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TOWN OF BELMONT COMMUNITY PRESERVATION COMMITTEE (CPC)

Minutes: Wednesday, October 11, 2017, Town Hall Conference Room #1, 5:00PM
Present: Anthony Ferrante, Lisa Harrington, Stephen Pinkerton, Edward Sanderson, Gloria Leipzig, Anne Marie Mahoney, Andy Rojas, Margaret Velie, Adam Dash
Other: Floyd Carman, Donna Ruvolo, Glen Castro, and Tomi Olson
Absent:

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

Margaret started the meeting with introduction of with old and new committee members acknowledging Glen Castro as new CPC coordinator and Edward Sanderson as newly Board of Selectmen appointed member to the committee.

Approved Minutes

Motions to approve minutes for Wednesday, September 14, 2017 committee meeting and committee public meeting, both passed with four votes.

- Anthony Ferrante, Edward Sanderson, and Gloria Leipzig abstained from voting as they did not attend

Review and Approve Preliminary Applications

The CPC accepted/rejected the following preliminary applications based on the eligibility criteria as defined by current CPA legislation as well as consideration of the guidelines outlined in the CPA Plan. The CPC's acceptance of a preliminary application does not signify that the project has been approved; only that the applicant has been invited to submit a more comprehensive Final Application for the CPC's further review.

Construction of Grove Street Park Intergenerational Walking Path

Donna Ruvolo presented Activitas project cost estimate of \$786,405 (see attachment A). Donna noted private funding is not currently planned. She also stated that they are trying to coordinate with Belmont Youth Baseball to accommodate two batting cages.

Margaret cited approval from Recreation Commission, School Committee, Shade Tree Committee, and Conservation Commission, including following up with Jay Marcotte, Director of Public Works for further requirements as needed.

The possibility of the Grove Street proposal being modified to include batting cages was discussed. Consensus was that this was allowed use of CPA funding.

Motion to approve the Construction of Grove Street Park Intergenerational Walking Path

- Andy Rojas moved to approve the Construction of Grove Street Park Intergenerational Walking Path – **passed unanimously**

Town Field Playground Restoration

Anthony Ferrante noted project as CPA eligible. Margaret Velie mentioned Jay Marcotte, Director of Public Works be informed of project and that a letter of support from the Recreation Commission is needed.

Motion to approve the Town Filed Playground Restoration

- Anne Marie moved to approve the Town Field Playground Restoration – **passed unanimously**

Floyd Carman arrived at 5:20 pm attending another meeting.

Payson Park Music Festival Shed/Hatch

Margaret Velie reiterated as prior project requested evidence of support from abutters, needed to come back with supporting documents. Andy Rojas mentioned better numbers and plans of project as generic and not site specific.

Tomi Olson stated has better numbers and plans and connected to speak with abutters.

Anthony Ferrante raised the question of having Town as co-sponsors. Margaret Velie agreed on need to have Town as co-sponsors. Floyd Carman suggested having Glenn Clancy, Director of Community Development and Jay Marcotte, Director of Public Works as co-sponsors since part of their resources.

Motion to approve the Payson Park Music Festival Shed/Hatch

- Anne Marie Mahoney moved to approve the Payson Park Music Festival Shed/Hatch – **passed unanimously**

Adam Dash arrived from attending another meeting.

McLean Barn Conditions Study and Stabilization

Andy Rojas asked whether administrative funds could be used to conduct the conditions assessment study. Floyd Carman responded that administrative funds could be used to conduct the assessment study. Floyd recommended voting the project collectively. The sum of \$15,000

of administrative funds would be used for the conditions assessment study, treatment recommendation and cost estimate.

Lisa Harrington proposed Conservation Restriction be amended as Town committed stewards of building.

Motion to approve the McLean Barn Conditions Study and Stabilization

- Andy Rojas moved to approve the McLean Barn Conditions Study and Stabilization – **passed unanimously**
- Andy Rojas moved to approve \$15,000 for the Conditions Assessment Study, Treatment and Cost Estimate – **passed unanimously**

Belmont Veterans Memorial Restoration and Enhancement

Anne Marie Mahoney suggested coordination needed with Intergenerational Walking Path at the Clay Pit Pond. Margaret suggested Jay Marcotte, Director of Public Works as a co-sponsor, and that they will need letters of support from the Historic District Commission, Athletic Director, and Superintendent of Schools.

Motion to approve the Belmont Veterans Memorial Restoration and Enhancement

- Andy Rojas moved to approve the Belmont Veterans Memorial Restoration and Enhancement – **passed unanimously**

Funds Set Aside to Housing Trust

Gloria Leipzig stated that funds set aside would be used towards the purchase property or as a down payment and that the Housing Trust would continue to pursue other funding sources so that when opportunities come up Housing Trust would act expediently to make offers in the real estate marketplace. The Housing Trust established funding account would be held with the Treasurer's office.

Motion to approve the Funds Set Aside to Housing Trust

- Andy Rojas moved to approve Funds Set Aside for Housing Trust – **passed unanimously**

Other Business

Floyd presented Michael Trainor's expenses in the sum of \$969.84.

- Anne Marie Mahoney moved to approve Administrative Expenses for Michael Trainor – **passed unanimously**

Election of Officers

- Anne Marie Mahoney moved to approve Margaret Velie, Chair, Community Preservation Committee – **passed unanimously**
- Gloria Leipzig moved to approve Edward Sanderson, Vice-Chair, Community Preservation Committee – **passed unanimously**

Margaret Velie recommended Clerk position would be taken up at next meeting Wednesday, November 8, 2017.

Project Updates and Project Monitor Reports

Margaret Velie reviewed status of projects as follows:

1. FY14 Project Monitor Reports
 - a. Preserving and Digitizing Belmont's Vital Records Project - \$22,314.91 available (Anne Marie Mahoney stated no update status by Ellen Cushman).
2. FY15 Project Monitor Reports
 - a. Daniel Butler Playground Project Completed - \$2,036 available (Andy Rojas would reach out to Daniel P).
3. FY16 Project Monitor Reports
 - a. Electrical Upgrade Project - \$57,869.28 available (Gloria Leipzig would check with Donna Hamilton and Rick that all electrical firm invoices paid).
4. FY16 Project Monitor Reports
 - a. 1853 Homer House Rehabilitation and Restoration Project - (Floyd Carman updated project moving along given issues with leadership about 2 to 3 weeks done).
 - b. Wellington Station Exterior Restoration and Rehabilitation Project - (Floyd Carman updated project moving along).
5. FY17 Project Monitor Reports
 - a. Construction of Intergenerational Walking Path at Clay Pit Pond Project - (Margaret Velie no final bid documents yet)
6. FY17 Project Monitor Reports
 - a. PQ Playground Revitalization Project (Phase 1) – (Anthony Ferrante updated that phase 1 project completed).
7. FY18 Project Monitor Reports
 - a. Assessment and Project Redevelopment of Sherman Gardens Project – (Gloria Leipzig updated Donna Hamilton retiring and proposed to meet with MHP and wait until new Executive Director hired).

Margaret Velie noted acceptance letters to be sent to project sponsors and next scheduled meetings as follows:

1. Regular Meeting: Wednesday, November 8, 2017 5:30 pm
 - a. Town Hall Conference Room 1
2. Public Meeting: Wednesday, November 8, 2017 6:30 pm
 - a. Town Hall Board of Selectmen Meeting Room

The meeting was adjourned at 6:33 pm.

Respectfully submitted,

Glen Castro