

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

Minutes: Public Meeting Wednesday, November 8, 2017, Town Hall -
Selectmen's Room, 6:30PM
Present: Anthony Ferrante, Lisa Harrington, Edward Sanderson, Gloria Leipzig, Anne
Marie Mahoney, Floyd Carman, and Margaret Velie
Other: Glen Castro Tomi Olson, Ellen Cushman, Lauren Meier, Cortney Eldridge,
Angelo Firenze, Rachel Heller, Betsy Lipson, Donna Ruvolo
Absent: Andy Rojas, Adam Dash

Margaret Velie called the meeting to order at 6:30 PM.

Introductory Remarks

Margaret Velie explained that Belmont has a two part CPA application process. The purpose of the Preliminary Application is only to assess whether the project is eligible to receive CPA funding. The CPC uses the Final Applications to determine whether to support the project proposal.

The CPC has approved thirty-three projects to date, with CPA project appropriations totaling roughly \$6,000,000. Examples of past noteworthy projects include Underwood Pool Construction, Pequotsette Tennis Courts, Belmont Village exterior and interior electrical wiring, and Wellington Station Roof.

Town Meeting has the authority to reject, approve projects as presented, or approve projects with reduced funding.

Final Application Process and Timeline, FY 2019

The following timeline will be adhered to for the remainder of the FY18 CPA application process:

December 4, 2017 Final Applications Due

January 2018	CPC selects projects to recommend to Town Meeting
Jan/Feb/March	Warrant, Selectmen and Capital Budget – Financial Analysis
May 2018	Town Meeting

Projects Eligible For Final Applications

Payson Park Music Festival Shed/Hatch (\$50,000)

Tommasina Olson, Payson Park Music Festival

Tomi Olsen presented the use for bandstand for the Payson Park Music Festival and background

and breakdown of cumulative concerts presented about fifteen to sixteen concerts each summer, eleven family concerts on Wednesday evenings and four Friday morning children's concerts. Erin Lubien researched 82 Towns with bandstand (please see attachment of list of sheltered bandstand). Tomi Olsen met with Ara Yogurtian, Assistant Director, Community Development, with design of floor plans (please see attachment of scale and relationships design), met with neighbors, and had 20 people fill forms (please see attachment of signatures and addresses). Tomi Olsen would continue the public meeting process with the assistance of Community Development.

Anne Marie Mahoney and Anthony Ferrante stated concerns with neighbor too close to park. Gloria Leipzig inquired; would the Planning Board need to meet on project and on the impact on neighbors? Tomi Olsen stated project within concrete pad and structure woodland look. Floyd Carman proposed contacting Glenn Clancy, Director of Community Development, about notifying abutters of a meeting.

McLean Barn Conditions Study and Stabilization (\$165,000)

Ellen O'Brien Cushman, Land Management Committee
Lauren Meier, Historic District Commission
Glenn Clancy, Office of Community Development

Lauren Meier presented Mclean Barn as historic structure and that the conditions or deterioration of the barn preclude the use of barn at this time. The RFP for the Conditions Assessment project proposal was completed November 13, and the assessment is expected to be completed by early mid-January. Lauren Meier stated the McLean Barn project met the scope of the CPA requirements for Historic Resources such as the needs and goals and specific selection criteria as noted on the CPA Plan.

Floyd Carman inquired; what's the economic downside and who owns the barn? Ellen Cushman noted explore options like in Town of Groton barn used for weddings or events, Town owns the barn.

Town Field Playground Restoration (\$180,000)

Cortney Eldridge, Friends of Town Field Playground

Cortney Eldridge presented a description of the Town Field Playground Restoration project and noted the various proposal amounts of \$120,000 to \$180,000 to be used for replacing old equipment with new ADA compliance equipment. Cortney Eldridge stated Jay Marcotte, Director of Public Works, onboard with the project and about one hundred people filled out survey forms. Cortney Eldridge stated project meets the Recreational Land specific selection criteria project.

Edward Sanderson inquired, is the fence staying in or out and if part of the budget? Cortney Eldridge stated the fence would be removed and re-installed and not part of the budget. Edward Sanderson advised to include survey with application.

Belmont Veterans Memorial Restoration and Enhancement (\$103,000)

Angelo Firenze, Belmont Veterans Memorial Committee

Angelo Firenze presented the Veterans Memorial Restoration and Enhancement of the rock wall surrounding the flag and bronze located at the Concord Avenue and Underwood Street corner and shared the cost savings of the monument of WW1 project. Angelo Firenze noted that the Belmont Veterans Memorial Committee would be raising money to help supplement the cost of this project.

Margaret Velie inquired, have you talked to Historic District Commission? Lisa Harrington noted that Ellen Schreiber would be talking to Lauren Meier for support letter. Edward Sanderson inquired, is the bid 1 project at the construction phase? Angelo Firenze stated that finding one contractor to do the whole project, the cost estimate about \$200k, in coordination with Intergenerational Walking Path at Clay Pit Pond.

Funds Set Aside to Housing Trust (\$250,000)

Judith Feins, Belmont Housing Trust

Rachel Heller presented using a PowerPoint presentation (please see attachment of slides). She noted that almost 25% of Belmont's households are eligible for affordable housing but Belmont continues to struggle to meet that need. Even with the additional affordable units from the Royal Belmont and the Bradford, Belmont needed an additional 368 units to be in compliance with Chapter 40B. Rachel Heller noted unspent money to be returned in 30 months.

Floyd Carman asked, why can't the \$250,000 stay with the CPA? Rachel Heller stated that the funds needed to be available so that the Housing Trust could respond to opportunities quickly.

Construction of Grove Street Park Intergenerational Walking Path (\$786,405)

Donna Ruvolo, Friends of Grove Street Park

Donna Ruvolo presented the project breakdown preliminary opinion of probable construction cost of \$686,074.79 by Activitas to be used for main entrance to park; ADA compliant path; shade trees and landscaping; seating areas; and improving overall look and feel of park for

everyone to in the community to enjoy (please see attachment A). Donna Ruvolo noted that trees had come down due to aging, and there is dire need for landscaping. Working with Jay Marcotte, Director of Public Works, and Anthony Ferrante regarding batting cages and warmup box.

She noted they held a community meeting at Chenery, and due to concerns from the neighbors are decreasing the width of the path from 8' to 6'.

Anthony Ferrante inquired how much money baseball raise? Floyd Carman stated that Jay Marcotte, Director of Public Works, managing fifteen projects and that an Owners Project Manager (OPM) required. Gloria Leipzig inquired, what's the cost of a project manager? Donna Ruvolo inquired, how does she find out? Floyd Carman noted that Jay Marcotte could get that information. Donna Ruvolo stated 10% cost for project manager would be reaching out to Jay Marcotte and built into the cost of project.

The meeting was adjourned at 8:10 pm.

Respectfully submitted,

Glen Castro