

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

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TOWN CLERK
BELMONT, MA

DATE: November 29, 2022
TIME: 8:56 AM

Minutes: Wednesday, August 24, 2022, Zoom Public Meeting

Present: Elizabeth Dionne, Margaret Velie, David Kane, Sarah Caputo, Stephen Pinkerton, Michael Chesson, Juliet Jenkins, Roy Epstein, Gloria Leipzig

Other: Matthew Haskell, David Blazon, Ted Galante, Sue Croy, Seetha Burtner

Absent: None

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

- I) Update on possible off-cycle funding requests (Slate roofs)
 - a. An additional \$230,000 is being requested in addition to the previously awarded \$100,000 (FY2019). David Blazon stated that he will be sure to look at adding additional contingency funding when submitting the final CPA off-cycle application.
 - b. Elizabeth recognized Town of Belmont Facilities Director David Blazon as well as architect Ted Galante to explain why they believe that an off-cycle request has merit. David Blazon explained that the original application that had been submitted for the slate roof on the Town Hall before he began working for the Town. The budgeted amount that was originally requested by the previous Facility's director and approved by Town Meeting fell short of the single bid that came in. David Blazon then had Ted speak to the validity of the bid and the specifications used to create the bid. As there was only one bidder, the Town is in a position where the Town can only appropriate more funding for the project and go out to bid again. Ted also added the construction costs have increased extraordinarily across the board for construction projects.
 - c. Elizabeth asked what date the Town had received the bids, and Ted answered that bidding closed on June 15, 2022, at 2:00 PM.
 - d. Elizabeth asked if there is any interior damage to the Town Hall due to this roofing issue. Elizabeth explained that the CPC typically cannot spend funds on the inside of the building. However, if there has been any interior damage due to the damage and wear to the roof, then Community Preservation funds could be used for interior repairs.
 - e. Roy Epstein asked if there had been any discussion about including insulation of the Town Hall during this project. Ted and David Blazon discussed that this is not in the request and that there would have to be an additional look at the total building envelope if they wanted to review this, which would increase the cost of the project by a large amount.

- f. David Kane asked if there was a specific reason why this was now going through the off-cycle process instead of the regular cycle. Elizabeth answered that she pushed for David Blazon to put in an off-cycle request as the funding was originally funded in FY2019 and that with turnover in the Facilities Director there was an internal delay in getting the documents prepared to go out for bid until this year.
- g. Roy stated that he finds this to be a compelling off-cycle request and that he thinks that the original \$100,000 was probably never going to be enough funding for the project. Stephen echoed this sentiment and added that the longer that the project goes undone, the greater the chance of damage to the building.

Roy moved to find the project meets the requirements of an off-cycle funding request, to authorize submission of a final application for the slate roofs on the Town Hall building to the September 14 CPC meeting for further discussion, and to seek approval to move forward to the fall Special Town Meeting. Seconded by Stephen. The motion was approved unanimously: 9 Yeas, 0 Nays, 0 Abstentions.

I) Finalize FY2024 CPA Plan

- a. Elizabeth scrolled through the most recent draft of the FY2024 CPA plan and took committee member comments.
 - Add additional rows to the cumulative table to show expected FY23 revenues, as the balance of funding at the end of FY22 is low.
 - What was the Activitas study final cost? That should be added to the administrative expenses page, even if it is just an estimate.
 - There was a discussion of the line under the Historic District Commission that stated that, “Renovate and expand the Municipal Light Building”. Per Michael Chesson, the Historic District Commission decided that the reference should be removed from the CPA Plan at this time, because this project is too far in the future, and there is no definitive plan of when/if this work will be completed to decommission the Belmont Light electric substation the building currently contains.

David Kane moved to approve FY2024 CPA Plan, giving Elizabeth, Margaret, and Matt the clerical discretion to finalize charts. Seconded by Michael. The motion was approved unanimously: 9 Yeas, 0 Nays, 0 Abstentions.

II) Update on status of HDC study, possible use of administrative funds for HDC guidelines

David Kane moved to approve the allocation of \$40,000 in CPC Administrative funds to be used for this purpose. Seconded by Margaret. The motion was approved unanimously: 9 Yeas, 0 Nays, 0 Abstentions.

III) Other Business

- There was a question in the community regarding creating a skate park in Belmont and if it can fit under the current Town Field project. Elizabeth noted

that there is a question legally if the scope of the project that was voted by Town Meeting can be increased to add something. Roy and Sarah stated that they do not think that this should be able to be added to the current Town Field project and that they are not sure that Town Field is the best final location. The committee agreed that there needs to be a larger public process about this project and that this project is a stand-alone project outside of the already voted Town Field project. David Kane said that he believes that this query was really just to feel out how the process of approaching adding a skate park in Belmont should take place.

- Elizabeth recognized Seetha Burtner who is a proponent of the project to speak. Seetha stated that she had recently received the results of a survey regarding a skate park in Belmont where 90% of respondents favored having a skate park in Town. Seetha said that they had appeared in front of the Recreation Commission to get some initial guidance and that the skate park supporters really want to do this properly with community support and that they are open to any guidance on next steps. Elizabeth stated that she would suggest putting forward a request to the CPC for a study for the skate park and for the siting of the park. Elizabeth also suggested to keep in close contact with the Recreation Commission as the CPC would be looking for them to support the skate park study application.

Gloria moved to adjourn the meeting at 7:03PM. Seconded by Margaret. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.

Respectfully submitted,

Matt Haskell