

2019 JAN 16 PM 3: 22

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

Minutes: Wednesday, December 12, 2018, Town Hall Conference Room #1, 5:00PM  
Present: Margaret Velie, Floyd Carman, Tom Caputo, Stephen Pinkerton, Elizabeth  
Dionne, Lisa Harrington, David Kane  
Other: Glen Castro,  
Absent: Gloria Leipzig, Andy Rojas

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Margaret Velie called the meeting to order at 5:00 PM.

**Approved Minutes**

- Motion to approve Regular meeting minutes, as amended, for Thursday, November 15<sup>th</sup>, 2018, passed with 6 Yeas and 1 Abstentions.
  - Stephen Pinkerton moved to approve meeting minutes as amended.

**Review Final Applications**

- **Belmont Tower Clock**
  - Floyd Carman stated that the concerns are similar to that of the Town of Acton. Nina Pickering, legal counsel, will be providing more information to CPC on January 4<sup>th</sup>, 2019. Floyd Carman suggested tabling this project for the next CPC meeting on January 9, 2019. Elizabeth Dionne stated another reason for tabling this project as it unclear who owns the clock. Floyd Carman noted that the 1889 Town Meeting voted for the Board of Selectmen to purchase the clock for \$500.

Elizabeth Dionne stated CPC should get a simple letter of understanding between the church and the town saying the town owns the clock based on the town purchasing and maintaining the clock. Lisa Harrington stated the town was paying the sexton a stipend to wind the clock for about the last 100 years.

- **Belmont Police Station Conditions Study and Design \$787,575.10**
  - Margaret Velie asked if CPC needed to get an agreement from the Historic District Commission. Lisa Harrington stated the cost estimates were still being worked on but look reasonable at this point. Tom Caputo asked if the cost of the project is 10% more than the original projected cost. Floyd Carman stated there needs to be a discussion between sponsors, Board of Selectmen, Patrice Garvin, and Anne Marie Mahoney. David Kane asked if the project is less than what was appropriated what happens to the leftover money. Margaret Velie stated CPC pays the invoices and that no money goes out until then. Floyd Carman stated

that any left over money gets voted back into CPA account. Tom Caputo stated invoices will have to tie to each of the line items cost breakdown. Lisa Harrington stated contractors will have a history of working on historic buildings and that sub-contractors to do some of the particular work.

Motion to approve Belmont Police Station Conditions Study and Design \$787,575.10

- **Floyd Carman made the motion to recommend favorable action at town meeting for the Belmont Police Station Conditions Study and Design for \$787,575.10, passed unanimously.**
  
- **Town Complex Hall Slate Roof**
  - Lisa Harrington stated the building was worked on 15 years ago. Floyd Carman stated that renovation to Town Hall Building wasn't a major renovation unlike the Homer building. There are issues with the heat, boiler, leaking roof, and doors. Stephen Pinkerton and Elizabeth Dionne stated the \$50K for secondary repair needs to be documented. Tom Caputo stated there is no catalog of the items. Stephen Pinkerton asked how we know we are done with the project. Floyd Carman stated Steve Dorrance is trying to stop the immediate damage in Town Hall. CPC is looking forward to having Steve Dorrance at the next meeting for more follow up questions on January 9, 2019.
  
- **Preservation and Restoration Vegetation at Clay Pit Pond \$20,000**
  - Margaret Velie stated an email was sent to Stuart Saginor for his feedback on classifying the project as open space/recreation or historic. Mary Trudeau will need to provide a letter to CPC from the Historic District Commission and Jay Marcotte, Director of Public Works, for the Clay Pit Pond project.

Motion to approve Preservation and Restoration Vegetation at Clay Pit Pond \$20,000 and Habitat Preservation: Control of Non Native and Invasive Plant Infestation at Rock Meadow \$25,000

- **Stephen Pinkerton made the motion to recommend favorable action at town meeting for the Preservation and Restoration Vegetation at Clay Pit Pond \$20,000, passed unanimously.**

- **Habitat Preservation: Control of Non Native and Invasive Plant Infestation at Rock Meadow \$25,000**
  - It was noted that per Stuart Saginor's email this would be classified as an Open Space project.
  - **Stephen Pinkerton made the motion to recommend favorable action at town meeting for the Habitat Preservation: Control of Non Native and Invasive Plant Infestation at Rock Meadow \$25,000, passed unanimously.**
  
- **Town Field Playground Restoration \$700,000**
  - Floyd Carman stated Jay Marcotte's timeline to bid this project will be 2020 and breaking ground will begin after July 1, 2021. If CPC approved this project as eligible, the money will be appropriated in fiscal year 2021. This project will be before town meeting in fiscal year 2020 for fiscal year 2021 funding appropriation. Concern was raised on the documentation of the costs. CPC will request the final Waterfield Design Group report from the sponsors.
  
- **Payson Park Music Bandstand \$50,000**
  - Although David Kane stated the Recreation Commission is in favor of this project. The Recreation Commission noted that Tomi Olsen will need the support from the community and the immediate abutters. Elizabeth Dionne stated concern with constructing a new project on town property, as well as with construction oversight. Stephen Pinkerton noted the cost breakdown cost as follows:
    - Drawings \$ 5K
    - Electrical \$10K
    - Building material \$15K
    - Labor \$20K

Stephen Pinkerton stated there is no cost for the contractor. Margaret Velie read Anthony Ferrante's response number eight that the budget does not include the assistance of the DPW, further clarification needed. There needs to be a knowledgeable supervisor to oversee this project. Anthony Ferrante noted that under response number 10 that the DPW has not provided a letter of support. Once the project is completed it will become a town asset that the town will be required to maintain. Tomi and Jay Marcotte will be invited to January CPC meeting.
  
- **Community Path Phase 1b (Brighton Street to Clark Street) Design \$1,000,000**
  - Tom Caputo stated there was a community engagement forum about two to three weeks ago where there was an expressed desire to do an outreach to Mass DOT and MBTA for their perspective on the north versus south route. Floyd Carman

stated the school side (south) has five to six abutters while there are about 50 residential abutters on the north route. Tom Caputo stated the letter from the state suggested the double crossing diagonally over the tracks on Brighton Ave for the southern route is a concern. He noted it will likely be on the BOS agenda in January.

Motion to approve Community Path Phase 1b (Brighton Street to Clark Street) \$1,000,000

- **Floyd Carman made the motion to recommend favorable action at town meeting for the Community Path Phase 1b (Brighton Street to Clark Street) \$1,000,000 Design, passed unanimously.**

### **Other Business**

Floyd Carman made a motion to approve administrative expenses in the amount of \$700 for Glen Castro, passed unanimously.

The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Glen Castro