

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

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: April 22, 2020

TIME: 9:25 AM

Minutes: Wednesday, March 11, 5:00pm, Town Hall, Room 1  
Present: Margaret Velie, Floyd Carman, Roy Epstein, David Kane, Elizabeth Dionne,  
Gloria Leipzig, Lisa Harrington, Andy Rojas  
Other:  
Absent: Stephen Pinkerton

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

**Approve Meeting Minutes**

- Motion to approve regular meeting minutes, as amended for Wednesday, February 12, 2020, passed unanimously (Lisa Harrington and Andy Rojas abstained).
  - David Kane moved to approve meeting minutes as amended. Second by Roy Epstein

**CPC Timeline to Town Meeting**

Elizabeth Dionne reported that project sponsors presented information at a regular meeting of the Warrant Committee on Wednesday, March 4, 7:30pm. There were a lot of factual questions, but projects were generally well-received. There is ongoing interest in ensuring Town access to Homer House to ensure that there is a public benefit related to use of significant CPA funds for renovations. The vote on approving CPA projects is scheduled for April 1.

The Capital Budget Committee voted to approve all proposed FY2021 CPA projects at its meeting on Thursday, March 5, 8:45am.

The Select Board has not yet scheduled a time to consider the proposed FY2021 CPA projects.

The LWV briefing is scheduled for April 16.

Elizabeth Dionne will work with Peg to draft a Town Meeting Report that the CPC can review and approve at our next meeting on April 8 so that we can then submit it to the Town Clerk. Given the uncertainty around Covid-19 (and the possible suspension of committee meetings), Elizabeth Dionne as Chair may have to submit the report prior to formal approval by the CPC, with the caveat that all members have had an opportunity to review the project and that the CPC will give final approval upon its next meeting in accordance with open meeting laws.

**Sherman Gardens Consultant Update**

Gloria Leipzig introduced Leonardi Aray of Leonardi Aray Architects and Eliza Datta of E3 Development, the two consultants working on the Assessment and Project Redevelopment of

Sherman Gardens, Belmont's elderly housing administered by the Belmont Housing Authority. Town Meeting appropriated \$173,200 in CPA funds in FY2018 for this project. Sherman Gardens was built in 1971 and currently consists of 80 one-bedroom apartments, most of which are not handicap accessible. After conducting outreach, the BHA hired Leonardi and Eliza to study the feasibility of options from modest rehabilitation to complete reconstruction.

Mr. Aray and Ms. Datta reported on information obtained to date, pursuant to the written report attached hereto. In particular, in order to obtain state funds, Belmont needs to commit to building additional housing units and to put up funds in the amount of \$250,000 to \$1,000,000 as leverage to obtain substantial state funds for affordable housing construction. Other considerations include constructing some two-bedroom units to accommodate spouses or Personal Care Assistants. The current size of units is approximately 450 square feet, which is too small to be attractive to many seniors. Expanding units to approximately 600-800 square feet would allow for additional storage and an additional bedroom in two-bedroom units. Rehabilitation or reconstruction of Sherman Gardens may require relocation of residents, hence Belmont Village should be included in a global housing plan (which is why the BHA is requesting funds for FY2021 to conduct a study of the rehabilitation or reconstruction of Belmont Village). Ms. Datta indicated that funding affordable housing typically requires layering 5-10 financial sources at both the state and federal level. The state has a 2-3 year waiting list for awarding grants, but it is eager to expand the pool of affordable housing.

Andy Rojas warned that residents could be very nervous about buildings that extend beyond three stories, particularly given the experience with the development at Cushing Square. He also strongly recommended obtaining Planning Board buy-in.

Floyd Carman noted that Waverley Square has become very desirable for young people, given its proximity to various shops and the Commuter Rail. Property values there are rising faster than in other parts of Belmont.

### **Project Updates**

Floyd Carman is still waiting for documentation of 501c3 status for Friends of PQ Park (FY2018). He also needs a written commitment from them that they plan to maintain the 501c3 before he returns remaining funds and closes out the project.

Architectural Drawings for Music Bandstand at Payson Park (FY2019): Elizabeth Dionne will request drawings from Tomi so that we can close this project. David Kane reported that abutters have submitted ideas for a rebuild of Payson Park, but no one is taking the lead on the project. Floyd Carman noted that there are no funds in the Town's budget for the park rebuild, so funds will have to come from the CPA.

Roy Epstein reported that the Community Path/Alexander Avenue Underpass (FY2019--off-cycle) is waiting on the MBTA to meet with the project engineer.

Elizabeth Dionne will follow up with Cortney Eldridge and Jay Marcotte regarding the status of Town Field Playground Restoration drawings (FY2020) and whether this project can be closed out.

The meeting was adjourned at 6:10 pm.

Respectfully submitted,

Elizabeth Dionne