

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

RECEIVED
TOWN CLERK
BELMONT, MA
DATE: January 20, 2023
TIME: 9:01 AM

Minutes: Wednesday, December 14, 2022, Zoom Public Meeting
Present: Elizabeth Dionne, David Lind, Sarah Caputo, Juliet Jenkins, Roy Epstein, Gloria Leipzig, Michael Chesson
Other: Matthew Haskell, Donna Ruvolo, Larry Link, Seetha Burtner
Absent: Margaret Velie

Elizabeth Dionne called the meeting to order at 5:30 PM.

I) Approve Invoices

- a. Roy moved to authorize payment of Anderson and Kreiger invoice dated December 7, 2022 in the amount of \$96. Seconded by Gloria. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
- b. Gloria moved to approve Matt Haskell’s administrative hours of 70.75 hours. Seconded by Michael. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.

II) Review Final FY24 CPA Funding Applications

- a. Elizabeth stated that it might be beneficial to wait on final approval until the January meeting, as the CPC needed to consider its policies on reserves and ranked voting in the case of insufficient CPA funds to meet all project requests. Roy agreed and the committee decided to wait on voting on final applications until January.
- b. Should the CPC create a fund balance policy?
 - i. Elizabeth noted that, if the committee approved all of the final applications for FY2024, there would not be enough funding.
 - ii. This discussion was tabled to the January meeting.
- c. Grove Street Baseball and Basketball Renovations Meeting \$774,368.30
 - i. The applicants were able to reduce the cost from the original ask, and now the ask has come in at \$774,368.30 with an add alternate for doing sod instead of seed (with an additional estimated cost of \$237,910 for sod). Activitas has stated that seed in the long run would be more beneficial, but the seed would need to be untouched for up to a full calendar year to make sure that it germinates properly. CPC members asked the following questions. What would the exact timeline be? What are the costs to the Town of not having baseball? How much revenue would Recreation lose for those seasons? What is the cost difference of watering the sod versus watering the seed?
- d. Rejuvenation of Sherman Gardens \$400,000.00
 - i. The committee is in favor of the project and wants to use these additional

- funds to leverage more funding at the state level.
 - ii. David Lind asked if there was a lesser number that would be viable for the project. Gloria said that yes there could be, but the more money that the Town puts forward, the more money the state will be willing to put forward. The state can put up to \$10M into this project.
- e. Fund to Support the Creation of New Affordable Housing \$250,000.00
 - i. This would be an additional \$250,000.00 above the \$250,000.00 that the Housing Trust is already holding from the CPC. This funding would be used to work with a developer in Belmont to help incentivize them to increase the affordable housing in their development.
- f. Conservation Fund \$200,000.00
 - i. An application was originally brought forward a few years ago and was withdrawn due to lack of support. Gloria asked if there are similar funds in similar communities and can we get information from them? Juliet asked if there is someone on the Conservation Commission that will shepherd this application, or if this is being solely carried by the part-time Conservation Commission staff member?
- g. PQ Park Basketball Court Replacement – In-kind \$102,187.25
 - i. Elizabeth suggested that one way to consider this application is that if the CPC funds the sod on Grove Street Park, it could not also fund this project. This is a means of encouraging applicants to prioritize their own projects.
- h. Library Historic Objects Preservation \$86,787.00
 - i. Sarah Caputo stated that she liked the idea of the overall Library project and them trying to find multiple avenues of funding. However, many of the line-item costs seemed to be high, and this could become an issue when this comes to Town Meeting. Gloria and Roy agreed with Sarah's statements. Roy also feels that this would be difficult to account for this work outside of the construction work that is being done on the general library project. David Lind agreed and thought that this cost should be included in the overall library project.
- i. Underwood Playground Design and Engineering \$50,000.00
 - i. Sarah Caputo asked if this project does need to be done in FY24. Most of the reasons in the application seem to be repair and maintenance and while it would be nice to redo and modernize the park, it does not seem like the park needs to be on the cycle this year. Roy and Elizabeth agreed with Sarah's sentiment.
 - ii. Elizabeth recognized Seetha Burtner to speak, since Seetha has been an advocate for a skate park in Belmont and the Underwood Park could be a site for this in the future. Elizabeth said that she will go back to the project sponsor to ask for a further explanation of the project scope.

David moved to adjourn the meeting at 6:56PM. Seconded by Michael. The motion was approved unanimously: 8 Yeas, 0 Nays, 0 Abstentions.

Respectfully Submitted,
Matt Haskell