

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

Minutes: Wednesday, November 12, 2020, Zoom Public Meeting, 6:00PM
Present: Elizabeth Dionne, Margaret Velie, Adam Dash, Michael Chesson, Gloria Leipzig, Stephen Pinkerton, David Kane
Other: Glen Castro, Linda Oates, Sue Croy, Aleida Leza, Darin Takemoto, Frank French Sr., Jessica Whitehead, Jim Davis, Paul Cobuzzi, Peg Demritt, Russ Leino, John Marshall, Betsy Lipson, Jay Marcotte, Maryann Scali
Absent: Andy Rojas, Natasha Klemek

Elizabeth Dionne called the meeting to order at 6:00 PM.

Final Application Process and Timeline

Elizabeth gave an update of the process and timeline of the various meetings Select Board, Capital Budget Committee, and Warrant Committee. Elizabeth reminded sponsors of having a good process for soliciting community input and feedback before town meeting.

Project Sponsor's Presentation

1. Phase I – Consulting Services for Payson Park Renovation - \$35,000

Linda Oates gave an update on the Phase I – Consulting Services for Payson Park Renovation. In the 1980's twenty three trees were planted that did not cost the town any money. Neighbors contributed to small improvement and upkeep of the park. Linda stated the project will consists of tree pruning, replacing stairs, fixing fences, new benches, seeding grass, and input or recommendations from the neighbors to help improve Payson Park. About 300 flyers were distributed to abutters. 84 people have joined the friends of Payson Park. Sue Croy stated the \$35K is to hire a consultant to advice and come up with a conceptual design. Phase II of the project will be to request funding for the construction of the park.

Elizabeth asked about the communication with the recreation commission. David stated no formal votes taken by the recreation commission. David agreed having a consultant review the needs of the park. Jay Marcotte, Director of Public Works, stated the first step is going through the process of getting endorsements from other commissions and boards and having public meetings for community input with consultants. The consultants will come up with a conceptual design based on community feedback. The final conceptual design will give construction cost estimate.

The tree maintenance and walking path are the focal point of the project. David asked whether the focus is on the aesthetics and or the playground. The consultants looks at both the aesthetics and the playground. The playground needs to achieve ADA compliance.

2. Tennis Court Expansion – Winn Brook \$240,000

Jon Marshall gave an update on the Tennis Court Expansion – Winn Brook. The project was discussed about a year ago. ~~One~~ Tennis courts could be added at the high school. The tradeoff is removing one of the playing fields at the high school. A minimum of five tennis courts would benefit the high school athletic play. It will also make an effective use the athletes' time. The Grove Street Park, the PQ Park, and the Winn Brook were explored for the expansion of one or two tennis courts. Grove Street Park and PQ Park had limited spaces for additional tennis court(s).

Community meetings will be conducted when the conceptual design is completed. The recreation commission and park commission will need to sign off on the project. The recreation department looked at about ten or eleven other communities with accessible tennis courts in their community.

Adam stated that the Select Board made a commitment to the community to provide additional tennis courts at the Winn Brook for high school tournaments. Jim Davis stated five courts are needed to hold varsity matches; three singles and two doubles. The additional court is to hold exhibition matches during regular season and for the use of additional training. David asked whether the \$240K is enough money for two tennis courts. Jon stated that the \$240K is estimated to be enough for the two tennis courts.

Margaret asked whether a final design will be completed before town meeting or could the project be split into two phases. Jon stated he doesn't have the money to complete a design study. Margaret stated that town meeting would not know the number of tennis courts to be appropriated. Adam stated we could have a public meeting to give an update of the proposed number of tennis courts. Margaret stated this is a concern going before Town Meeting and not having a final design. Elizabeth stated the important issue is what we are asking Town Meeting to vote on, whether it is one or two tennis courts. The sponsor should also be ready because Town Meeting will want to know and understand more about the project.

Margaret stated that the sponsor will need to work with Second Soccer. Second Soccer received \$100K in CPA funds to renovate the entire field in FY2015, out of a total cost of \$250,000. Jay Marcotte stated the study will done to determine the number of tennis courts before town meeting. The study will be shared at public meetings. Margaret stated it will be smooth if the project is in two phases.

Betsy Lipson asked Jon whether he is considering paving both tennis courts due to the water absorption. Jon stated it will be accounted as part of the construction and design. Maryanne

Scali stated 32 and not 22 tennis courts were in town. Maryanne asked to consider the pitch for the drainage when building the tennis court(s).

3. Community Path Right of Way - \$200,000

Elizabeth stated this is a recreation and not open space project, per guidance from the Community Preservation Coalition. Russ Leino gave an update on the Community Path Right of way. Design phase 1a and 1b is near completion at 25%. The next step is to receive funding from Transportation Improvement Program (TIP). The TIP funds will be for the construction costs of the community path. There will be a temporary easement impact to adjacent properties, such as allowing vehicles that need access to the construction site. The 25% to 75% design phase is for the preparation of right of way documents to describe the temporary or permanent impact to each parcel. An assessment will be required by the Assessor's Office for any parcels impacted by the project. This could cost about \$10K per property, per our experience along Trapelo Road. The state will fund the construction.

Adam stated this is similar to the Trapelo Road sidewalk project with regard to the temporary easements. We hope that residents will donate a strip of their property for the use of public purpose. If not, the town will pay fair market value for their property. The temporary easement is the right to pass over the land but would not take ownership of the land.

Elizabeth Dionne had to leave the meeting, so Vice Chair Margaret Velie assumed leadership of the remainder of the meeting.

4. Funds Set Aside to Belmont Housing Trust - \$250,000

Betsy Lipson gave a presentation on the Funds Set Aside to Belmont Housing Trust for \$250,000. The funds will enable the Housing Trust to support the development of affordable housing in Town. The Housing Trust will work closely with the Planning Board to identify any opportunities for development. A request for proposals has been put together so that it is ready for potential developers and that show that funding is available. Adam stated that this is a great program. It was approved at town meeting two-and-a-half years ago. This will get us back on track with affordable housing in town.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Glen Castro