

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

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Minutes: Wednesday, September 14, 2016, Town Hall Conference Room #1, 5:00PM  
Present: Floyd Carman, Anne Marie Mahoney, Andrés Rojas, Jim Williams, Margaret Velie  
Absent: Anthony Ferrante, Karl Haglund, Lisa Harrington, Gloria Leipzig  
Other: Judith Feins, Michael Trainor

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Margaret Velie called the meeting to order at 5:02 PM.

Approve Minutes

Motion to approve minutes of July 13, 2016 as amended passed with two votes.

- Floyd Carman, Andrés Rojas, and Jim Williams abstained from voting as they did not attend the July 13, 2016 meeting.

Belmont Housing Trust (BHT) – Potential Uses of CPA Funds

Acknowledging that the First Time Homebuyer Project was canceled due to a lack of adequate housing stock, Judith Feins presented some possible Community Housing CPA opportunities that the BHT is currently investigating. These opportunities included:

- Converting two-family properties into affordable housing condominiums
- Providing down payment assistance for landlords of two family affordable apartment buildings
- Reinvesting in current public housing stock
  - Replacing Units
  - Adding Units
    - Cushing Village
    - Utilizing Open Space at Belmont Village
    - Potential housing units at the Waverley Commuter Rail Station

Andrés Rojas supported the utilization of currently available Open Space at Belmont Village.

The BHT does not anticipate submitting an application for CPA funding in 2016. However, the Belmont Housing Authority is likely to submit a CPA application in the fall that is endorsed by the BHT.

Judith Feins also commented that the timeline of the standard CPA application process is not compatible with the realities of housing acquisitions. Floyd Carman acknowledged that the timeline in the standard application process is rigid, but any potential community housing acquisition opportunities would likely meet the criteria for the Special Application process. Michael Trainor will send Judith Feins further information regarding the Special Application process.

The attached BHT public meetings flyer was presented to the CPC. Judith Feins explained that the purpose of these meetings is to solicit community input. The results of the public discussions

will then be presented before the Board of Selectmen in December 2016.

### FY18 CPA Applications Discussion

The CPC anticipates that the following project proposals may submit an application for CPA funding:

- Sons of Italy (Historic Preservation)
- Town Field (Recreation Land)
- Grove Street Tennis Court (Recreation Land)
- Grove Street Park (Recreation Land)
- Pequossette Park (Recreation Land)

Jim Williams inquired whether the sale of abutting land in Lexington may be eligible as a CPA project. Floyd Carman responded that further details would need to be discussed by the Board of Selectmen for Arlington, Lexington, and Belmont before CPA funding could be sought after for this project. However, Margaret Velie confirmed that CPA funds can be used for projects outside of the municipality that is awarding the grant.

### Public Meeting – Thursday, September 22, 2016 – Discussion and Agenda

Michael Trainor will bring copies of the CPA application, CPA timeline, meeting agenda, and CPA eligibility chart as handouts. A few copies of the project status report will be available for reference but not distribution.

Jim Williams suggested publicizing the public meeting through an email to Town Meeting members.

Margaret Velie noted that CPA legislation requires the CPC to conduct a separate public informational hearing. Andrés Rojas stated that he believed the current schedule of public meetings satisfied the aforementioned legal requirement.

### Project Monitor Reports

#### **FY14 Project Monitor Reports**

*Irrigation Improvements at Rock Meadow Community Gardens* – The project sponsor submitted an invoice dated May of 2016, which is prior to the June 30, 2016 deadline for project work.

#### **FY15 Project Monitor Reports**

*Daniel Butler School Playground Project (Phase II)* – Andrés Rojas confirmed that the landscape maintenance issues due to Town neglect would not be funded through the CPA grant.

*Electrical Upgrade* – As of September 12, 2016, only three buildings remain to be completed. It is anticipated that the project will be completed by the end of the month.

*Underwood Pool* – All CPA funds have been expended. Michael Trainor will send the project sponsors the Final Progress Report form. Upon completion, the CPC will vote to

officially close the project.

#### **FY16 Project Monitor Reports**

*Wellington Station Exterior Restoration and Rehabilitation* – Lisa Harrington will be replacing Joe Cornish as the project sponsor.

#### **FY17 Project Monitor Reports**

*Town Hall Exterior Railings Improvements* – After closer inspection, project sponsors have identified additional cracks to the Town Hall railings and are currently in discussions to determine how this may affect the original scope of work.

*PQ Playground Revitalization (Phase I)* – Project sponsors will be conducting a public meeting on Wednesday September 28, 2016 to present the vendor who was chosen as the landscape architect.

#### Other Business

- Meet Belmont Update:
  - Floyd Carman confirmed that although a few residents approached the CPC table with questions, overall there was limited interest for the CPA at Meet Belmont.
- Motion to approve payment of \$1,616.40 (40 hours @ \$40.41) to Michael Trainor for June/July/August passed unanimously.
- Motion to approve payment of \$1,131.48 (28 hours @ \$40.41) to Michael Trainor for August/September passed unanimously.

The next meeting is scheduled for Wednesday, October 12, 2016 at 5:00PM, Town Hall Conference Room 1.

The meeting was adjourned at 6:20pm.

Respectfully submitted,

Michael Trainor

All are welcome!

# What's next for Belmont's housing future?



*Come to one or all of this series of discussions:*

Sept. 22<sup>nd</sup>: Transit-oriented development

Sept. 29<sup>th</sup>: Municipal, institutional, and scattered sites

Oct. 6<sup>th</sup>: Public housing reinvestment

All at 7:00pm at the

Beech Street Center, 266 Beech St, Belmont, MA

Sponsored by:

*The Belmont Housing Trust*

*Belmont League of Women Voters*

Please RSVP and/or direct any questions to [BelmontHousingFuture@gmail.com](mailto:BelmontHousingFuture@gmail.com). An RSVP is not required to attend but is helpful for our planning process.