

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

**Minutes of Meeting
December 23, 2020
Zoom Meeting**

PRESENT: Peter Pingitore – Chairman, Joe Barnes, Chris Gerstel, Rick Zimbone, Robert Dermody, Laura Dorfman, Paul Alpert, Penny Kirk

ABSENT: Artie Crocker – Vice Chairman

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

GUESTS: Matt Ettinger, Mark, Barbara Hauschka

Mr. Pingitore completed a roll call for all members of the Committee and members of staff and the results of the roll call are noted above. Mr. Pingitore called the meeting to order at 7:03 PM via a Zoom Meeting. Mr. Pingitore reviewed the rules of the meeting that was being conducted remotely and online inline with Governor Baker's order regarding Public Meetings. Mr. Pingitore covered meeting ground rules for the meeting.

Chairman's Updates

None presented.

Determination of Eligibility

FY22-03 – Town Hall Clock Repairs

This request is for \$83,000 for rehabilitation of the clock on the front of Town Hall under Historic Preservation. *Liaison: Mr. Gerstel*

The committee discussed the application. Mr. Gerstel stated that he spoke with the proponent and that the building is historic, and the repair would be made to maintain the historic nature of the clock. Committee members felt that the request was standard and routine maintenance of the clock and not a repair or restoration. Mr. Gerstel stated he would get more information from the proponent for the next meeting.

Mr. Pingitore moved to defer the vote on eligibility. The motion was seconded by Mr. Gerstel.

The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8 – 0.

Liaison Updates and Due Diligence Questions

FY22-01 – Emery Grover Renovation/Addition Project – Option #3 (Rotated)

This request is for \$1,475,130 for design funding to design the renovation of the historic Emery Grover building under Historic Preservation. *Liaisons: Mr. Dermody and Dr. Barnes*

Dr. Barnes stated that the liaisons had a discussion with Dr. Gutekanst to review this proposal that has been well documented in past CPC meetings. Mr. Dermody added that he hopes that Town is focused on building a new facility that can withstand another 100 years. Mr. Dermody shared a concern is response from the public about saving this historic structure. Mr. Alpert stated that it is clear that the building needs either replacement or repair and that the discussion of the CPC is the historic relevance and the portion that the CPC should fund to support the historic preservation. Mr. Alpert shared that he

would like to be mindful about the amount that this committee contributes as it will impact other projects that there may be interested to fund within the four-corners of the CPC statute. Ms. Dorfman stated that there is a lot of documentation and an extensive study complete by the Town during the feasibility and that should be used when discussing the project. Ms. Kirk shared that it seems like a significant amount of money to invest in a historical building. Mr. Zimbone shared that he believes the building needs to be repair and has needed repair for many years. Mr. Zimbone questions funding the full design and a large portion of the construction for the project. Mr. Zimbone suggested that the Town funds the design from the capital plan and the CPC fund the historical portion of the construction of this building if that is the sense from the members of Town Meeting.

Mr. Alpert asked what percentage of the design funding has been requested. Ms. Lustig stated that 100% of the design, \$1,475,130, has been requested for this project. Mr. Pingitore asked why 100%. Ms. Lustig stated that historically, that has been the funding requests submitted to CPC that fall within the statute. Mr. Pingitore reviewed the financial scenarios that may result in funding all projects this cycle. Mr. Pingitore offered to set up a chairs meeting to discuss this proposal. The Committee agreed that a chairs meeting would be in order and perhaps funding only a portion of this phase of the project. The Committee discussed past projects that have been funding that are similar to this proposal, such as Town Hall, as well as the bonding amount that CPC is currently committed to, and the availability of funding for future projects. The Committee shared concerns about funding a design that Town Meeting would not agree with and therefore not move forward with future funding proposals and feels that understanding the Town's commitment to this project could give them a better sense if even partially funding this proposal would be wise. Mr. Gerstel reminded the Committee that during the proposal for the feasibility study, Town Meeting did not want to fund the project with CPC funding as the study was not solely focused on preserving the historical building and included destruction of historic property, which is outside of the goals of CPC.

