

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

Minutes: Wednesday, November 10, 2021, Zoom Public Meeting, 6:00PM
Present: Elizabeth Dionne, Margaret Velie, Michael Chesson, David Kane, Juliet Jenkins,
Mark Paolillo, Sarah Caputo, Gloria Leipzig, Stephen Pinkerton
Other: Matthew Haskell
Absent:

Elizabeth Dionne called the meeting to order at 6:00 PM.

Elizabeth gave an overview of the CPC timeline and noted that the final applications are due November 27th at 7PM. The Community Preservation Committee members will then review the final applications at the December 8th meeting. The January meeting will be where the CPC approves/ rejects final applications. At this meeting the CPC may hold a project for further questions and approve/ reject at a later date. From there favorable projects will meet with Select Board and the Warrant Committee. Project sponsors should be prepared to join precinct meetings in April.

- Community Path Phase 2
 - Russ Leino reviewed the preliminary application. This application is to be able to submit a project initiation form and project need form to the transportation program, and to get to 25% design for phase 2. There is a state appropriation for \$200k. Glenn noted that they just submitted 25% design for phase 1 to MassDOT. Elizabeth asked if this means that the final cost of design would \$1.6M? Glenn said that the total cost is not known at this time and that the design cost is usually a percentage of the total project cost. More will be known once the layout is finalized.
 - Juliet Jenkins, Has Covid affected the cost of this project, supply chain issues?
 - Russ and Glenn said that since design is mostly a service that there should not be an impact.
 - Mark Paolillo, emphasized that phase 2 is quite complicated and that is why it is important for the Town to get started on the project now.
 - No public comment.
- Update Guidelines for Historic Districts
 - Not eligible.
- Restoration of Belmont's Historic Tower Clock
 - John Dieckmann, Radha Iyengar, and Mike Flamang were in attendance to discuss this application

- John gave an overview of the project and noted that unlike the past application, this application was submitted by non-religious entity.
- Mike Flamang gave a presentation on the clock reviewing the information from the preliminary application.
- Elizabeth said that it was helpful that the church did the infrastructure updates that were in their original application last year. This lowers the price of the ask which is helpful as well as puts the ask in a better light legally for the Town of Belmont. Elizabeth said that the church will need to be a co-sponsor because it controls the physical site.
- Mark, Will Belmont Citizens Forum oversee the expenditure of the funds? Elizabeth explained that the Town will oversee the funds, but the Forum and the Church will work together to solicit bids for the work.
- Grove Street Baseball and Basketball Reconstruction
 - Brandon Fitts introduced himself and gave an overview of the project.
 - Elizabeth mentioned that administrative funds were appropriated to create a hierarchy of the fields in Belmont. Is this park the one with the highest need?
 - Brandon said that outside of the current projects, this field is definitely high priority
 - Elizabeth, are you able to handle all of these simultaneous projects?
 - Brandon, yes, we have laid out a timeline that we are able complete this work in a timely fashion
 - Elizabeth, Is this piecemeal or a holistic view?
 - David Kane, this is holistic and will help to alleviate the drainage issues on the intergenerational walking path project
 - Margaret, does this include the soccer fields and playgrounds?
 - David, the soccer fields were done recently and do not need to updated now
 - Jay, in 2015 there was a masterplan for Grove Street. He said that all of these projects are in that plan and we are working through it now
 - Elizabeth thanked Jay for the reminder and mentioned that this is good to know that this is in line with the master plan
- Predevelopment Funding for Revitalization of Sherman Gardens
 - Belmont Housing Authority, Allison MacMartin gave an overview
 - Margaret Moran, talked about how this money will make the project eligible for state funding as the state looks for “shovel-ready” projects. This is really to get Belmont ready for funding opportunities and compete with other entities that are looking for similar funding
 - There is a previous CPC project related to this, not all of that money has been spent yet and will need to be extended. There were delays, but that money will be spent soon.

