

**TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)**

Minutes: Wednesday, October 9, 2019, Town Hall Conference Room #1, 5:00PM
Present: Margaret Velie, Elizabeth Dionne, Gloria Leipzig, Stephen Pinkerton, Floyd Carman, Lisa Harrington, David Kane, Andy Rojas,
Other: Tomi Olson, Glen Castro, Courtney Eldridge, Frank Sartori
Absent: Roy Epstein

Margaret Velie called the meeting to order at 5:00 PM.

Approved Minutes

- Motion to approve Regular meeting minutes, as amended, for Wednesday, September 11, 2019, passed unanimously, with 1 abstention.
 - Elizabeth Dionne moved to approve meeting minutes as amended.

Review and Approve Preliminary Applications

Feasibility study for the redevelopment and creation of new affordable housing units at Belmont Village

Belmont Housing Authority is requesting \$173,000 to study the feasibility of redeveloping Belmont Village by creating additional units as well as preserving existing units. Floyd Carman asked about the end game in increasing the numbers of units. Gloria Leipzig stated that the consultant will look at what's feasible in terms of numbers of apartments, scale and financial cost. Floyd Carman suggested meeting with the Superintendent of School's about the increase of school enrollment. Gloria Leipzig stated that there will be different housing types and that the new high school and middle school reconfiguration will hopefully be completed with the expectation for possible growth in the student population.

There was a discussion on Sherman Gardens about the progress of similar project at Sherman Gardens. Elizabeth Dionne asking if hard numbers for redevelopment would be available at some point. Gloria Leipzig stated that the next steps include working with consultants on feasibility analysis. Andy Rojas asked when we will see drawings of Sherman Gardens. Gloria Leipzig stated that the consultants started about six or seven months ago. A PowerPoint presentation can be made available to CPC members. Gloria Leipzig will coordinate with Leonardi Architect for a formal presentation to CPC in February or March 2020. Stephen Pinkerton asked if any potential zoning changes need to come before the Planning Board.

Motion to advance Feasibility study for the redevelopment and creation of new affordable housing units at Belmont Village

Floyd Carman made the motion to advance the Feasibility study for the redevelopment and creation of new affordable housing units at Belmont Village, passed unanimously.

Town Field Playground & Court Restoration

Cortney Eldridge stated that the project has no proposed changes. There is about \$4K to \$5K in fundraising efforts to date. There will be a final number before the final design phase and expect no increases. Elizabeth Dionne questioned whether the fundraising goal amount is still \$37,500, given that the revisions to the 2020 CPA Plan removed the fundraising requirement for public parks. Gloria Leipzig reviewed the amount of the project. The amount requested is \$640K. Total project cost \$738K. Cortney Eldridge stated \$60K has been appropriated to the project. Stephen Pinkerton suggested reducing the Total Project Cost by that amount.

Motion to advance Town Field Playground & Court Restoration

Gloria Leipzig made the motion to advance the Town Field Playground & Court Restoration, passed unanimously.

Removal of Knotweed

Floyd Carman noted there is a building project going on at the library. Margaret Velie questioned whether this was conservation land and stated that Community Preservation Coalition has stated removing of invasive from conservation land is eligible. Andy Rojas stated that if there is a new building project that an environmental review before the stream or brook and or having conservation land removal specialist will be a smart idea or having a separate project versus combining into one project. Margaret Velie will contact Stuart Saginor for the Community Preservation Coalition's opinion on the eligibility. Floyd Carman asked if we know the property line and suggested to having Glenn Clancy, Director of Community Development, determine the property line.

Motion to defer advancing Removal of Knotweed

Stephen Pinkerton made the motion to defer advancing the Removal of Knotweed pending clarification around eligibility, passed unanimously.

Repair of Historic Tower Clock at First Church in Belmont

Elizabeth Dionne asked about the increase of \$15,450 year over year. Stephen Pinkerton stated that there should be a match to help mitigate the cost of the project. Floyd Carman stated this a church and state issue and concerned of a lawsuit. Floyd Carman stated that it would be a town project if the Select Board were sponsoring it. It is the church that is sponsoring the project. Lisa Harrington stated that she attended preservation conference and Acton's case was brought up at the session.

Motion to advance Repair of Historic Tower Clock at First Church in Belmont

Elizabeth Dionne made the motion to advance the Repair of Historic Tower Clock at First Church in Belmont with condition of private fundraising and a question on the increase in the amount from last year, passed unanimously.

