

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

**Minutes of Meeting
January 20, 2021
Zoom Meeting**

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

ABSENT: Penny Kirk

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

GUESTS: Anthony DelGaizo, James Goldstein, Stacey Mulroy, Tedi Eaton, Mark Dorfman, Bruce Cadman, Mark Ettinger

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.

Proponent Presentations

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*

Mr. Pingitore welcomed Town Engineer Anthony DelGaizo. Mr. DelGaizo presented to the Committee.

Mr. Pingitore stated at the last presentation for design funding that they Bay Colony Rail Trail would be applying for a grant to fund the construction and asked if that money was sought and provided. Mr. Goldstein stated that after discussing it with the grant manager the criteria for the grant is not met by this project. Mr. Alpert asked about the presented draft plan and when the final plan will be received. Mr. DelGaizo stated that his team will be providing a construction layout and allow the other parts of DPW to complete their prep-work. Mr. DelGaizo stated that once the project begins it will be stamped and signed before it is presented to Town Meeting. Dr. Barnes asked if this project would complete the work on the Rail Trail or are other projects on the horizon. Mr. DelGaizo stated that there are other elements that can be added to the Rail Trail in the future such as a story book trail, playground equipment, or additional kiosks. Mr. Goldstein added that other funding sources may be available for the other parts that Mr. DelGaizo mentioned. Mr. Goldstein also added that there is a potential project to connect the Rail Trail to Chestnut Street and that project could apply for funding from CPC to complete that new portion of the trail. Mr. Goldstein stated that grant funding may also be available for that project. Mr. Crocker asked about the types of trees will be installed. Mr. DelGaizo stated that he is working with Superintendent Ed Olsen to identify the trees that will come from our nursery and be donated by Eversource. Mr. Dermody asked for a breakdown of the cost for this project. Mr. DelGaizo stated that the largest expense will be the guard rail and then the stone chips and asphalt take up the

remaining cost. Mr. Gerstel asked about the maintenance of the stone chips. Mr. Gerstel stated that at DeFazio, where these same stone chips are used, and is it expected that this driveway will have to be dragged on a regular schedule. Mr. DelGaizo stated that while there is a higher maintenance cost, due to the turtle refuge and support the drainage of the area. Mr. Zimbone asked if the turtles are an endangered species. Mr. DelGaizo stated that they are not endangered, however the Conservation Commission stated that the area would have to be preserved to allow the natural habitat of the turtles. Mr. Zimbone asked for a cost estimate for the next project that may come to the CPC in the future. Mr. DelGaizo stated that it is difficult to know as there are still many variables within the scope of the project but an estimate of \$500,000 would be fair.

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*

Mr. Pingitore welcomed Town Clerk Tedi Eaton. Ms. Eaton presented to the Committee.

Dr. Barnes asked if this project would enable the Town Clerk employees to just print out a copy of the marriage certificate. Ms. Eaton confirmed that this would allow that to be an option. Dr. Barnes asked if there are any other types of vital records would have to be preserved. Ms. Eaton stated that other records may be Select Board records, Treasure/Collector ledger, and possibly the personal property records. Mr. Dermody asked how long it will take to process the historic records. Ms. Eaton stated it will take approximately three months. Ms. Dorfman asked when the project could begin. Ms. Eaton stated that it would likely begin the beginning of July but COVID should not have an impact it as the Town Clerk's office is staffed appropriately with social distance. Mr. Zimbone asked how often the older records are requested. Ms. Eaton stated not as often as more recent records. Mr. Pingitore asked about the records prior to 1919. Ms. Eaton stated that they are on CDs. Mr. Pingitore asked if the CDs could be uploaded to the new system. Ms. Eaton stated that they may be transferred to the new system. Ms. Dorfman asked if the records could be available online. Ms. Eaton stated that there is a charge to receive the certified vital records. Ms. Eaton added that there are also impounded records that are not open to the public.

Mr. Pingitore and the Committee thanked Ms. Eaton.

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*

Mr. Pingitore welcomed Town Engineer Anthony DelGaizo back to the Committee. Mr. DelGaizo presented to the Committee.

Mr. Alpert asked about future funding for projects of this nature. Mr. DelGaizo stated that perhaps Fuller Brook would be considered for future funding as well as areas along the Charles River if the rating does not remain at an A. Mr. Alpert asked about timing of the project and future projects. Mr. DelGaizo stated that the construction is estimated in FY23 with a design for Fuller Brook in FY24 and construction for Fuller Brook in FY25. Dr. Barnes stated that this project appears to be many areas around the Reservoir that will need to be addressed to identify where the sediment is coming from. Mr. DelGaizo stated that this is the approach that they would like to take so the entire Reservoir will not have to be dredged. Mr. Crocker asked if the sandbar near the Reservoir is a result of the storm water

