

TOWN OF BELMONT COMMUNITY PRESERVATION COMMITTEE

Minutes: Wednesday, October 8, 2014, Town Hall Conference Room #1, 5:00PM
Present: Floyd Carman, Anthony Ferrante, Lisa Harrington, Gloria Leipzig Anne Marie Mahoney, Andres Rojas, Paul Solomon, Margaret Velie
Absent: Joe DeStefano
Other: Michael Trainor

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

Approve Minutes

Motion to approve minutes of September 10, 2014 as amended approved with seven votes.

- Andres Rojas abstained from voting as he was not present for the September 10, 2014 meeting.

Review of September 18, 2014 Public Meeting

Motion to accept the minutes of the September 18, 2014 Public Meeting as amended past with four votes.

- Anthony Ferrante, Lisa Harrington, Gloria Leipzig, and Andres Rojas abstained from voting as they were not present for the September 18, 2014 public meeting.

Motion to file the minutes of the September 18, 2014 Public Meeting with the Town Clerk was approved unanimously.

Review and Approval of Preliminary Applications

The CPC acknowledged that the submitted CPA applications were not made available to the public prior to the open meeting. The CPA applications could not be considered public documents before being presented at the CPC meeting. A list of the submitted applications and the result of the CPC's preliminary vote will be available to the public at the close of the open meeting.

The CPC accepted/rejected the following preliminary applications based solely on the eligibility criteria as defined by current CPA legislation. 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.

OSR1: Press Box - Harris Field

Stuart Saginor, of the Community Preservation Coalition, stated in a previous e-mail that this project was ineligible to receive CPA funding under current CPA legislation (see attached).

- Motion to accept Press Box – Harris Field Project for Final Application rejected unanimously.

HR1: Belmont Veterans Memorial Project

Anne Marie Mahoney disclosed that she would potentially benefit from the approval of this project as a number of her relatives are active or inactive members of the U.S. military.

Margaret Velie noted that the submitted proposal essentially includes three separate projects: the expansion of the 1940 Clay Pit Pond Memorial, the restoration of the WWI monument, and the creation of a WWII Veterans Memorial at an outside location (tentatively at the James Paul White Field House). Only the restoration of the WWI monument is eligible for CPA funding.

Andres Rojas suspected that the project sponsors were aware that only a portion of the proposal is eligible for CPA funding, as only \$150,000 of the total \$350,000 cost of the project was requested in the preliminary application. The Board of Selectmen supports the general intentions of the project, whether CPA funded or otherwise. Andres Rojas also disclosed that he has offered project sponsors pro bono design services.

- Motion to accept the WWI Memorial portion of the Belmont Veterans Memorial Project (restoration work only) for Final Application passed unanimously, under the condition that a written endorsement from the Belmont Historic Society confirming the cultural and historical significance of the WWI Memorial be submitted with the Final Application by December 1, 2014.

HR2: Wellington Station Exterior Restoration and Rehabilitation Project

Floyd Carman questioned whether the property was owned by the Town or by an outside party. Andres Rojas confirmed that the land is owned by the Town but ownership of the building is unclear. Margaret Velie noted that the Belmont Historical Society has served as stewards for the property for the past forty years, but this does not necessarily indicate ownership of the building. Floyd Carman added that the Town would have to place a deed restriction on the property if the building was not owned by the Town and if the project were to receive final approval. The deed restriction would allow the Town to recuperate the money invested in the property for repairs (as adjusted after inflation) should the building ever be sold.

Anthony Ferrante acknowledged that the CPC was voting to accept or reject preliminary applications based solely on the eligibility criteria as defined by current CPA legislation. However, he asked the CPC to consider the potential ramifications of awarding publicly funded grant money to a private organization when reviewing the Final Applications. Floyd Carman added that the sponsors should clearly define the public benefit of their proposed project in the Final Application.

- Motion to accept the Wellington Station Exterior Restoration and Rehabilitation Project for Final Application passed unanimously.

CH1: Electrical Upgrade Project

Gloria Leipzig confirmed that the requested \$522,500 represents the total cost to complete the remaining electrical upgrades necessary to address the health and safety concerns at Belmont Village. Donna Hamilton, the project sponsor, is aware that the CPC may not choose fund the entire project. Gloria Leipzig believes that it may be possible for the remaining work to be completed within a year.

Anthony Ferrante noted that Town Meeting will likely ask why the state is not funding these improvements. Floyd Carman suggested that Donna Hamilton request State Representative Dave Rogers to draft a letter responding to the issue of state funding for public housing.

- Motion to accept the Electrical Upgrade Project for Final Application passed unanimously.

OSR2: Winn Brook Tennis Courts Project / OSR3: Pequossette Tennis Courts Project

Andres Rojas disclosed that, in his role as Chair of the Board of Selectmen, he urged the project sponsors to submit both applications for the CPC's review, with the understanding that the CPC may choose to fund all, one, or neither of the two projects.

Floyd Carman suggested that, should both projects advance to the next stage of the application process, the CPC may wish to consider only funding one of the two projects. By doing so, the CPC would be able to reserve the remaining available budget for future, unforeseen acquisition opportunities. Margaret Velie and Anthony Ferrante recommended informing the project sponsors of the current available CPA funds and the possibility that the CPC may reject Final Applications due to budgetary constraints.

