

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

Minutes: Wednesday, November 15, 2023, Zoom Public Meeting

Present: Elizabeth Dionne, Margaret Velie, David Lind, Aaron Pikcilingis, Gloria Leipzig, Carol Berberian, Anne Marie Mahoney, Juliet Jenkins

Other: Matthew Haskell, Brandon Fitts, Dave Blazon, Wendy Murphy, Erika Cherko-Soykan, Judie Feins, Jacqueline Appel

Absent:

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

1. Review CPA Plan and Timeline
2. Three projects not being discussed tonight
 - a. Employee Housing – waiting to hear from Town Counsel
 - b. Contingency Fund – waiting to hear from CPA Coalition
 - c. PQ Turf Construction – On hold pending the outcome of the update to the Activitas study
3. Remaining Funding Requests
 - a. Homer House, presented by Wendy Murphy and Erika Cherko-Soykan (Belmont Woman’s Club)
 - i. The Woman’s Club would like to repaint the Homer House in the same color as it is currently. Through their current vendor, who is replacing window casings and other carpentry, they were able to use computer technology to help identify the pigments of the original paint so that it can be matched.
 - ii. The HDC approved application for non-applicability at their 11/14 meeting. The HDC has also given recommendations on types and quality of paints.
 - iii. It was noted that this is the Woman’s Club’s fourth request for CPA funding; a conditions report, repairing the cupola, funding to repair all of the windows, and additional funding for 3rd floor windows and scrollwork.
 - iv. Wendy Murphy noted that the Woman’s Club has added a deed restriction to the property so if the property was ever sold that the CPC would recoup its funds from these past projects and that 10% of the cost of the project will be donated by the Woman’s Club as they have done with their past funding requests.
 - v. Margaret asked if all of the requested painting was considered restoration/preservation and not maintenance? The maintenance would not be an allowable use of CPA funds. The committee decided to reach out to the CPA Coalition to confirm this eligibility.
 - vi. Aaron discussed the need for a large contingency. The paint may be lead and need to be remediated. Also, could there be a hidden problem beneath the paint where the wood has deteriorated and need carpentry related

repairs.

- vii. Elizabeth noted that there could be public fatigue with the Homer House having this series of recent requests. Wendy stated that the CPA funding has been integral for the Homer House and that the House is a resource to the community. Elizabeth added that if Town Meeting continues to choose to award additional funding for the Homer House that the Town may need to pursue an additional agreement detailing direct benefits to the Town.

b. Chenery Park Design & Engineering

- i. Design and Engineering is normally 10% of the total project cost, therefore this request may be underfunded. Elizabeth noted that the request for funding could be increased by the committee.
- ii. Elizabeth noted that the property is split ownership between the Town and School and that there will need to be continuous discussions regarding this. All parties will need to have votes in favor of this project for the CPC to recommend this to Town Meeting.
- iii. The committee added that there should be notification of abutters, all past renters of the park, and any other interested groups so that they can give input on the project.

c. Chenery Park Funding

- i. In anticipation of the cost of this project, this application is to earmark \$1,000,000 in this application cycle while they are waiting for the outcome of the Design & Engineering project to speak to the total project cost.
- ii. Anne Marie noted that there are many non-CPA projects coming up at this same site and it would be prudent to have these projects all planned with each other in mind.

d. Funds to Support Affordable Housing (Judie Feins)

- i. Funds are meant to stimulate the creation of more affordable housing or more deeply affordable homes.
- ii. A Notice of Funding Availability has been drafted by the Housing Trust and has been reviewed by the new Planning Director who added language to clarify certain procedures. Gloria stated that the notice has two criteria for the awarding of funds, additional affordable housing beyond the inclusionary zoning requirement or housing at or below 60% of the area median income. \$125,000 will be awarded if a developer meets or exceeds either or both of the above criteria, not to exceed a maximum grant of \$250,000.

4. Other Business

- a. Michael Chesson has stepped down from the CPC. All members expressed their gratitude for Michael's work on the CPC, HDC, and all of his other volunteer work around the Town. Michael will be missed on the CPC.
- b. Elizabeth has been working with Jennifer Hewitt, the Town's Finance Director, to add the CPC applications into the Town's 5-year capital plan. This will hopefully show the CPC what projects are on the horizon, and allow the CPC to better review each year's applications, knowing what is coming in the future.
- c. All 3 off-cycle funding requests were approved at Special Town Meeting.

- d. Past project sponsors have been added to the February and March CPC agendas to give project updates to the Committee
- e. Juliet brought up that the Town now has a new local newspaper, the “Belmont Voice”, and that it would be a good idea for the CPC to coordinate open projects to interact with Belmont Voice as a resource to get more knowledge of the Committee into the community.
- f. Margaret gave an update that the partially funded Clay Pit Pond intergenerational path has been connected by the High School project. There are some concerns that the Conservation Commission has been working to address. Margaret noted that the Conservation Commission will most likely be putting in an application soon for something to do with this path.

David moved to adjourn the meeting at 6:38PM. Seconded by Anne Marie. The motion was adopted by unanimous consent.

Respectfully Submitted,
Matt Haskell