Many Committee members shared that they think the building should be preserved as it is a historic structure and there are not any other buildings like it.

Ms. Kirk left the meeting at 8:00pm.

FY22-02 – Preservation of Town of Needham Marriage Records

This request is for \$25,000 for the preservation of the Town of Needham's Historic Marriage Records under Historic Preservation. *Liaison: Mr. Pingitore*

No updates presented. Ms. Dorfman stated in response to a previous question that preservation of birth and death records have already been completed.

FY22-04 – Town Common Historic Redesign and Beautification

This request is for \$1,364,000 for construction services for the Town Common project under Open Space, Historic Preservation, and Recreation. *Liaisons: Mr. Dermody and Mr. Gerstel*

No updates presented.

FY22-05 – Fisher Street Trailhead - Construction

This request is for \$15,000 for construction materials for the construction of the Fisher Street Trailhead under Recreation. *Liaison: Mr. Crocker*

No updates presented.

FY22-06 – Resurface Synthetic Track at DeFazio

This request is for \$166,000 for resurfacing of the Synthetic Track at DeFazio Field under Recreation. *Liaisons: Mr. Alpert and Ms. Dorfman*

No updates presented. Mr. Alpert stated that many questions have been addressed. Ms. Dorfman stated that perhaps updated pictures should be gathered.

FY22-07 – McLeod Field Renovation - Design

This request is for \$45,000 for design work for the renovation of McLeod Field to address sinkholes issues field under Recreation. *Liaison: Mr. Crocker*

No updates presented.

FY22-08 – Trail Identification Professional Design Services

This request is for \$6,000 for design funding to create standard trail identification for all trails in Needham under Open Space and Recreation. *Liaison: Mr. Pingitore*

No updates presented.

FY22-09 – Walker Pond Improvements

This request is for \$125,000 for the first phase of improvements to mitigate environmental issues at Walker Pond under Open Space and Recreation. *Liaisons: Ms. Dorfman and Mr. Zimbone*

Mr. Zimbone shared that the next meeting with the Walker Pond Working Group is next Wednesday.

FY22-10 – Town Reservoir Sediment Removal

This request is for \$262,000 for design funding to address the sediment at the bottom of the Reservoir under Open Space. *Liaisons: Mr. Alpert and Ms. Kirk*

No updates presented.

FY22-11 – Preservation of Open Space – Purchase of Land

This request is for \$1,000,000 for preservation of open space and purchase of land under Open Space. *Liaison: Mr. Zimbone*

No updates presented.

Proponent Presentation Schedule

The Committee discussed inviting the proponents to present.

Wednesday, January 6: Town Common Historic Redesign and Beatification (FY22-04), Resurface Synthetic Trak at DeFazio (FY22-06), McLeod Field Renovation (FY22-07), Trail Identification Professional Design Services (FY22-08).

Wednesday, January 20: Emery Grover Renovation/Addition Project – Option #3 (FY22-01), Preservation of Town of Needham Marriage Records (FY22-02), Fisher Street Trailhead, Needham Rail Trail (FY22-05)

Wednesday, February 3: Town Hall Clock Repairs (if determined eligible) (FY22-03), Walker Pond Improvements (FY22-09), Town Reservoir Sediment Removal (FY22-10)

Any other issues not reasonably anticipated by the Chair within 48 hours

Ms. Dorfman asked about updates on previously approved projects that were funded by CPC. Ms. Lustig stated that the contracts are still in process. Ms. Dorfman asked for an updated over the summer of 2021.

Mr. Zimbone asked for the financial spreadsheet to be updated with anticipated funding scenarios as well as a report of the reconciled fund that were returned to the CPC that projects have not spent once the project has been completed.

Adjournment

Mr. Pingitore made a motion to adjourn the meeting at 8:35PM. Mr. Dermody seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7 – 0.

Respectfully submitted,

Kristen Wright
Recording Secretary