- Elizabeth asked if there is a plan to fund this with a combination of state and federal funding because the Town of Belmont would not be able to fund a total project of the size that is proposed (\$15M + final project)
- Margaret Moran, said yes there is a plan for that and this funding application will help make their project a better candidate for state and federal funding
- Juliet Jenkins, asked what outreach will be done
- Allison stated that there will be many public meetings on the project
- Belmont Cemetery Preservation Master Plan with Treatment Recommendations
 - This application was revised at Elizabeth and Michael's request.
 - Turned the floor over to Jay to give an overview of the project. Jay said that he updated to take a holistic approach to preserving the cemetery.
 - Ellen Cushman, chair of the Cemetery Commissioners gave an overview of the Cemetery and some of its historic features.
 - Elizabeth asked Ellen to elaborate on how this fits into the cemetery's master plan
 - David Kane stated that this is an ask to create a master plan
 - Jay, this is to create the plan and do research so that they can come back next year with an ask to do the work
 - Michael, echoed the merits of the project
- Town Field Playground and Court Restoration
 - Cortney Eldrige gave an overview of the project
 - Jay echoed the presentation and added more background on why there are additional costs to this project
 - Elizabeth reiterated that this ask for more funding is due to Covid and an increase in construction costs and not poor practices on the applicant's part or the committee's
 - Sarah Caputo asked how this will be sequenced with Grove Street Park
 - Cortney, this will be first and Grove will follow
 - Erin Lubien echoed the need to update the park and that construction costs trend upward over time and that the total will increase if the project is delayed
- Phase II - Construction Plans for Revitalization of Payson Park
 - Sue Croy gave an overview of the timeline of what has been done to date for this project. Then showed the project as proposed by the design firm
 - Jay then discussed the cost of the project. The scope after review has increased due to more deterioration than expected and Covid construction costs have driven this cost up. \$1,031,792.52
 - Elizabeth, mentioned that the large price tag and how the committee will have to take a long look at their available funds
 - Elizabeth noted that this is a fairly efficient project.
 - Jay, stated that this is a very basic project and almost everything is just being replaced in kind

- Jay asked that if this cost turns out to be too much that the project be adapted to do portions of it so that the project can move forward in some fashion
- Dave, while the price tag is high, he thinks it is a holistic view. Can this be phased?
- Jay, it can be phased if needed. Geotechnical and survey work could come first and then the project could come back again next year
- Dave, would this increase costs?
- Jay, there are delays in man power, enormous delays in steel. The future of these costs is unknown as this is unprecedented
- Juliet asked if the stairs and retaining walls be done and then have the rest of the construction follow in a subsequent year
- Jay said that they would be paying a premium to split up the labor part of the project like that
- Juliet asked if they have been in contact with the concert group
- Tomi Olson was available on the call, she stated that she and the other organizers were at the first public meeting about the park project, but were not in attendance to the two following meetings
- Jay stated that there was notification
- Erin Lubien, a large proponent of the Payson Park Music Festival and would like to see a bandstand included in the project
- Jane Shapiro, in favor of a bandstand
- Mary Bradley, in favor of bandstand
- Donna Ruvolo, co-chair of friends of Grove Street Park. Mentioned that when the Grove Street Park conversation started, they also had many audiences to work with. Donna said that the CPC asked them to figure it out before the project moved to Town Meeting. She mentioned that this project should follow that same rule.
- Elizabeth stated that the CPC defers heavily to the Recreation Department and Recreation Commission, and that the conversation regarding the bandstand would be brought up for conversation there. Elizabeth said that it may be prudent to include the bandstand as a stand-alone option
- Dave said that Anthony from the Recreation Commission is running lead on this project and he will touch base with him

Motion to adjourn the meeting was made at 8:00PM

- Michael moved to adjourn the meeting. Seconded by David. Elizabeth took vote by unanimous consent for this motion, the motion passed.

Respectfully submitted,

Matt Haskell