

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

Minutes: Wednesday, March 10, 2021, 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, John Marshall
Absent:

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: May 13, 2021
TIME: 2:42 PM

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

Tennis Court Expansion – Winn Brook (Revised Amount \$190,000)

Adam gave an update. The Select Board unanimously voted to reduce the tennis court expansion amount from \$269,750 to \$190,000. The Select Board unanimously approved all CPA projects going before Town Meeting.

Jon Marshall gave an update. Activitas gave a revised cost of \$190,000 for one tennis court. The Recreation Commission voted unanimously to add one tennis court. The changes are as follows:

- New construction cost \$130,000
- Design, Engineering, Permitting, and Project Administration \$34,000
- Contingency \$26,000
- **Total Revised Request \$190,000**

Margaret asked whether the projected cost included engineering work to reconfigure the drainage for the Second Soccer field that will be lost. Jon stated it does include engineering work and drainage. Elizabeth asked whether the amount requested is enough to do the work. Jon stated he is comfortable with the budgeted amount as requested to cover the work that needs to get done. Andy stated that the design and engineering fee at best is about 10% to 15%. The design, engineering, and project administration fee seems excess for \$130,000 or 26%.

Margaret asked whether the construction will begin this fall and whether the tennis court will be ready for spring of next year. Jon stated as long as we get going in September due to weather we should be in good shape.

Andy moved to recommend favorable action at Town Meeting for the Tennis Court Expansion – Winn Brook project, passed 8-1 (Margaret Velie opposed). Second by David.

Recreation Commission Update

David gave an update. The Recreation Commission reviewed their assets. There are four potential projects under consideration. They are Payson Park, Underwood Playground, Chenery Playground, and Harris Field (West). The use of administration funds could pay for the recreation master plan such as summary of existing conditions, identification of code and compliance issues, needs assessments, public outreach, site improvement, develop phase and implementation strategy. The estimate cost would be about \$30K to \$35K. A basic condition report will get you an audit report of condition sampling and materials of equipment around the town.

Approve Meeting Minutes

- Motion to approve regular meeting minutes, as amended for January 13, 2021. The motion passed unanimously.

Margaret moved to approve meeting minutes as amended. Second by Natasha.

- Motion to approve regular meeting minutes, as amended for February 13, 2021. The motion passed unanimously.

Andy moved to approve meeting minutes as amended. Second by Stephen.

Project Updates

FY17

Preserving Belmont's Original Vital Records and Digitizing Belmont's Town Meeting Records – Elizabeth will be assigned to follow up on these projects with Ellen Cushman.

FY18

Assessment and Project Redevelopment of Sherman Gardens – Gloria gave an update. The Cambridge Housing Authority is managing the project.

PQ Playground Revitalization Project Phase 2

- Motion to close out the PQ Playground Revitalization Project Phase 2. The motion passed unanimously.

Stephen moved to close out the PQ Playground Revitalization Project Phase 2. Second by Andy.

FY19

Architectural Drawings for Music Bandstand at Payson Park

Motion to close out the Architectural Drawings for Music Bandstand at Payson Park

- The motion to close out the Architectural Drawings for Music Bandstand at Payson Park, passed unanimously.

Andy moved to close out the Architectural Drawings for Music Bandstand at Payson Park. Second by Stephen.

McLean Barn Conditions Stabilization – Glen and Michael will follow up with project sponsors.

Funds Set Aside to Housing Trust – FY 2019

Motion to close out Funds Set Aside to Housing Trust

The motion to close out Funds Set Aside to Housing Trust, passed unanimously.

Gloria moved to close out Funds Set Aside to Housing Trust. Second by Stephen.

Construction of Grove Street Park Intergenerational Walking Path – Stephen will follow up with Donna. Stephen is the point person for this project.

Community Path Off-Cycle Project Alexander Avenue Underpass – Mark Paolillo, Select Board, will be the point person for this project.

FY20

Belmont Police Station – Michael will be the point person for this project.

Town Hall Complex Slate Roofs – Mark Paolillo, Select Board, will be the point person for this project.

Community Path Phase 1b (Brighton Street to Clark Street Bridge) Design – Mark Paolillo, Select Board, will be the point person for this project.

Clay Pit Pond Preservation and Restoration of Vegetation – Margaret will be the point person for this project.

Rock Meadow: Habitat Preservation Control of Non-native & Invasive Vegetation – Margaret will be the point person for this project.

Town Field Playground Restoration – David will be the point person for this project.

FY21

Chimney Repair – Mark Paolillo, Select Board, will be the point person for this project.

Belmont Police Station Exterior Stairs – Michael will be the point person for this project.

Phase Two Emergency Rental Assistance Program – Gloria will be the point person for this project.

Town Field Playground & Court Restoration – David will be the point person for this project.

Homer House Window Restoration – Andy will be the point person for this project.

Feasibility for the Redevelopment and Creation of New Affordable Housing Units at Belmont Village – Gloria will be the point person for this project.

Other Business

Administrative expenses - Michael asked the range of master plan for HDC. Does it include both private and public projects? Elizabeth stated, her personal preference, focusing on public or non-profit projects.

Motion to ratify the Select Board Annual Report

- The motion to ratify the Select Board Annual Report, passed unanimously.

Andy moved to ratify the Select Board Annual Report. Second by Stephen.

Michael reminded CPC that the HDC has the authority of signs placed on historic structures. Michael Smith strongly opposes permanent signs on historic structures. Lisa Harrington emailed Michael to remind CPC that the design and sizes will have to be approved by the HDC for historic projects.

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

The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Glen Castro