

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

Minutes: Wednesday, August 8, 2018, Town Hall Conference Room #1, 5:00PM
Present: Margaret Velie, Lisa Harrington, Gloria Leipzig, Floyd Carman, Stephen
Pinkerton
Other: Glen Castro, Adam Dash, Jessica Porter, Russell Leino
Absent: Tom Caputo, Andy Rojas, Matthew Sullivan

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

Community Path Phase 1A Special Application Discussion

Adam Dash stated Phase 1A project was the Alexander underpass, pedestrian bike path from Channing Rd. underneath train tracks across the school property to the bike lane on Concord Ave. Phase 1B project is the bike path along the rail line from Brighton St. to Clark St. Adam Dash stated the request was an off cycle matter due to the timing with the state. Adam Dash stated Phase 1A project design cost is \$400,000. Phase 1B project design cost is about \$1M, and that an application will be forthcoming as a regular CPA request. Adam Dash stated the benefits of this project, safety, recreational, traffic mitigation, and environmental. Gloria Leipzig inquired whether this project could be stopped from moving forward, was an architect or engineer in place to do the design phase? Adam Dash stated that the state has asked them to submit a construction application in June. Gloria Leipzig inquired why the design was happening in phases if the construction for the entire project is to begin at the same time. Adam Dash stated the construction was a different story as the design funding is needed first. Floyd Carman stated Town Meeting would have to approve the \$1M; he noted that it could conflict with other potential large projects including fixing the Police Station for about \$1M or \$1.2M. Floyd Carman stated that this project was for walking path and not for sidewalks or vehicle paths. Adam Dash stated that this project was a rail trail. Gloria Leipzig inquired if the construction were to happen at the same time why was the design happening in phases? Adam Dash stated that the Alexander Ave. underpass was Phase 1A. Margaret Velie inquired about the chart noted on the handout project cost breakdown. Adam Dash noted that it was the cost of the project and other expenses associated with project. Floyd Carman stated putting the good faith forward set aside money. Margaret Velie inquired; when would the application be submitted? Floyd Carman stated the application should be submitted in the next two weeks. Margaret Velie read aloud the Special Application Process from the FY19 CPA Plan p.28.

Motion to approve Community Path Phase 1A as a Special Application

Floyd Carman made the motion to move forward for the Community Path Phase 1A as a special for \$400K, voted unanimously.

Community Preservation Coalition Dues

Motion to approve Community Preservation Coalition (CPC) Dues

Margaret Velie moved to approve CPC dues in the amount of \$4,350, voted unanimously.

CPA-Housing Trust Grant Agreement

Gloria Leipzig stated that Patrice Garvin wanted the Community Preservation Committee (CPC) to approve the Housing Trust Agreement. Gloria Leipzig provided background information in the uses of the Housing Trust funds, such as affordable housing and buy down housing. Gloria Leipzig stated that having seed money provided more opportunity for state funds and CPA funds was a way to show the Town's commitment to affordable housing. Town Counsel is refining the language in the agreement. Floyd Carman stated that there was nothing for CPC to do until the Housing Trust reviews the agreement. Margaret Velie will email Gloria Leipzig then Gloria would distribute to the Housing Trust to review and receive input and come back to CPC meeting on September 13.

Public Meeting Preparations

Margaret Velie will give the introductory remarks, CPA overview, and go through the CPA application process. The Community Path Phase 1A Design Project Special Application for the November 2018 Town Meeting will give a presentation as well.

Open Meeting Law Discussion

Margaret Velie noted that editing the meeting minutes and then distributing could violate open meeting law, it was unclear from the July 17th presentation. The process continues as in past practice to email CPC members draft meeting minutes. If edits were required to minutes, Glen Castro would make the changes before final posting to Town Clerk's office.

Project Updates: FY16-FY19

- FY17 Project - Floyd Carman stated that Preserving Belmont's Original Vital Records and Digitizing Belmont's Town Meeting Records would be completed by January.
- FY17 Project – Margaret Velie stated that bids will be opened August 16 at 10am, Construction of the Intergenerational Walking Path at Clay Pit Pond.
- FY18 Project – Grove Street Tennis Courts – Stephen Pinkerton stated that the project is moving right along as planned.
- FY18 Project – Gloria Leipzig stated a redevelopment consultant was hired to develop, solicit, recruit, bid, and review scope of services for a redevelopment consultant.

The meeting was adjourned at 6:15pm.

Respectfully submitted,

Glen Castro