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

Minutes: Thursday, November 15, 2018, Town Hall Conference Room #2, 6:30PM  
Present: Gloria Leipzig, Margaret Velie, Floyd Carman, Tom Caputo, Stephen Pinkerton,  
Elizabeth Dionne, Lisa Harrington, Andy Rojas  
Other: Anne Marie Mahoney, Michael Smith, Ted Galante, Tomi Olson, Cortney Eldridge,  
Mary Trudeau, Anthony Ferrante, Adam Dash, Patrice Garvin, Michael Fleming,  
Glen Castro  
Absent: David Kane

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

**Introductory Remarks**

Margaret Velie started the public meeting by thanking everyone for attending and continued by giving a history of the Community Preservation Act (CPA), which Belmont adopted in 2010. The CPA allows towns to establish funds to acquire and preserve open space, to preserve and restore historic buildings, and to create and support community housing. This is the beginning of Belmont's seventh year of funding projects. In the last six years, the town has appropriated about \$7M for a total of 40 projects including the Community Path Phase 1a Design for \$400K which the November Special Town Meeting just approved. The Community Preservation Committee is tasked with recommending projects to town meeting for appropriation of Belmont's CPA funds. CPA final applications are due December 3<sup>rd</sup>.

**Belmont Police Station Restoration \$700,000**

Anne Marie Mahoney stated that three sides of exterior of the police station needed to be preserved. The funding sources for the addition are from various entities and not from debt exclusion. Ted Galante presented PowerPoint slides of some of the repairs, restoration, and repointing to the police station located on the front and on Pleasant Street side of the building. Windows (not original) will be replaced throughout the building and restored back to original shape. The repairs include the wood, lamp post, column, stairs, chimney, and masonry. Floyd Carman asked whether the roof leak will be repaired. Ted Galante stated that the intention is to solve the problem. Andy Rojas asked for a breakdown of the \$700K cost estimate.

### **Community Path Phase 1b (Brighton St. to Clark St Bridge) \$1,000,000**

Adam Dash, Chair, Board of Selectmen, stated that town meeting approved Phase 1a. There are three parts to the Community Path. Community Path Phase 1b project runs from Brighton Street to Clark Street Bridge. The CPA money is for the design cost that will then leverage Mass DOT and Metropolitan Area Planning Council funds for the construction cost of the project. The path is critical and ongoing infrastructure discussions since 1983. This project will help improve safety by minimizing car and pedestrian interaction, increase access to Waverly Square, help with traffic control a major problem, and will help reduce carbon emission to meet goals of 80% reduction by 2050 by helping getting cars off the streets. The state has indicated a strong preference of the Northside because of the bike path is on the Northside of the railroad tracks from Cambridge to Brighton Street. This will avoid people having to cross the train track on Brighton Street.

### **Habitat Preservation at Rock Meadow \$20,000**

Mary Trudeau gave a presentation on the habitat preservation at Rock Meadow. The parcel of Rock Meadow is about 70 acres in size and that 35 acres is grassland. Mary Trudeau stated that in recent years the growth of non-native invasive plant species was a problem to growing strong native grasses. A USDA grant was awarded in the past to increase nesting bird habitat. The monies were used for mowing, open up grassland areas, and treating non-native invasive plant species. The problem is now mainly with black swallow-wart, a small plant which monarch butterflies mistake for milkweed to lay eggs on, then caterpillars have nothing to eat. The JK Record Fund grant was for a masterplan with the goal of controlling non-native invasive plants and to preserving the grassland habitat. Mary Trudeau will be getting a final estimate from Chris Politin, Politin Ecological, but will be requesting \$25,000 and not \$20,000.

Tom Caputo asked does the remediation provide benefits for years. Mary Trudeau stated first year is a dramatic cleaning and next two years are follow up treatment. Stephen Pinkerton asked is the treatment removal. Mary Trudeau stated two treatments for bittersweet; first year treatment for bittersweet cut off the stem; second year rip off from trees when dried and not attached to the branches.

