

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

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TOWN CLERK
BELMONT, MA

DATE: June 13, 2024
TIME: 1:55 PM

Minutes: Wednesday, February 14, 2024, Zoom Public Meeting

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

Other: Matthew Haskell, Glenn Clancy, David Blazon, Laura Burnes, Nicole O’Connell

Absent:

Elizabeth Dionne called the meeting to order at 5:32 PM.

- I) Review Administrative Coordinator Compensation
 - a. David moved to change the compensation from hourly to an annual salaried compensation of \$9,000. Seconded by Gloria. The motion was unanimously approved: 9 Yeas, 0 Nays, 0 Abstentions.
- II) Review FY2025 Off-Cycle Application(s): Belmont Community Path Right of Way Acquisition
 - a. MassDOT set the hearing date much earlier than the Community Path Project Committee (CPPC) had anticipated. Glenn Clancy said that with this new timetable, the 75% design is set to be completed by the end of fiscal year 2024. With this completion date the Community Path will need to have the right-of-way process completed by July 1, 2025 in order to stay on-time. Then final design and bid documents will be completed in the fall of 2025 and the procurement process can be completed over the winter of 2025 into 2026 and then the work can begin in the spring of 2026.
 - b. This request is for 25% of the total anticipated cost. Glenn has put in an application with MassTrails for a grant to cover the remaining 75% of the cost. A requirement of this grant is that the municipality has 20% or more already committed to this project and then they can award up to \$500,000; hence why Glenn has requested 75% of the cost from MassTrails (approximately \$475,000). MassTrails has already given Belmont two awards for this project in the past, so Glenn is hopeful that they would feel compelled to help bring this project across the finish line.
 - c. David moved to find the project Belmont Community Path Phase 1 – Right of Way Acquisition in the amount of \$160,000 eligible for CPA Funding. Seconded by Aaron. The motion was unanimously approved: 9 Yeas, 0 Nays, 0 Abstentions.
 - d. Juliet asked if there have been conversations with those who are going to be most affected by these right of way takings. Glenn said that the two major property owners that will be impacted are well aware of the project and the portion of the affected property. Both owners are still on-board with the process thus far and are waiting to see it to play out. Glenn noted that from almost everything that he had seen in the design, the majority of the easements would be temporary in nature.
 - e. Aaron moved to find this project application, Belmont Community Path Phase 1 –

Right of Way Acquisition in the amount of \$160,000 eligible for off-cycle funding. Seconded by Margaret. The motion was unanimously approved: 9 Yeas, 0 Nays, 0 Abstentions.

- f. Anne Marie and Juliet Jenkins both asked to see what funds have been awarded thus far in the project. Anne Marie explained that there have been funds outside of just the CPC that have been devoted to this project and Town Meeting would most likely want to see that full accounting.
 - g. Gloria noted that all of the funds from the CPC that have been awarded to the Community Path have been used to leverage funding from other sources. This \$160,000 is being used to hopefully leverage \$475,000 from MassTrails.
 - h. Margaret moved to recommend to Town Meeting for approval and appropriation the amount of \$160,000 for the off-cycle project of the Belmont Community Path Phase 1 – Right of Way Acquisition. Seconded by Carol. The motion was unanimously approved: 9 Yeas, 0 Nays, 0 Abstentions.
 - i. On the topic of off-cycle applications Margaret let the CPC know that there is an expected application to come forward from the Town and the Belmont Middle and High School Building Committee. This would be to complete the school side of the Clay Pit Pond path, sponsored by the Conservation Commission, that was put on hold when the Belmont Middle and High School project began.
- III) Project Updates from Past Project Sponsors
- a. Dave Blazon gave an update on his open projects
 - i. Benton Library
 - 1. This project was to repair and restore the failed chimney that had fallen. This project has now been completed.
 - ii. Benton Building Envelope study
 - 1. BCA is working on a building assessment currently and will have their report completed hopefully by the fall. This will inform the Town of further funding needed to maintain/ restore the Benton Library building.
 - iii. Town Hall – Slate Roof
 - 1. This project originally went out to bid 2 years ago. At that time there was only one bidder, and the project was underfunded. Town Meeting approved supplemental funding, and then the Town went out to bid again at a more opportune time. This rendered more bids and more favorable pricing. It is assumed that there will be turnbacks from this project.
 - iv. School Administration Building – Slate Roof and leakage repairs
 - 1. This funding was awarded at Special Town meeting this past November and a purchase order with the preferred vendor was just completed so work will begin soon on this project.
 - v. Town Hall Retaining Wall – Engineering Design
 - 1. This funding was also awarded at November Special Town Meeting and is in the pipeline to be put out to bid.
- IV) Possible Votes to Recommend Final Applications to Town Meeting
- a. \$1,000,000 Chenery Application
 - i. Nichole O’Connell spoke about the new Friends of Chenery Park, which

she co-chairs with Laura Burnes. They are coordinating with the Chenery PTA groups, sports groups that use the field, and neighbors of the park. Nichole said that the goal of Friends of Chenery Park is to get as many people involved in the project and to include their input.

- ii. Elizabeth asked about the fundraising aspect of the group, as projects that fundraise can benefit. Nichole said that fundraising would be a large aspect of what the group does, and they have been connecting with other “Friends of” park groups in Town.
 - b. \$300,000 Chenery Design Funding
 - i. The committee asked to table this until March, so the committee can get an update on the drainage history and a firmer answer on the land ownership question (town vs. school).
 - c. \$99,000 Homer House Exterior Paint Restoration
 - i. Anne Marie moved to recommend to Town Meeting for approval and appropriation the amount of \$99,000 for the Homer House Exterior Paint Restoration project, subject to an agreement being reached on an MOA between the Womans’ Club and the Select Board. Seconded by Margaret. The motion was approved: 8 Yeas, 0 Nays, 1 Abstention.
 - d. David Lind left the Meeting
 - e. \$275,000 Fund to Support New Affordable Housing
 - i. Margaret moved to recommend to Town Meeting for approval and appropriation the amount of \$275,000 for the Fund to Support New Affordable Housing. Seconded by Gloria. The motion was unanimously approved: 8 Yeas, 0 Nays, 0 Abstentions.
- v) Meeting Minutes
- a. October
 - i. Aaron to approve the meeting minutes from October, November, and December meetings as amended. Seconded by Gloria. The motion was unanimously approved: 8 Yeas, 0 Nays, 0 Abstentions.

Gloria moved to adjourn the meeting at 7:00PM. Seconded by Juliet. The motion was adopted by unanimous consent.

Respectfully Submitted,
Matt Haskell