

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: June 13, 2024
TIME: 1:56 PM

Minutes: Wednesday, March 13, 2024, Zoom Public Meeting

Present: Elizabeth Dionne, Gloria Leipzig, David Lind, Juliet Jenkins, Jacqueline Appel, Aaron Pikcilingis, Carol Berberian

Other: Matthew Haskell, Matt Zajac (Cambridge Housing Authority), Franklin Tucker (Belmontonian)

Absent: Margaret Velie, Anne Marie Mahoney

Elizabeth Dionne called the meeting to order at 5:33 PM.

- I) Project Updates from Past Project Sponsors
 - a. Matt Zajac gave an update on the funding that the CPA Fund has previously provided for the Sherman Gardens' project.
 - b. Elizabeth noted that as her role on the Select Board she is recommending that Sherman Gardens and Belmont Village be included in the new MBTA Communities Zoning that is being implemented. Elizabeth asked that if such zoning will make these projects more attractive for state funding and if there is anything else the Town can do to prioritize these projects.
 - i. Matt answered that the state is definitely looking at zoning when they are deciding whether to award funding. Matt also noted that the Town did put themselves in an advantageous place by awarding the predevelopment funds and allowing this project to move as far as it has.
 - c. Aaron asked if there is any way to add even more density to the site, or any way to create more value from the existing sites.
 - i. Matt answered that they hired an outside firm to review the entire site and that the current plan increases density to the maximum amount the site can reasonably support.
 - d. Juliet asked about what information has been shared with the current residents about the redevelopment.
 - i. Matt answered that all current residents will be offered homing back into Sherman Gardens once the project is finished. There is a complete relocation plan that will be fully shared with the residents when the project start date is known; the cost of moving and relocation will be paid for by the project and will not be a burden on the residents or the Town. Matt also noted that they have communicated through their newsletter that the residents do not need to be worried about packing up currently, as the project is not imminent. It will not happen in the next year and likely might not begin within two years.

- II) Project Updates – Payson Park, Grove Street Park, PQ Park

- a. Brandon Fitts stated that all field projects are on track. Payson Park will be ready late summer or early fall. Grove Street Park and PQ Park are estimated to be opened on June 1.
 - b. Brandon also let the committee know that Town Field will be featured in a national magazine in the near future and that he will share the article when it becomes available.
- III) Meeting Minutes
- a. October 11, 2023
 - i. David moved to approve the meeting minutes from October meeting as amended. Seconded by Aaron. The motion was approved: 4 Yeas, 0 Nays, 3 Abstentions (Juliet, Jaqueline, and Carol).
 - b. November 15, 2023
 - i. David moved to approve the meeting minutes from November meeting as amended. Seconded by Aaron. The motion was approved: 5 Yeas, 0 Nays, 2 Abstentions (Jaqueline and Carol).
 - c. December 13, 2023
 - i. David moved to approve the meeting minutes from December meeting as amended. Seconded by Aaron. The motion was approved: 5 Yeas, 0 Nays, 2 Abstentions (Jaqueline and Carol).
- IV) Review Final FY25 CPA Funding Applications
- a. Affordable Housing for Town Employees - \$250,000
 - i. This application will be pulled at this time.
 - b. Chenery Park Design and Engineering - \$300,000
 - i. Juliet wanted to note that this is the largest design funding amount that the CPC has ever voted to recommend. Elizabeth agreed and added that the CPC can choose to lower this amount up until it appears in front of Town meeting, even if the number is \$300,000 when it appears in the warrant.
 - ii. Aaron moved to recommend the Chenery Park Design and Engineering project to Town Meeting. Seconded by David. The motion was approved: 6 Yeas, 0 Nays, 1 Abstention (Carol).
 - c. Chenery Park Funding - \$1,000,000
 - i. David moved to recommend the Chenery Park Funding project to Town Meeting. Seconded by Gloria. The motion was approved: 6 Yeas, 0 Nays, 1 Abstention (Carol).
 - d. Fund to Support New Affordable Housing - \$275,000
 - i. Gloria moved to recommend the Fund to Support New Affordable Housing project to Town Meeting. Seconded by Aaron. The motion was approved: 6 Yeas, 0 Nays, 1 Abstention (Carol).
 - e. FY2025 Project Contingency Fund Annual Appropriation - TBD (a % of total proposed projects)
 - i. Waiting on Town Counsel and a further conversation with Community Preservation Coalition
 - f. Homer House Exterior Paint Restoration - \$99,000

