

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

MAY -8 PM 2:06

Minutes: Wednesday, March 14, 2018, Town Hall Conference Room #1, 5:00PM  
Present: Anthony Ferrante, Edward Sanderson, Anne Marie Mahoney, Margaret Velie,  
Adam Dash, Floyd Carman  
Other: Glen Castro  
Absent: Andy Rojas, Gloria Leipzig, Lisa Harrington

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Margaret Velie called the meeting to order at 5:00 PM.

Approved Minutes

Motion to approve minutes, as amended, for Wednesday, February 14, 2018 regular meeting, passed unanimously.

- Floyd Carman moved to approve meeting minutes as amended.

Town Meeting Preparations

Updates on Projects

Capital Budget Committee (CBC)

Anne Marie Mahoney stated that CBC voted unanimously to approve all the projects.

Recreation Commission

Anthony Ferrante stated that he had a follow up email from Roy Epstein who is still trying to figure out from an accessibility stand point the minimum required by law for the Grove Street project. Anthony Ferrante stated that the Recreation Commission wants a path that is accessible to everybody in a complete circular pattern and that previous renovations should trigger access to baseball diamonds and soccer fields.

Warrant Committee

Floyd Carman stated that if the Warrant Committee (WC) doesn't want to support any of these projects they will have the opportunity at Town Meeting. Adam Dash stated that the WC wants to support these projects. Floyd Carman stated that the WC had questions regarding the Grove Street Playground and the McLean Barn. Adam Dash stated that he is not concerned with the WC approving the projects unanimously.

The Board of Selectmen has a number of meetings before Town Meeting.

## Project Summaries and Financial Overview

Not all project summaries have been submitted, awaiting two more project summaries from sponsors. Glen followed up with sponsors. The 2018 Community Preservation Act (CPA) Report to Town Meeting Members, which includes project summaries and financials, will be completed and sent to Margaret Velie as soon as a draft is prepared for her review. Floyd Carman stated that CPA articles will be taken up on Wednesday, May 2 at Town Meeting. Margaret Velie stated that we may be able to get CPA report out to Town Meeting Members before April 18.

## Project Updates

Margaret Velie stated that the WC inquired as to whether the school baseball field can get moved using CPA money, and also discussed reducing the surcharge.

Historic District Commission's (HDC) meeting was cancelled last night. The Veterans met with the Conservation Commission last week. The Veterans met with the Board of Selectmen regarding the plans that have changed since last September and will be working further with the HDC the scope of their project.

Margaret Velie explained that the Conservation Commission suggested the Veterans remove a path and bench behind the stonewall as it is too close to the pond. Margaret Velie stated that the Historic Commission was not so happy with the introduction of a new material to the park -the bricks. Adam Dash stated that Angelo told them that the brick will be an ongoing living thing. The HDC likes the historic portion of the project. Margaret Velie stated that the landscape is historic according to Massachusetts Historic Commission and that Lauren Meier wants to confirm that the new landscape is consistent with the old landscape or exiting landscape. Floyd Carman stated that the majority of the Veterans will be happy whenever site opens up. Adam Dash stated as long as project is done right we will be good.

## Project Updates and Project Monitor Reports FY 14 – 18

Floyd Carman stated which projects were closed and open from the inventory list and asked that it be reviewed by CPC members for future assignments and to keep in contact with sponsors.

1. The FY14-15 projects are all closed.
2. The FY16 projects - one of the six remains open (1853 Homer House Rehabilitation and Restoration).
3. FY17 projects – two of the six projects are closed.
4. FY18 projects are all open.

## Project Extension – 1853 Homer House Rehabilitation and Restoration

Margaret Velie stated that the CPC came up with an internal decision of 30 months to complete CPA projects in a timely manner. Floyd Carman stated a little history of the Homer House - Wendy Murphy is moving the project right along and to have Lisa Harrington (HDC) continue to keep in contact with Wendy. Margaret Velie inquired with Lisa Harrington that extending the Homer House project a year will be good.

Motion to approve to extend the Homer House Project for one year.

Floyd Carman moved to approve to extend the Homer House Project for one year, passed unanimously.

Edward Sanderson inquired about the first time homebuyer assistance that was completely turned back, is that project similar to this year's project CPC approved? Floyd Carman and Margaret Velie both said no. Floyd Carman stated the Housing Trust came up with the program which was costing a total of \$375K. Adam Dash stated this current proposal by the Housing Trust is more about leveraging money. This money maybe could be for buying a deed restriction on exiting apartment with section 8 person in it and maybe developing a property with conjunction with a bank and their community reinvest act money. Adam Dash stated that the Housing Trust doesn't get all the money.

Floyd Carman stated at our next meeting it is important to make sure someone is assigned to following up to move some of these projects along. Floyd Carman stated that about four projects that he can follow with Jay Marcotte, Director of Public Works, as he is close to the Treasurer's office. Adam Dash stated wanting to continue to work with the CPA rules after Town Meeting.

Edward Sanderson updated CPC on the PQ Playground. The bid was postponed to the following day. Edward Sanderson inquired, is the money from the CPA paid down or fund raised? Floyd Carman stated the fund raising money first and any money left from the project will be turned back to CPA account.

## Town Hall Exterior Railings Project

Floyd Carman stated all the money will end up back in the CPA pot and will come in with another project. Adam Dash stated once the new Facilities Director is hired. Floyd Carman stated that water was coming out of the stairs. A study was conducted that funded from the CPA administrative budget. Floyd Carman recommended turning back the \$75K to CPA and submit a brand new project and layout what needs to get done costing about \$200k. CPC will wait to close out this project once a new Facilities Director is hired. Edward Sanderson inquired does it makes sense to leave then money and start some construction work? Floyd Carman stated to start over as it will be a new project so that money can be tracked and monitored from start to finish.

## Other Business

- Administrative expenses
  - Motion to approve administrative expenses
  - Floyd Carman move to approve administrative expenses for Glen Castro
- Community Path
  - Margaret Velie stated that Stuart needed more information regarding Community Path route. Adam Dash stated sending Stuart the approved Community Path that goes under the Alexander Avenue if project can be done in stages or if it qualifies.
- Brendan Grant Field
  - Floyd Carman stated that if the proposed High School takes the existing Brendan Grant Field that's CPA eligible as long as it is not synthetic turf. Adam Dash stated the High School Building Committee is working with the Brendan Grant Foundation. Margaret Velie stated that you can't use CPA money for stadium. The Harris Field has stadium seats and did not qualify for CPA funds.
- Next Meeting: Wednesday, April, 11, 2018 at 5pm

The meeting was adjourned at 5:55 pm.

Respectfully submitted,

Glen Castro