- Motion to accept the Winn Brook Tennis Courts Rehabilitation and Restoration Project for Final Application passed unanimously.
- Motion to accept the Pequossette Tennis Courts Rehabilitation and Restoration Project for Final Application passed unanimously.

HR3: Digitization of Belmont Newspapers (1890-1983) Project

- Motion to accept the Digitization of Belmont Newspapers (1890-1983) Project for Final Application passed unanimously, under the condition that a written endorsement from the Belmont Historic Society confirming the cultural and historical significance of the documents to be archived be submitted with the Final Application by December 1, 2014.

HR3: 1853 Homer House Rehabilitation and Restoration Project

Anthony Ferrante reminded the CPC to consider the potential ramifications of awarding publicly funded grant money to a private organization when reviewing the Final Applications, adding that the submitted preliminary application may be part of a larger \$1.3 million project. Floyd Carman also stressed the need consider imposing a deed restriction, should the project receive final approval.

Paul Solomon noted that the results of the Cultural Resources Survey will likely confirm that the majority of historic properties in Belmont are privately owned. If this is true, it will be necessary for the CPC to grant CPA funds to private projects, as allowed under CPA legislation, in order to satisfy the 10% funding allocation requirement. Anthony Ferrante suggested that the acquisition of historical properties may be a more appropriate use of CPA funds.

Gloria Leipzig recommended providing project sponsors with a sample deed restriction prior to the Final Application submission deadline. Margaret Velie added that information regarding the

Massachusetts Anti Aid Amendment should also be distributed to sponsors of private historic projects, including the Community Preservation Coalition's guidance "Can CPA Fund Private Projects?"

- Motion to accept the 1853 Homer House Rehabilitation and Restoration Project for Final Application passed unanimously.

Projects Discussion

FY14 Project Monitor Reports

(Town Hall) Concord Avenue Door Remediation – While the other Town Hall exterior doors are painted green, the Belmont Historic District Commission agreed that it would be more appropriate to stain the doors that are being restored under CPA funds. The original Town Meeting vote was to restore the doors to the original appearance. Additionally, staining the doors is also a more effective method of preservation. Floyd Carman requested that the Belmont Historic District Commission submit this decision to the CPC in writing.

Irrigation Improvements at Rock Meadow Community Gardens – It is hoped that changing the copper piping to PVC, having volunteer workers dig the trenches, and collecting private donations will address the shortfall between the limited budget and the high cost of the overall project.

Landscape Plan for Intergenerational Walking path at Clay Pit Pond – A public meeting will be held on Wednesday October 15, 2014, where a representative from BETA Group will be on hand to present the conceptual plan.

Preserving and Digitizing Belmont's Vital Records – The Town Clerk has selected a vendor for the digitization phase of the project.

FY15 Project Monitor Reports

Daniel Butler School Playground Project (Phase II) – Project sponsors are working to clarify the scope of work in the Invitation for Bids in order to obtain more focused responses from potential vendors.

Electrical Upgrade – The Department of Housing and Community Development (DHCD) and engineers have been contacted. Project sponsors are expecting to receive bids within the coming weeks.

First Time Homebuyer Assistance – The project has been restructured, with a new goal of adding two 1-br and one 2-br housing units to Belmont's affordable housing stock.

Underwood Pool – Project sponsors have successfully raised enough private funds to select the lowest bidding responsive vendor.

Anne Marie Mahoney and Andres Rojas left at 6.38pm

Open Space and Housing Inventory Update

Vanasse Hangen Brustlin, Inc (VHB) is currently focused on the housing aspect of the project. VHB and project sponsors have upcoming meetings scheduled to review the proposed selection criteria.

Public Meeting November 13, 2014

Floyd Carman and Anthony Ferrante agreed that applicants who were asked to obtain endorsement letters from the Belmont Historic Society should make it a priority to have this document on hand prior to the November 13, 2014 Public Meeting.

Other Business

Administrative Expenses

- Motion approved unanimously for payment of \$1,108.87 (31 hours @ \$35.77) to Michael Trainor for administrative work.

Database Entry for State Projects Report (CP-3)

The report has been completed and submitted to the Department of Revenue.

CPA Update and Training by Community Preservation Coalition, November 12th

Stuart Saginor from the Community Preservation Coalition will attend the next open meeting to give a presentation to the CPC.

Status Reporting per M Banker letter to Selectmen

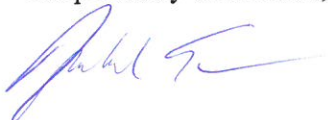
Floyd Carman suggested holding a public meeting in the spring of 2015 to address the project status update request by Michele Banker. Lisa Harrington and Gloria Leipzig noted the information that was requested is already available through the Town's Annual Report and the CPA Plan. The project status update was also part of the presentation made at the CPC public meeting on September 18, 2014.

The CPC agreed to respond to Michele Banker's inquiry—and all future project status inquiries—by periodically updating the CPC website with project status reports.

The next meeting is scheduled for Wednesday, November 12, 2014 at 5:00PM, Town Hall Conference Room 1.

The meeting was adjourned at 7:00 PM.

Respectfully submitted,



Michael Trainor