

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

Minutes: Wednesday, October 13, 2021, Zoom Public Meeting, 5:30PM
Present: Elizabeth Dionne, Margaret Velie, Michael Chesson, David Kane, Mark Paolillo,
Sarah Caputo, Gloria Leipzig, Stephen Pinkerton
Other: Matthew Haskell, Ray Comeau, Carol Takvorian, John Dieckmann, Linda Oates,
Sue Croy
Absent: Juliet Jenkins

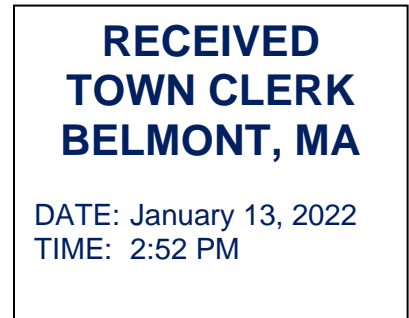
Elizabeth Dionne called the meeting to order at 5:30 PM.

I) Approve Meeting Minutes

The meeting minutes were tabled until the next meeting

II) Review FY23 Preliminary Applications

Tree Restoration Project and Planting Plan



The Committee discussed which category this application fits into best: would it be an open space project or is historic a better fit? Elizabeth said that she would ask Stuart from the Coalition. Elizabeth also asked if Michael could have the HDC weigh in? Michael said that he would ask Lisa Harrington for her opinion. Michael did mention that the Shade Tree committee is in support of this project and mentioned that Jay has really stepped up to the plate as the new tree warden. The committee discussed the idea that this project could be seen as preserving the Town landscape. Stephen and Michael did agree that the cemetery itself is a historic asset. Elizabeth said that she would confirm that this is considered a historic asset from Stuart and Michael said that he would ask Lisa Harrington if the HDC would give a letter of support.

This application is going to be tabled until the November meeting so that the Coalition can weigh in on the project's eligibility.

- Margaret moved to approve the project as eligible provided either that the coalition finds the project eligible as Open Space or that it is reclassified as Historic. Seconded by Mark. The motion passed, 8 Yeas, 0 Nay, 0 Abstentions

Update Design Guidelines for the Historic District Commission

Gloria asked if this should be administrative funds instead of a CPA project. Elizabeth said that this project really is for the HDC and not for the CPC itself and so it makes sense that they put in

an application. Margaret thought that this application could also go to Stuart for his opinion. Mark asked Michael for a brief overview. Michael explained the document and its importance to the Town. Mark and Stephen agreed that this is definitely an HDC project. Margaret and Gloria were still a little concerned that it does not fit into the Historic project box and thought that it would be worth to bring to the coalition. The committee all agree that this project is necessary, but may not be eligible for CPC funds

- Stephen moved to approve the project as eligible provided that the coalition finds the project eligible. Seconded by Margaret. The motion passed, 7 Yeas, 0 Nay, 1 Abstention (Michael)

Restoration of the Belmont's Historic Tower Clock

Mark brought up that in 2018 that there was a similar application that was withdrawn. Mark was concerned that this application would have similar issues to the past application. Margaret said that the application is historic based on the clock being a historic item to Belmont. Elizabeth reviewed an opinion given by Anderson and Kreiger and then stated that she thought that it would be prudent for the committee to bring this forward to Town Meeting to see if they will approve. Elizabeth noted that while CPA funds can also be used for litigation, she would be reluctant to use them for this if the issue arose. Mark asked if there can be an update to the legal opinion, but to find the project eligible tonight. Elizabeth agreed that waiting for the legal opinion should not stop the committee from finding the project eligible tonight.

- Mark moved to approve the project as eligible. Seconded by David. The motion passed, 7 Yeas, 0 Nay, 1 Abstention (Sarah)

Grove Street Baseball and Basketball Reconstruction

Elizabeth turned discussion over to David. David said that the project is basically self-explanatory and is to reconstruct the baseball field and basketball courts at Grove Street Park. This project is partnering with the Friends of Grove Street Park as well as the Belmont youth baseball and softball. David said that it is part of the beautification of and safety concerns at Grove Street park. Elizabeth brought up the administrative funds that had been allocated to the recreation department to evaluate all of the Town's fields/ parks/ playgrounds and asked how that list plays into this application. Elizabeth asked where this field falls on the priority list and David said that without the list completed he could not say. He agreed it may not be the top field, but it would need to be completed in the next couple of years. Elizabeth noted that the CPC can approve eligibility tonight, but could pull their recommendation of the project later if it turns out that this is not a top-priority field. David said that he would work with Jon Marshall to see where this field really stands in terms of need.

- David moved to approve the project as eligible. Seconded by Margaret. The motion passed, 7 Yeas, 0 Nay, 1 Abstention (Stephen)

Community Path Phase II

Since this is an extension of an ongoing project, Elizabeth said that this project clearly qualifies for eligibility. Mark gave an update on where the Community Path Project Committee is now, and how this application fits into their charge. Elizabeth mentioned that, since this is only the preliminary application, it is really only a placeholder at this time. It was important to get this application in since there is such a large lead time.

- Mark moved to approve the project as eligible. Seconded by Margaret. The motion passed, 8 Yeas, 0 Nay, 0 Abstentions

Town Field Playground & Court Restoration

Elizabeth noted that this project has been in the works for 5-6 years and is definitely an eligible project. David noted that this is a strong project and has support from many groups.

