

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

Minutes: Wednesday, December 9, 2020, Zoom Public Meeting, 5:00PM  
Present: Elizabeth Dionne, Margaret Velie, Adam Dash, Michael Chesson, Gloria Leipzig,  
Stephen Pinkerton, David Kane, Andy Rojas, Natasha Klemek  
Other: Glen Castro, Linda Oates, Sue Croy, John Marshall  
Absent:

<b>RECEIVED TOWN CLERK BELMONT, MA</b>
DATE: January 19, 2021 TIME: 9:03 AM

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Elizabeth Dionne called the meeting to order at 5:00 PM.

Review Final Applications

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

David stated looking at this project from a holistic view such as the aesthetics and the playground equipment. The recreation commission wants the project to make sense collectively. The recreation commission is in favor of this project. Elizabeth stated the Payson Park bandstand should be considered or unified into this project rather than dealing with it separately. Andy agreed to have everything included as part of the Payson Park project morphed into one project.

Motion to recommend favorable action at Town Meeting

- **Margaret moved to recommend favorable action at Town Meeting for the Phase I – Consulting Services for Payson Park Renovation project, passed unanimously. Second by Stephen.**

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

Elizabeth stated this project is classified as a recreation project. Margaret stated the project is for the appraisal process only and not for the cost of acquiring land. Adam stated the Select Board can take the land. The issue is the value of the land. The appraisal is required in order to buy the land or temporary access to it. Andy asked the breakdown of the appraisal. Margaret stated 40 properties, \$4K to \$5K per assessment, which includes ~~and~~ \$1K for legal fees per property. Adam stated seeking funding will keep the project on pace. Gloria asked about the need for funding in 2022 and whether it meets the timeline to compensate the owners. Adam stated it does meet the timing. Elizabeth reiterated that she had advised Russ Leino to request an amount that would cover what is needed for the project during the current funding cycle.

Motion to recommend favorable action at Town Meeting

- **Margaret moved to recommend favorable action at Town Meeting for the Community Path Right of Way project, passed unanimously. Second by Stephen.**

### **3. Tennis Court Expansion – Winn Brook \$240,000**

David gave an update from the last recreation commission meeting. Anthony Ferrate wanted to see the full drawings for one or two tennis courts. Some members of the recreation commission did not want the tennis court right next to Joey's Park. Andy stated that some screen should be placed between the tennis court and Joey's Park. You will need a survey to determine the number of tennis courts. Stephen stated some of the concerns from the neighbors such as traffic and crowding.

It was noted that the application is incomplete. Elizabeth asked CPC whether to use administrative funds to conduct the survey study. The additional tennis court will benefit the high school students. Jon Marshall stated a rough survey will be done. Public meetings will be scheduled in January and February. CPC will vote on this project in January. The rough survey and drawing will cost \$3,500. Margaret reiterated that \$100K of FY15 CPA money was used to renovate all the fields at Winn Brook. Second Soccer spent a total of about \$250K to rehab all the fields including installing both irrigation and drainage.

- **David moved to approve the appropriation of \$3,500 from CPA administrative funds for the survey and design of the Tennis Court Expansion – Winn Brook project, passed unanimously. Second by Michael.**

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

Gloria stated this is the same proposal from a prior year's appropriation for the development of affordable housing. The Housing Trust is in a better position by having an agreement in place and the RFP is ready to go for potential housing opportunities in Belmont. Natasha asked whether CPC could look into properties in and around the town. Gloria stated the single family homes are too expensive to redevelop and that more density than a single family home is required for more cost effective development.

Motion to recommend favorable action at Town Meeting

- **Andy moved to recommend favorable action at Town Meeting for the Funds Set Aside to Belmont Housing Trust project, passed unanimously. Second by Stephen.**

### Draft CPC Invoice Processing

Glen gave an update on the draft CPA invoice expenditure processing. The expenditure processing consisted of the statutory requirements for procuring supplies and services MGL Ch. 30B, the steps to processing requisitions and payments with the CPC coordinator, and the additional supporting documents that are required to be submitted before any payments are mailed to vendors.

### Community Preservation Sign

Andy stated the proposed sign is too big. CPC would need a smaller sign 12 by 12 that can be affixed to a wall or a fence. Natasha stated this will require someone with design skills to refine the sign. Natasha suggested incorporating other languages. Elizabeth noted that this could be a challenge, given the large number of languages represented in Belmont, and could defeat our ability to keep the sign small. If we are going to consider other languages, Chinese is the non-English language spoken most frequently in Belmont. Andy stated making a permanent sign appealing with color. Andy will pursue a revision of the CPA sign.

### Update Long Term Capital Planning Committee

Stephen gave an update on the Long Term Capital Planning Committee (LTCPC). The LTCPC is in the process of identifying long term capital needs. CPC will need to review project needs such as open space, community housing, historic preservation, and recreation. Elizabeth stated this is important work to plan for projects like the Sherman Gardens and the community path and ensure adequate funding to be completed. Stephen suggested other members of the CPC could help identify long term capital project needs in their areas of expertise. For example, David could identify long term needs for the playgrounds and the soccer fields. Stephen will be reaching out to town departments for their input, as well. CPA funds will help alleviate Town budget constraints. Elizabeth suggested cataloging current and long term CPA projects.

**Elizabeth moved to adjourn CPC regular meeting, passed unanimously. Second by Stephen.**

The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Glen Castro