### **Preservation and Restoration Vegetation at Clay Pit Pond \$20,000**

Mary Trudeau gave a presentation on the preservation and restoration of vegetation of the Clay Pit Pond that included the preserving original plants from the Underwood landscaping plans, preserving the Ruth Ipen tree walk (Arboretum), restoring vistas by taking down the Bittersweet vines and creating an opening to allow people to connect with the pond, and restoring the habitat by removing Buckthorn as it out competed the native shrubs. Mary Trudeau stated that this plan is to preserve existing trees, portions of the Ipen tree walk, and controlling the nonnative plants to restore the landscape. This property is registered as historic as it is on a historic site.

Elizabeth Dionne asked if \$20K was going to be enough. Mary Trudeau stated that the amount will be increased to \$25K. Margaret Velie stated that the park is an historic asset. Tom Caputo stated that the Belmont High School project will have some sort of new landscaping design and asked whether there will be a coordination between what is happening with this project and the school landscaping design. Mary Trudeau stated that communication has been ongoing since the beginning of their process and have expressed that the science program can benefit from the accessing the pond.

### **Town Field Playground Restoration \$700,000**

Cortney Eldridge gave the presentation on the playground. She noted that the restoration will now include the current playground footprint, the tennis court, the basketball court, and dead space located between Beech Street and Waverly Street. She stated that adding exercise equipment will benefit the older children and elderly. A survey was done of parents, of current users, and of non-users to understand the problems with the playground and what they would like to see at the playground. The survey indicated non-splinter benches, shade, and safety for younger children to utilize the playground. Cortney Eldridge stated that nothing has been done to town field in the last 20 plus years and the Friends would like to make it great, add shade, and separate children by grouping them so that it is well used.

Jay Marcotte, Public Works Director, is involved in all the conversations so that DPW is not burdened with future maintenance. Waterfield Design Group's (WDG) proposal cost is \$737K. The friend of town field is committed to raising \$37K or five percent of the total cost. The CPA grant funding request is \$700K.

Gloria Leipzig asked if there is a reason not to do this project in two phases; playground equipment and then the courts. Cortney Eldridge stated that there is a two phased cost estimate; phase I would be the courts and phase II would be the playground. The cost breakdown completing the project in one phase is \$737K. The cost breakdown for several stages is \$761K over two years.

Andy Rojas asked that the existing playground cannot be used for over a period of year due to the construction of the courts. Floyd Carman asked how long for this project to be completed. Jay Marcotte stated that about 60 days for this project to be completed once construction begins. Floyd Carman stated that if someone can provide a timeline for this project from start to finish and email CPC.

### **Restoration Belmont Tower Clock at First Church \$66,250**

Michael Fleming gave a presentation on the restoration of the movement which is a town clock. The town bought the clock in 1889 by the act of town meeting and the Board of Selectmen. The town gave an annual operating stipend of \$150. The clock has not been operating for about ten years. The ladder from the attic floor to the bell level is about 100 years old. The ladder needs

to be upgraded. The two new ladders are manufactured aluminum for safe access that includes a hand rails and treads. The project will require monthly attention to take care of the movement.

Tom Caputo asked whether the stairs need to be replaced. Michael Fleming stated that the stairs have to be replaced to remove the movement and make the clock work. The movement is about 100 years old and can't be properly fixed in the same location, it requires removing it from location and taken to a shop. Michael Fleming stated that the oak wood ladder will be replaced with a manufactured aluminum ladder.

### **Payson Park Music Festival Bandstand \$50,000**

Tomi Olson gave a presentation on the music bandstand. She stated that an architecture, Peter Quinn, has offered to design something similar to Wellington station with similar roof and a three sided fence. Tomi Olson has been to Douglas, MA, where there is a bandstand similar to what was being presented to CPC this evening. Tomi Olson stated the benefits of people being at the music festival. The bandstand will protect rain from coming down on band members and equipment. Tomi Olsen seeks \$50K for this project and that Recreation Commission supported this project.

Andy Rojas stated that the prior design had the platform two or three feet from the ground it became a visual imposition and became too expensive. Gloria Leipzig asked if this design has been shared with the abutters. Tomi Olson stated that this project has not been shared with the abutters. Floyd Carman asked Stephen Pinkerton whether this is something the Planning Board looked at. Stephen Pinkerton will check with the Planning Board.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Glen Castro