- David moved to approve the project as eligible. Seconded by Gloria. The motion passed, 8 Yeas, 0 Nay, 0 Abstentions

Pre-development Funding for Revitalization of Sherman Gardens

Juliet, who could not be on the meeting this evening, shared with Elizabeth before the meeting that she wanted to ensure that there would be plenty of opportunity for public comment as this project moves forward. Gloria said that there definitely will be as this project will come before both the Planning Board and the ZBA. Gloria said that they are working with the Cambridge Housing Authority who have done many projects like this in the past. Gloria said that someone from the Cambridge Housing Authority would be at the November 10th meeting of the CPC to talk in more depth about the project and the other funding avenues that would be available to help complete this project. Gloria said that this application for \$400,000 is get the project far enough forward to get funding from these other sources. Cambridge Housing Authority's experience in this field will be extraordinarily helpful to Belmont. Margaret asked if this would be eligible because it does include some rehab of current units. Gloria said that since there is so much new construction that this would be eligible. This has also already been brought before the coalition. Stephen mentioned that there is a typo on page 2 of the initial application where the application says "eight" instead of "eighty" and that should be corrected before the final application.

- Michael moved to approve the project as eligible. Seconded by Stephen. The motion passed, 7 Yeas, 0 Nay, 1 Abstention (Gloria)

Phase II - Construction Plans for Revitalization of Payson Park

Elizabeth asked (again on behalf of Juliet) if the committee knows if consideration for the music program has been taken into account? David said that he watched the first community meeting for Payson Park and said that the music program had been mentioned, but he is not sure what that plan is at this time. He noted that there are other public meetings for this to come. Mark noted amount that is being asked for, and Elizabeth stated that the committee can always ask the applicant to reduce (or increase) the amount of their ask right up until the Warrant for Town Meeting is voted by the Select Board. Elizabeth and David added that while it is a large number, it is not an exorbitant ask in the context of inflated construction costs due to Covid.

- David moved to approve the project as eligible. Seconded by Stephen. The motion passed, 8 Yeas, 0 Nay, 0 Abstentions

Elizabeth then recognized a resident for public comment. Ray Comeau asked to speak to the CPC about Claflin walls that were built between 1800-1830. He asked if these walls would be eligible for CPC funding. Elizabeth said that from his description it seems like it would be eligible for CPA funding. It was noted that he missed the deadline for the preliminary application for this year, but he could review the CPA plan to review the emergency application.

Michael said that he will reach out to Victoria Haase of the Belmont Historical society to see if they can give emergency funding for the wall. Elizabeth agreed that this might be the best avenue since even if the CPC were able to appropriate funds they would not be available until July of 2022, whereas funds from the Historical Society could be available much sooner.

These walls are behind his home and Carol Takvorian's home who is also on the zoom call. Michael offered to go with the homeowners to view the walls.

Mark Paolillo left the meeting

IV) CPA Invoice Approvals

- David moved to affirm approval of two Anderson and Kreiger invoices, one in the amount of \$55.00 and the other in the amount of \$247.50. Seconded by Stephen. The motion passed, 8 Yeas, 0 Nay, 0 Abstentions

V) Other Business

Elizabeth asked about adding a secretary position to the officers of the CPC. Juliet had said that she would be willing to act in this capacity. Stephen asked what the tasks would be for this new position. Elizabeth said that this would be primarily public relations and encouraging public involvement in CPC deliberations.

- Margaret moved to create the position of Secretary on the Community Preservation Commission. Seconded by David. The motion passed, 7 Yeas, 0 Nay, 0 Abstentions.

Nominations for secretary.

- David nominated Juliet Jenkins. Seconded by Gloria. The motion passed, 7 Yeas, 0 Nay, 0 Abstentions

VI) Updates from Liaisons:

- Long Term Capital Planning Committee
- Historic District Commission
 - i) Has the mandated seats on the committee filled, but they will now need more applicants
- Recreation Commission
- Housing Authority
 - i) Housing Authority is proceeding and will have more info about the Sherman Gardens applications
 - ii) The Belmont Housing Trust is finalizing the RFP for the new funds appropriated at the last Town Meeting. Gloria said that the committee will probably need the constituent committees to renew their support for the project
- Select Board
- Warrant Committee

VII) Agenda Items for Next Meeting

- Invite Project applicants
- Signage issue, Juliet to speak to Jay Marcotte

VIII) Other Topics Unanticipated by the Chair

- The committee needs to create a formal closeout process for projects
- Creation of “pocket parks”: this idea was suggested to Elizabeth by Sue Bass. These would have to be donated land in the Town. Stephen was worried about size and if there would really be enough space in these donations. Sarah mentioned that they would also have to review upkeep of these parks. Elizabeth said in the spring that they should do a feasibility study about these types of parks

- Preservation of veteran's memorial wall and the Claflin room. Library Building Committee asked if the CPA could be listed as a possible source of funding for these two items for the new library. Elizabeth said that yes the Library Building Committee can list the CPA, but it would be a very small amount of funding, if any

Motion to adjourn the meeting was made at 6:55PM

- Dave moved to adjourn the meeting. Gloria seconded. Elizabeth took vote by unanimous consent for this motion, the motion passed.

Respectfully submitted,

Matt Haskell