run-off from the field at DeFazio. Mr. DelGaizo stated that is one of the sources, but a larger contributor used to be the DeFazio parking lot. Mr. DelGaizo stated that by adding the stone chips, that part of the has been mostly mitigated. Mr. Crocker asked if the sediment is in the Reservoir. Mr. DelGaizo stated that one of the impairments is sediment that sinks to the bottom and the other is the turbidity that clouds the water. Mr. Crocker asked if there is anything else the Town can do to reduce the impact of these impairments. Mr. DelGaizo stated that clearing catch basins and not letting trash gather as well as having a regular maintenance to keep the water bodies clean. Mr. DelGaizo stated that phosphorous is another impairment that needs to be address. Mr. Crocker asked about fertilizer that residents use for their lawns and Mr. DelGaizo quickly stated that the largest contributor of phosphorous is decaying leaves that gather in the catch basin. Mr. Dermody asked what the deepest depth of the Reservoir. Mr. DelGaizo stated that the deepest level is 6 feet. Mr. Dermody asked if some of sediment is naturally created and if others are hazardous. Mr. DelGaizo stated that the sediments are impairments, but they are not hazardous. Ms. Dorfman asked if this project is similar to the Rosemary Lake project and if so, why is it twice as much. Mr. DelGaizo stated that project is similar and that the increase is because the area is much larger and identify numerous ways that the water quality could be improved throughout the Reservoir. Ms. Dorfman asked if it is anticipated that the same design consultant will be used. Mr. DelGaizo stated that it will probably be the same design group as they have been working on this type of project in the Town since the initial drainage maps were created. Mr. Gerstel asked if the trail around the Reservoir would be impacted or have to be closed down during the removal of the sediment. Mr. DelGaizo stated that in order to remove the sandbar, he believes that a small section would be impacted but it would be returned in the same way it was found. Mr. Zimbone stated that he is currently the president of the Needham Golf Club, and the Golf Club has completed some work that is inline with this project. Mr. Zimbone discussed different water bodies throughout the Golf Club. Mr. DelGaizo stated that he would like to continue the discussion of what can be done to mitigate the impact to the Reservoir. Mr. Pingitore asked about the amount of sediment that needs to be removed as outlined in the application and how much it would cost to remove the sandbar. Mr. DelGaizo stated that he would be able to provide a number once the design has been completed. Mr. Pingitore asked about the identified area of this project. Mr. DelGaizo stated that there is a good area uphill that would be a part of this design project and the different aspect that will be considered. Mr. Pingitore asked if this process is similar to how the Rosemary Lake project was completed. Mr. DelGaizo stated that it is, but it will explore the inputs more than the prior project. Mr. Pingitore asked about the other waterbodies in Town and the use of CPC for those projects. Mr. DelGaizo stated that the other ponds have to still be studied. Ms. Dorfman stated that the Committee should know the differences and similarities between the two projects so the public can correctly compare them. Dr. Barnes stated that this may be a public works project and perhaps not a CPC project.

The Committee continued to discuss the scope this project in relation to the submitted application and the identified area in the design. Mr. Zimbone shared concerns about requests to clean every pond, stream, and brook in Town. Ms. Lustig stated that this project, like the Rosemary Lake project, has a strong recreational aspect and preserve open space that is enjoyed by residents.

Mr. Pingitore and the Committee thanked Mr. DelGaizo.

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*

Mr. Gerstel shared reports from the proponent. Mr. Alpert stated that this proposal is for repairs not renovation or restoration. Dr. Barnes asked if this was a part of the Town Hall restoration. Mr. Gerstel stated that it was a part of the original restoration, but it was not completed correctly. Mr. Crocker stated that it appears to be maintenance. Mr. Dermody does not believe that it is eligible as it is submitted. Mr. Gerstel stated that Ms. Wright was on the call with the proponent Director of Building Maintenance Barry Dulong and would like her to have an opportunity to share information from the meeting. Mr. Zimbone stated that it is submitted as a maintenance project. Mr. Pingitore stated that with the 10-year need, it is a maintenance project. Ms. Wright shared information about the different elements that are being considered to preserve the historic nature of the exterior.

Mr. Gerstel moved to find this proposal eligible for CPA funding. The motion was seconded by Mr. Pingitore. The Committee discussed various definitions. The roll call vote was as follows:

Alpert: nay, **Barnes:** aye, **Crocker:** nay, **Dermody:** nay, **Dorfman:** nay, **Gerstel:** aye, **Zimbone:** nay, **Pingitore:** nay. **Motion fails 2 – 6 and the proposal was deemed ineligible.**

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*

None presented.

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*

None 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*

None presented.

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*

None 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*

None 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 stated that there have been some meetings with Mr. DelGaizo and all interest parties will have a meeting. Mr. Pingitore stated that there were questions when the proposal was originally submitted last year. Mr. Zimbone will redistribute information through Ms. Lustig.

Report on Increasing Bucket Amounts

Mr. Zimbone discussed the intent of adjusting the bucket amounts and after a discussion with Stuart Saginor from CPA and adjusting the levels could be in the best interest of the Committee to look forward to future projects. Mr. Pingitore stated it will be on our next agenda to discuss further as a Committee.

Vote: Approve Minutes December 23, 2020

Mr. Pingitore made a motion to approve the December 23, 2020 minutes and Dr. Barnes seconded. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** abstain, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 7 – 0 – 1.

Vote: Approve Minutes January 6, 2021

Mr. Zimbone made a motion to approve the January 6, 2021 minutes with technical corrections and Mr. Gerstel seconded. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8 – 0.

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

Ms. Dorfman would like to have a discussion at a future meeting regarding adding to the application what other funding sources may be available to the project. Ms. Lustig stated that this summer when we review the plan, updating the application should be a part of this process.

Mr. Zimbone asked for a copy of the capital plan. Mr. Pingitore stated that the Committee will meeting with Assistant Town Manager/Finance Director Dave Davison and the Committee will also meet with the Finance Committee.

Dr. Barnes asked about the proposed Chairs meeting with the Select Board and the School Committee. Ms. Lustig stated that the meeting will occur after the Town Manager submits her budget to the Select Board.

Adjournment

Mr. Gerstel made a motion to adjourn the meeting at 9:49PM. Mr. Crocker seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 8 – 0.

Respectfully submitted,

Needham Community Preservation Committee
January 20, 2021
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Kristen Wright
Recording Secretary