

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

0018 JUN 09 PM 2:25

Minutes: Wednesday, April 11, 2018, Town Hall Conference Room #1, 5:00PM
Present: Anthony Ferrante, Edward Sanderson, Anne Marie Mahoney, Margaret Velie,
Floyd Carman, Andy Rojas, Lisa Harrington, Gloria Leipzig
Other: Glen Castro, Jay Marcotte
Absent: Tom Caputo

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

Approved Minutes

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

- Anthony Ferrante moved to approve meeting minutes as amended.

Town Meeting Preparations

Updates on Projects

Town Field Playground

Jay Marcotte, Director of Public Works, stated that although the Town Field Playground project was approved by the CPC for \$180,000, the project does not have what the Town requires as proper specifications for bid documents. For example, when the Friends of PQ wanted to renovate the playground two years ago, it was suggested the first hire a consultant to design the new playground and then apply to the CPC for the construction the following year. Cortney Eldridge simply wanted to replace the playground equipment. Jay stated that if CPC was all set with approving the project he didn't want to go against CPC recommendation. Floyd Carman stated that CPC approves the project, and Town Meeting approves the funding. Jay Marcotte stated that this project does not have the design and stamp that the Town requires. Andy Rojas stated Cortney Eldridge had four different proposals, but the four are not comparable. Andy Rojas spoke with Jay Marcotte and suggested that the Friends apply this year for the design money, put out an RFP and get a consultant and get real pricing, and come back next year for construction money. Floyd Carman stated that sponsors need a simple email, as a commitment, to Jay Marcotte and Andy Rojas of the change to their application from \$180K to \$25K as we need to make the change to the motion for Town Meeting. Andy Rojas stated as alterations are being made to this project that Town is doing its due diligence conducting an oversight.

Gloria Leipzig inquired about CPA projects and asked Jay how they will impact him. Jay Marcotte stated Frank Sartori, Recreation Manager, will be more involved with projects and

meetings. Andy Rojas stated that Town Field Playground construction dollars will likely increase due to drainage improvements that are not part of the current application. Jay Marcotte stated that any construction in Town of 2,500 sq. ft or more triggers the Stormwater By-Law. Jay Marcotte and Andy Rojas stated that construction and consulting costs are also increasing. Andy Rojas inquired; with all these projects coming forward and other projects piling up at what point is it too much for DPW? Jay Marcotte stated this might be the year after bidding the Grove Street projects in addition to the ongoing existing maintenance of other projects. Gloria Leipzig stated that if an interested group wants to do a playground that Jay Marcotte could say that the project can be handled in the fiscal year 2020 or hold off for the next two years. Floyd Carman stated that CPC will make that decision of approving projects. Andy Rojas inquired; what are the next steps with Town Field Playground? Jay Marcotte will email Cortney as to what the \$25K would do for the project.

PQ Project

Jay Marcotte stated that a month ago eight bidders responded with bids ranging from high to low \$750,000 to \$495,000. Waterfield Design Group is working on a construction contract to be signed by the Board of Selectmen. Floyd Carman inquired; what is the cost for this project? Jay Marcotte stated it is \$495,000.

Grove Street Tennis Courts

Jay Marcotte stated that some boring's were going to be done and bidding will take place the week after school vacation.

Warrant Committee

Floyd Carman stated that the WC were not thrilled with Grove Street, WC voted 11-4. The McLean Barn Stabilization was not voted by the WC; they are concerned about the price. Lisa Harrington stated the price has decreased to \$168K as some line items should have been in full restoration scope and not in stabilization scope. Floyd Carman stated that it is important to state the correct amount as the motion for McLean Barn Stabilization needs to be adjusted before Town Meeting. Floyd Carman will need to make the change to the motion to reflect \$175K for the McLean Barn Stabilization.

Grove St Path - Anthony Ferrante stated the Recreation Commission feels very strongly that we are interested in providing recreation opportunities for every member of this community in Belmont.

Housing Set Aside - Gloria Leipzig stated that the WC was supportive of the project (Funds Set Aside to Housing Trust) and would like to see the agreement developed prior to Town Meeting. The WC voted unanimously. George Hall has looked over the agreement. Floyd Carman stated that the selling point for WC voting unanimously was that the money will stay with CPA.

Educational Materials for Town Meeting

Margaret Velie stated that Town Field Playground and McLean Barn Stabilization materials need to be revised. Margaret Velie and Glen Castro will update the FY19 CPA Report to Town Meeting financial page. The turnbacks will be included as part of the summary totals and that project spending should be a higher number as well. Margaret Velie will update Town Meeting Members about CPA projects photos with PowerPoint slideshow.

Project Updates

Margaret Velie stated CPA Projects FY14-15 are all done.

FY16 1853 Homer House Rehabilitation and Restoration

Lisa Harrington stated HDC approved the plans for full restoration but the certificate expired because they have not done the work. HDC renewed the expiration date and that there are additional changes to the roof that require approval from HDC.

FY17 Walking Path at the Clay Pit Pond and FY19 Veterans Memorial

Lisa Harrington stated that the Veterans were not happy with HDC. The Massachusetts Historic Commission (MHC) sent Veterans a letter that MHC also needs to approve the historic portion of the site and for the new additions as well. Gloria Leipzig inquired; how does this affect this going to Town Meeting? Margaret Velie stated the historic portion is fine; it is just the additional expansion items that are the concern. Anthony Ferrante inquired; who is it that Veterans need to go to start construction? Is it the Selectmen? Floyd Carman stated they need to see Glenn Clancy, Director of Community Development to obtain a permit. Floyd Carman inquired; are the following liaisons set with Veterans projects? (1) Margaret Velie stated Conservation Commission is all set with the historic portion (2) Lisa Harrington stated Historic District Commission gave their suggestions and the Board of Selectmen be an advisory. Floyd Carman stated the worst case is that the Massachusetts Historic Commission says that Veterans are not abiding by the rules and that doesn't look good to the local Historic District Commission.

FY17 Town Hall Exterior Railings Improvements

Floyd Carman will follow up with the new Facilities Director on this project, it's likely to turnback CPA approved funds and to resubmit a new expanded CPA application to reflect the new cost of the project.

FY18 Assessment and Project Redevelopment of Sherman Gardens

Gloria Leipzig stated scope and names of consultants will be forthcoming.

Assign Project Monitors

CPC will wait for all members to be present to assign project monitors.

Other Business

- Meeting dates for May, June, and FY 2019
- Next Meeting: May 9, 2018
- Other – The Warrant Committee wants to use some of CPA money for design of the Community Path about \$2M-3M. Floyd Carman stated a definition of how this is going to get funded, every year we get Chapter 90 money about \$600 in hopes that this money isn't in limbo and that nothing will cost the Town residents for committing to the Community Path project.

The meeting was adjourned at 6:34 pm.

Respectfully submitted,

Glen Castro