Pingitore moved to **recommended funding** of the Town Manager & Bay Colony Rail Trail Association's request of **\$15,000** for design funds for Fisher Street Trailhead of Needham Rail Trail from the **CPC General Reserve fund**. The motion was seconded by Mr. Alpert and the **motion passed** with a 5-1 vote.

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. Zimbone moved to **recommend funding** of the Town Manager & DPW's request of **\$117,000** for design funds for the Town Common Renovation from the **Open Space Reserve fund**. The motion was seconded by Mr. Barnes and the **motion passed unanimously 6-0**.

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. Boder expressed his concerns about the staffing and user convenience.

Mr. Alpert moved to **recommend funding** of the Park and Recreation Commission's request of **\$200,000** for Rosemary Lake Projects including a new dock and picnic pavilion on the camp side of the property from the **CPC General Reserve fund**. The motion was seconded by Mr. Zimbone and the **motion passed** with a 5-0-1 vote.

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.

Mr. Barnes moved to **recommend funding** of the Park and Recreation, Town Manager and DPW's request of **\$480,000** for construction funds for the Cricket Field Renovations from the **CPC Free Cash fund**. The motion was seconded by Mr. Alpert and the **motion passed unanimously 6-0**.

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.

Mr. Pingitore stated that the Finance Committee wanted to see more details on what improvements will be made. Mr. Zimbone asked that more information be requested before Town Meeting. Mr. Boder stated that Park and Recreation has always done what they said they would do. Mr. Dermody stated that they should be more specific including what parks they would be improving. Mr. Zimbone stated that he would like to see something similar to what facilities has submitted in the past including where and what improvements would be performed.

Mr. Boder moved to **recommend funding** of the Park and Recreation's request of **\$350,000** for Playground Improvements from the **CPC General Reserve fund**. The motion was seconded by Mr. Barnes and the **motion passed unanimously 6-0**.

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. Dermody stated that he and Mr. Zimbone met with the proponents and shared the Finance Committee's concerns. Mr. Alpert stated that he was not inclined to fund the entire project adding that it is a beautiful church that lends to the architectural beauty of the Town and is unconcerned with the 'religious' aspects of this project. Mr. Barnes shared his concerns about the recommendations from the both the Select Board and the Finance Committee. Mr. Zimbone stated that the Select Board has concerns about setting future precedent. Mr. Boder stated that it is both the amount of the request and the fact that it is private property located in the Town, but that smaller private projects should be considered for funding. Mr. Pingitore stated he feels this project needs more time due to the concerns this committee has shared about the provided quote and the fact that there is not alternate funding. Mr. Dermody stated that if any funding was allocated it would need to be specifically allocated to line items on the quote. Mr. Zimbone stated that he sees this project in three parts; Hardscapes – not historic, and the Historic Clock and façade – both historic but also has a very large contingency that is

hard to support. Mr. Zimbone stated that the façade is the immediate need and the clock could be a future project but access to the clock for public use would need to be detailed. Mr. Zimbone stated that at this time he does not support funding this project and if the project returned to this committee for funding that more finalized document for the façade should be included. Mr. Dermody agreed with Mr. Zimbone that this proposal needs to more detailed. Mr. Pingitore and Mr. Alpert stated that Mr. Dermody and Mr. Zimbone should go back to the proponent and explain the three parts of the project, the need for more detail for this committee and other Town committees, and that they can come back to this committee for future consideration. Mr. Zimbone added that the quoted contingency is too large and should be broken out, that outside funding should be investigated, as well as a proposed agreement for public use.

Mr. Dermody moved to **not recommend funding, without prejudice**, for the First Baptist Church's request of **\$799,040** for the historic preservation of the front porch of the Church building, the historic clock and church hardscapes. The motion was seconded by Mr. Boder and the **motion passed unanimously 6-0**.

Next Steps

Mr. Pingitore stated that this committee will next meet at Town Meeting when the articles are called and that at Town Meeting the committee liaisons are the proponent and will need to present to Town Meeting. Ms. Wright will coordinate with Ms. Lustig about liaison needs.

Vote: Approve Minutes

The Committee reviewed the minutes of March 27, 2019. Mr. Alpert moved to accept the minutes from March 27, 2019. Mr. Zimbone seconded, and the motion passed 6-0.

Adjournment

Mr. Dermody made a motion to adjourn the meeting at 10:01PM. Mr. Boder seconded the motion and the meeting adjourned at 10:01PM.

Respectfully submitted,

Kristen Wright
Recording Secretary