

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

2018 JUL 30 AM 9:27

Minutes: Wednesday, June 13, 2018, Town Hall Conference Room #1, 5:00PM
Present: Edward Sanderson, Anne Marie Mahoney, Margaret Velie, Floyd Carman,
Lisa Harrington, Gloria Leipzig, Tom Caputo, Matthew Sullivan
Other: Glen Castro
Absent: Andy Rojas

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

Approved Minutes

Motion to approve minutes, as amended, for Wednesday, April 11, 2018 regular meeting, passed unanimously.

- Anne Marie Mahoney moved to approve meeting minutes as amended.

Town Hall Railing and Retaining Wall – Further Investigation Using

Lisa Harrington stated that the Town Hall Railings needs more in depth study as more going on than appeared on the report, such as piles of sand washed out behind the wall a day after a rain storm. Floyd Carman stated that prior to CPC meeting he spoke with Steve Dorrance, Facilities Director, about whether another study is necessary. Steve Dorrance suggested a boring to understand what is behind the retaining wall. If a problem were found with the retaining wall, the projected cost is about \$250,000 to \$300,000. Lisa Harrington stated that her conversation was different, as McGinley Kaslow put together a study that was not the worst case scenario. Lisa Harrington continued that McGinley Kaslow suggested planting in front of the railing to meet code requirements but that may not be practical due to the need for the fire lane. After the boring is conducted, we expect to have McGinley Kaslow come back for further review and revise their cost estimate based on their findings. Floyd Carman stated that Steve Dorrance doesn't need more money to conduct the boring. Lisa Harrington stated that Steve Dorrance may need to come back for more money for study later in the year.

Anne Marie inquired whether repairing the retaining wall could it affect the integrity of the driveway and stairs. Lisa Harrington stated that they would remove the stone wall, make foundation solid, and reattach all the studs.

Margaret Velie noted that the McGinley report suggested plexiglass be installed at the top of the steps and asked if Historic District Commission (HDC) was okay with it.

CPA Plan Update

Gloria Leipzig provided a hard copy of an update with suggested changes to the sections; Community Housing Overview, Resources, and Needs and Goals.

Margaret Velie stated that last year CPC held both the public and regular meetings on the same night. The first public meeting will be on a Thursday. The Community Preservation Committee members agreed to continue with first public meeting and regular meeting on Thursday, September 13.

Margaret Velie stated that the financial page will be updated. Floyd Carman stated revenues minus encumbrance and expenditures equal remaining available balance. Floyd Carman stated that Department of Revenue will require certification of CPA funds in November.

Adding language to the CPA Plan about fundraising was discussed. Lisa Harrington stated that crafting language for project sponsors to go before committees or commissions review based on CPA categories for project eligibility so that everyone is on the same page. Floyd Carman stated that project sponsors should include a simple paragraph when submitting an application that talks about fundraising. Floyd Carman suggested two options: 1) open a trust fund account with the town, or 2) a 501(c) (3).

Gloria Leipzig stated that page 23, CPA Plan, doesn't give an option for either trust fund or nonprofit 501(c) (3) accounts. Floyd Carman stated that projects with Town assets are not considered private organizations. Margaret Velie stated perhaps changing the current title "Private Entity" on page 22 of CPA Plan.

Lisa Harrington suggested encouraging contacting a representative from any committees or commissions impacting your project before submitting your CPA preliminary application. Edward Sanderson stated that between August and September project sponsors should meet with representatives of committee and commission, before preliminary applications are due.

Motion to approve FY19 CPA Plan

- Anne Marie Mahoney moved to approve FY19 CPA Plan subject to line changes, dates, names, and plans for Wednesday, June 13, passed unanimously.

Project Updates

Margaret Velie stated project updates FY14-15 were all closed.

- FY16 Project – 1853 Homer House Rehabilitation and Restoration remains open
 - Floyd Carman stated project remains open as contractual arrangements are ongoing at this time. Lisa Harrington stated HDC has been working with Wendy as changes to scope have been made for further review.

- FY17 Projects
 - Construction Clay Pit Pond Walking Path – Margaret Velie stated Mary Trudeau will need to get the final documents to go out to bid.
 - Floyd Carman stated that a voted was required to turn back \$75K for the Town Hall Railings Improvements.

Floyd Carman moved to accept the turn back the \$75,000 Town Hall Exterior Railings Improvements, passed unanimously.

- FY18 Projects
 - Grove Street Tennis Courts - Floyd Carman stated project is moving forward
 - Assessment and Project Redevelopment of Sherman Gardens - Gloria Leipzig stated meeting with MHP, complication with relocation, and still worthwhile moving forward with project.
 - PQ Playground Revitalization – Edward Sanderson stated they were on track for conditional completion by September with the opening in spring.

Other Business

- Administrative Expenses – Gloria Leipzig moved to approve administrative expenses for Glen Castro in the amount of \$1,025.50, passed unanimously.
- Other
 - Tom Caputo, noted that the Board of Selectman, had a productive update with the Community Path Implementation Advisory Committee. The MBTA and Mass DOT have an emerging proposal to accelerate the portion of the path, including the underpass, from Alexander Avenue to Concord Avenue. With help from Senator Brownsberger, Mass DOT has provided guidance to break up project in three phases 1a, 1b, and phase 2. Phase 1a Alexander Avenue to Concord Avenue, includes the underpass plus the path across the high school property. They suggest getting this project underway in terms of design phase and approval immediately. There is a deadline to get a project to state for consideration in July for community need. Phase 1b Underpass to Brighton. Phase 2 is downtown to Waltham.

The meeting was adjourned at 6:26 pm.

Respectfully submitted,

Glen Castro