

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

**Minutes of Meeting
April 7, 2021
Zoom Meeting**

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

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

GUESTS: Mark Dorfman

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.

Mr. Dermody joined the meeting at 7:06PM.

Chairman’s Updates

Mr. Pingitore shared that as a follow up from the last meeting, the unused allowance used in the Debt Services report does not include the additional 11% that is proposed for this upcoming funding cycle.

**Discussion on Vote – review of input from public hearing, Select Board, and Finance Committee
FY22-01 – Article 24: 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*

Mr. Alpert had no comment. Mr. Barnes still would like a further commitment on secondary funding for the construction. Mr. Dermody shared that he supports the project and would like to save the building but understands that we need to spend CPC funding wisely. Ms. Dorfman asked if the secondary funding is not known before the vote is taken, what happens with the funding for design. Mr. Gerstel had no comment. Ms. Kirk had no comment. Mr. Zimbone stated that he reviewed discussion that Finance Committee had after the overall CPC discussion had occurred. Mr. Zimbone shared that the Finance Committee discussed Emery Grover in terms of where it was on the list of priorities for the School Committee.

Mr. Crocker joined the meeting at 7:30PM.

Mr. Zimbone made a motion to defer the vote of application FY22-01 until the April 21, 2021 meeting. Mr. Barnes seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-02 – Article 25: 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 made a motion to recommend funding on the Needham Town Clerk's request for \$25,000 for the Preservation of Town of Needham Marriage Records under the historic designation which will be transferred from the CPA 2021 General Reserves. Mr. Alpert seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-04 – Article 26: 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*

Mr. Alpert made a motion to recommend funding on the Department of Public Works and Town Manager's request for \$1,364,000 for the Town Common Historic Redesign and Beautification in the amount of \$1,000,000 under the historic designation which will be transferred from the CPA Free Cash and the balance from non-CPA sources. Mr. Gerstel seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-05 – Article 27: 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*

Ms. Kirk made a motion to recommend funding on the Town Manager and Bay Colony Rail Trail Association's request for \$15,000 for the Fisher Street Trailhead under the recreation designation which will be transferred from the CPA 2021 General Reserves. Mr. Gerstel seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-06 – Article 28: 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*

Mr. Gerstel made a motion to recommend funding on the Department of Public Works and Park and Recreation Department's request for \$166,000 for the Resurface Synthetic Track at DeFazio under the recreation designation which will be transferred from the CPA 2021 General Reserves. Mr. Alpert seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-07 – Article 29: 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*

Mr. Crocker made a motion to recommend funding on the Department of Public Works and Park and Recreation's request for \$45,000 for the McLeod Field Renovation design under the recreation

designation which will be transferred from the CPA 2021 General Reserves. Ms. Kirk seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-08 – Article 30: 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*

Mr. Dermody made a motion to recommend funding on the Conservation Department's request for \$6,000 for the Trail Identification Professional Design Services under the recreation designation which will be transferred from the CPA 2021 General Reserves. Mr. Gerstel seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-10 – Article 31: 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. Alpert made a motion to recommend funding on the Department of Public Works' request for \$262,000 for the Town Reservoir Sediment Removal design in the amount of \$175,000 under the open space designation which will be transferred from the CPA Open Space Reserves and the balance from non-CPA sources. Mr. Crocker seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

FY22-12 – Article 32: Increase Affordable Housing Bucket Contribution

This request is for and increase to the annual contribution to the Community Housing reserve fund from 11% to 22%. *Liaison: Rick Zimbone, Joe Barnes, Robert Dermody, Laura Dorfman*

Mr. Zimbone made a motion to recommend that the annual contribution to the Community Housing Reserve be increased this year from 11% to 22% for this current fiscal year. Ms. Kirk seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

Financial Warrant Article – Article 33: FY2022 Community Preservation Fund revenues

This is a standard warrant article to allocate CPA funding in accordance with the law

Mr. Pingitore made a motion to recommend that pursuant to Massachusetts General Law Chapter 44B the estimated FY2022 Community Preservation Fund revenues be appropriated or set aside for future appropriation as follows:

- A. Administrative and Operating Expenses of the Community Preservation Committee - \$82,000
- B. Community Preservation Fund Annual Reserve - \$1,225,714
- C. Community Housing Reserve - \$764,783
- D. Historic Resources Reserve - \$0
- E. Open Space Reserve - \$382,391

Mr. Alpert seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

Financial Warrant Article – Article 34: FY2020 Community Preservation Reserve Funds

This request comes from the Assistant Town Manager/Finance Director to adjust funds previously appropriated to reach the correct level of funding.

Mr. Pingitore made a motion to recommend that pursuant to Massachusetts General Law 44B the sum of \$11,935 be set aside for future appropriation to the Community Housing Reserve and the sum of \$11,935 be set aside for future appropriation to the Open Space Reserve, and that to meet this appropriation that \$23,870 be transferred from CPA Free Cash. Mr. Alpert seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

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

Ms. Dorfman asked about Walker Gordon still listed on the website as Eligible. Ms. Lustig stated that it would be adjusted with the recent change.

Mr. Zimbone asked to discuss who would be presenting on each article.

Mr. Pingitore stated that the following individuals would be recording the presentation for the article:

FY22-01: Mr. Dermody

FY22-02: Mr. Pingitore

FY22-04: Mr. Gerstel

FY22-05: Mr. Crocker

FY22-06: Ms. Dorfman

FY22-07: Mr. Crocker

FY22-08: Mr. Pingitore

FY22-10: Mr. Alpert

FY22-12: Mr. Zimbone

Financial Articles: Mr. Pingitore

Mr. Pingitore will answer any questions asked on the Town Meeting Floor

Adjournment

Mr. Dermody made a motion to adjourn the meeting at 8:39PM. Mr. Mr. Gerstel seconded the motion. The roll call vote was as follows: **Alpert:** aye, **Barnes:** aye, **Crocker:** aye, **Dermody:** aye, **Dorfman:** aye, **Gerstel:** aye, **Kirk:** aye, **Zimbone:** aye, **Pingitore:** aye. Motion passes 9 – 0.

Respectfully submitted,

Kristen Wright
Recording Secretary