

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

Minutes: Thursday, November 21, 2019, Select Board Meeting Room, 6:00PM
Present: Margaret Velie, Elizabeth Dionne, Gloria Leipzig, Stephen Pinkerton Floyd
Carman, Lisa Harrington, David Kane, Roy Epstein
Other: Glen Castro, Cortney Eldridge, Mark Carthy, Michael Flamang, Wendy Murphy,
Steve Dorrance, Lauren Meier, Michael Smith, Jaclyn Martin, Peter Struzziero
Absent: Andy Rojas

Margaret Velie called the meeting to order at 6:00 PM.

Town Field Playground and Court Restoration \$640,000 – Cortney Eldridge

Cortney Eldridge presented the Town Field Playground and Court Restoration project. She stated fundraising about \$8,500 to date, towards their goal of \$37,000. There were several public meetings, last meeting was about two weeks ago to gather public feedback regarding the playground and courts. Elizabeth Dionne noted that fundraising funds will be spent before any of the CPA grant monies. Cortney Eldridge stated she will continue to ask for the \$640,000 and that the fundraising money will be used to offset the cost of the project. She noted that WDG will have an updated cost estimate by the Final Application. She stated that the project, if approved by Town Meeting, will be out to bid in July 2020 (timeline provided in final application packet). Roy Epstein asked about the design and feasibility study of the project. Cortney Eldridge stated that the design work is done, and the \$60,000 was used for the final design drawings and bid documents to be finished by Annual Town Meeting.

Removal of Knotweed – Belmont Public Library \$50,000 – Mark Carthy

Margaret Velie stated that Community Preservation Committee determined that the project is ineligible as the library property is not “conservation land”. Peter Struzziero and Mark Carthy were in attendance to give a brief overview of the project. Peter Struzziero stated that this project is two-fold for the library landscape and project. Mark Carthy stated they will look into a conservation restriction. Margaret Velie stated that CPC reached out to the Community Preservation Coalition as whether a conservation restriction would make the project eligible. Floyd Carman asked about the unintended consequences of putting a conservation restriction in place. Mark Carthy stated that the architect will not be going near the wetland during the library building project. Floyd Carman stated to sponsors of the project to think about the unintended consequences before making any assumptions starting the library building project.

Repair of Historic Tower Clock at First Church in Belmont \$81,700 – Michael Flamang

Michael Flamang stated this is a re-submission of last year's CPA project. The clock was put in when the church was built 1889. The bell was built in 1859, and moved from their earlier church. This is a building of historic significance. The clock doesn't work. There is a potential risk using the wooden ladder to fix the clock. This project is to remove the old ladder and install two prefabricated aluminum ladders. The additional money will be used to make repairs to the hands on the face of the clock, which was not included last year. The price has gone up based on the quote of the subcontractor. Michael Flamang stated that the Community Preservation Coalition database has 90 projects from 2015-2018 that involved work in churches. Stephen Pinkerton reiterated about the CPA Plan 10% cost sharing for projects that are private property. Michael Flamang stated that if it is a requirement that they will comply with the requirement. It was noted that in-kind contributions are acceptable.

Homer House Window Restoration Project \$100,000 – Wendy Murphy

Wendy Murphy stated that they are asking for \$100K to restore and not replace the all the windows at the Homer House. This is a public safety and access issue. Homer House has been maintained and restored for public use with volunteer work. Wendy Murphy stated that the Homer House has been used for educational and cultural events, and public tours. Every summer they hold "literacy on the lawn" where families and children attend. This is coordinated with the Belmont Library. Wendy Murphy stated they want to make the Homer House safer and warmer. The windows are not safe. There are no locking mechanisms. The Woman's Club is seeking money for exterior damage to some of the windows on the third floor. Window Woman of New England provided the specifics on estimates for 43 windows on the final application (page 9). There are three categories of damages. Wendy Murphy stated that two original stained glass windows are warped and that the Window Woman of New England is able to repair the stained glass. The process is to remove them and bring them back to their shop and "iron" them out and re-installed them back to the Homer House. Wendy Murphy stated clearly that selling the Homer House is not going to happen as the Woman's Club owns the Homer House and that the land has a conservation restriction on it.

Floyd Carman asked if Wendy Murphy has met with Michael Smith from the Historic District Commission. Lauren Meier, Historic District Commission – Chair, stated that the Homer House is on the national registry and the local district and is subject for review and approval by the Historic District Commission. The Historic District Commission has not seen the application yet.

Town Hall Chimney Repair \$125,000 – Steve Dorrance

Steve Dorrance thanked CPC for the administrative funds used to investigate Town Hall chimneys. One Town Hall chimney is misaligned in two places as the edges should be straight. The large chimney, he is most concerned about, has a long crack from the top down. The cracks

are both horizontal and vertical as well as in the interior. The crack is about five to six feet long. A picture was taken on the inside of the chimney. The inside of the chimney looks good. Steve Dorrance stated that part of the proposal is to water proof the chimneys. Boston Chimney provided the quote of plus or minus \$125K. Roy Epstein stated that reinforcing to rebuild them seems to require disassembling them. Steve Dorrance stated that the corner bricks will be taken out and they will not rebuild the chimney. The intent is to stabilize the brick and to fix the cracks. Roy Epstein asked if the Historic District Commission needs to weigh in on this project. Lauren Meier stated no issues with the project and that Michael Smith and Steve Dorrance have been in contact.

Feasibility Study for Redevelopment and Creation of New Affordable Housing Units at Belmont Village \$173,000 – Jaclyn Martin

Jaclyn Martin stated Belmont Housing Authority (BHA) is requesting \$173K. The funding would be used to evaluate and explore feasibility of redeveloping Belmont village. There are nine acres of land. It is situated between Waverly Street and Common Street and abuts the railroad tracks. It has 100 family public housing units, 50 with 2 bedroom units, 50 with 3 bedroom units, in 25 buildings. The study will include market research, identifying possible funding sources, and preliminary design. This project is similar to that of Sherman Gardens. Roy Epstein asked if there are any 4 bedrooms. Jacklyn Martin stated she doesn't know what the potential is as it is to see what could be done on the land which will be supported by the Housing Trust and League of Women Voters. Roy Epstein asked if the Planning Board need to be involved. Stephen Pinkerton stated that it will depend on what the change is. Gloria Leipzig does not expect a need for 4 bedroom apartments.

Belmont Municipal Light Building Assessment and Feasibility Study \$55,000 – Lauren Meier

Michael Smith noted that the substation will be decommission and vacated in 3-5 years. The sponsors will continue to seek other non-CPA funding for the project. He noted that parking will be a challenge at the site.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Glen Castro