Homer House Window Restoration Project

Elizabeth Dionne stated that there needs to be a stipulation for more public access. Lisa Harrington stated agreement that if they were to sell the Homer House the CPA funded amount will be given back to the Town. Lisa Harrington stated that if the Homer House is asking for more money CPC will want more public access. Andy Rojas stated it will be great to see a real cost estimate for numbers of window and the size. Stephen Pinkerton asked about ADA compliance requirements. Andy Rojas stated 30% over the last five years of construction. Elizabeth Dionne stated that the appropriate Town department to investigate options for increased public access would likely be the Recreation Department.

Motion to advance Homer House Window Restoration Project

Stephen Pinkerton made the motion to advance the Homer House Window Restoration Project subject to receiving detailed information about the number, size and age of windows, firm estimates of the scope and cost of the work, and potential for additional public access, passed unanimously.

Chimney Repair

Floyd Carman stated this project is a huge safety issue. Lisa Harrington indicated that Steve Dorrance would provide a contractor's report. Andy Rojas requested a cost estimate as part of the final application.

Motion to advance Chimney Repair

Elizabeth Dionne made the motion to advance the Chimney Repair, passed unanimously.

Stephen Pinkerton made the motion to approve administrative funds in the amount of \$9,800, to due diligence by investigating the condition of the chimneys and developing a better cost estimate, passed unanimously.

Belmont Municipal Light Building Assessment and Feasibility Study

Margaret Velie had some concerns regarding the feasibility study eligibility. Lisa Harrington stated that the condition study is eligible. Lisa Harrington stated that there was feasibility funding for the community path. Margaret Velie stated CPC can do a feasibility study for the exterior. Lisa Harrington asked if Stuart Saginor could provide CPC an opinion.

Motion to advance Belmont Municipal Light Building Assessment and Feasibility Study

Elizabeth Dionne made the motion to advance the Belmont Municipal Light Building Assessment and Feasibility Study subject to confirmation of eligibility for the portion of feasibility study, passed unanimously.

Payson Park Bandstand

Floyd Carman stated that CPC had a deadline to submit preliminary applications for Monday, September 30 at 7pm. Elizabeth Dionne stated what is the rationale for making an exception to accepting the application. The other concern is how this project different from last year. Tomi Olson addressed that no one spoke against the town meeting member that didn't like the design. CPC stated the design of the bandstand wasn't an issue. This project has been ongoing since 2016. Margaret Velie noted that this town meeting member voted on the \$5K for a design in 2018. Tomi Olson was under the impression that the application was due in October. Tomi Olson looked online and found out it was due in September. Floyd Carman stated whether this project is a good project is immaterial. Andy Rojas stated CPC isn't arbitrators of design. David Kane stated this could be a slippery slope accepting this application once and someone comes in two weeks later meeting the preliminary application criteria. Stephen Pinkerton stated whether the project is the same from the past since he hasn't seen the application. The deadline was missed doesn't argue how well the project will be. If this project was going anywhere, a more active role by town because it is not moving forward expeditiously. Frank Sartori stated this is a very good project and would be positive addition to Payson Park.

Motion to waive the deadline for the Payson Park Bandstand Application

Andy Rojas made the motion to waive the deadline for the Payson Park Bandstand preliminary application to October 7, 3 Yeas 4 Nays, motion failed.

Project Update

Floyd Carman gave a list of project updates as follows:

- 2016 Homer House – project is complete
 - Floyd Carman made the motion to close the Homer House Rehabilitation and Restoration project, passed unanimously
- 2017 Construction of Intergenerational Walking Path at Clay Pit Pond – project is complete
 - Floyd Carman made the motion to close the Construction of Intergenerational Walking Path at Clay Pit Pond, passed unanimously
- Floyd Carman updated CPC on Ellen Cushman's project completion to be June of 2020
 - Preserving Belmont's Original Vital Records

- Digitizing Belmont's Town Meeting Records
- 2018 PQ Playground Revitalization Phase II – Floyd Carman emailed Jay Marcotte if this project was final, Jay Marcotte mentioned completed, but waiting to hear from Glenn Clancy
- 2019 Town Field Playground Restoration Design – project is complete
 - Andy Rojas made the motion to close the Town Field Playground Restoration Design passed unanimously
- 2019 McLean Barn Stabilization – project is 90% complete
 - Lisa Harrington had concerns that work isn't complete to be followed up with Spencer Gober
- 2019 Belmont Veterans Memorial Restoration – project is complete
 - Andy Rojas made the motion to close the Belmont Veterans Memorial Restoration, passed unanimously

Other Business

- Mike Smith will be looking into whether murals and memorial plaques at the library are considered historic.
- The Coalition's contact list for Belmont's CPC will be updated.
- Next meeting: Wednesday, November 13, 2019 at 5:00 pm.
- Floyd Carman made the motion to approve Glen Castro's administrative expenses, passed unanimously.

The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Glen Castro