

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

Minutes: Wednesday, January 11, 2017, Town Hall Selectman's Room, 5:00PM
Present: Floyd Carman, Anthony Ferrante, Lisa Harrington, Gloria Leipzig, Anne Marie Mahoney, Andrés Rojas, Margaret Velie, Jim Williams
Absent: Karl Haglund
Other: Michael Trainor

Margaret Velie called the meeting to order at 5:03 PM.

Approve Minutes

Motion to approve minutes of December 14, 2016 as amended passed unanimously.

Update and Review Final Applications

OSR-4: PQ Playground Revitalization Project (Phase 2)

Project sponsors addressed the CPC's concerns about the lack of additional funding sources by committing to generating \$35,000 through fundraising efforts. Anthony Ferrante stated that the Recreation Commission voted to support the project as an appropriate use of space, but noted that they do not consider cost in their vote. Floyd Carman cautioned that the Community Preservation Coalition has not yet commented on the CPA eligibility for all aspects of the project, and the resulting shortfall could be greater than the current fundraising goal.

Anne Marie Mahoney emphasized that the CPC should consider the strain this project will have on DPW, which has already committed to undertaking numerous CPA and Town projects. If the project is approved by the CPC and Town Meeting, it may not be the top priority for the Town and the project may be delayed. Gloria Leipzig agreed, but noted that DPW Director Jay Marcotte has made no indication of having any such concerns so the CPC must assume that the department is prepared to handle the project oversight and subsequent ongoing maintenance. Concern was raised as to who would oversee the landscape architect constructing the project.

Jim Williams assured the CPC that the Board of Selectmen will determine the order of priority of DPW and other Town projects. It was suggested that David Kale and the Selectmen need to prioritize this project.

Motion to move PQ Playground Revitalization Project (Phase 2) Project to Town Meeting for CPA funding of \$615,000 passed unanimously, subject to confirmation from the Community Preservation Coalition that all aspects of the project are CPA eligible, and with the understanding that any ineligible aspects of the project would have to be funded through outside sources.

OSR-1: Grove Street Tennis Courts

Motion to move Grove Street Tennis Courts Project to Town Meeting for CPA funding of \$336,000 passed unanimously.

CH-1: Assessment and Project Redevelopment of Sherman Gardens

Motion to move Assessment and Project Redevelopment of Sherman Gardens Project to Town Meeting for CPA funding of \$173,200 passed unanimously.

HP-1: Belmont Headquarters Sons of Italy – Historical Artifacts Preservation

Lisa Harrington reported that the Belmont Historic District Commission (BHDC) met on January 10, 2017 to discuss the proposed project from the Sons of Italy. Although the commission agreed that the project had significant historic merit, the BHDC voted to not support the project. The Sons of Italy location in Belmont is the state headquarters, which would mean that these artifacts belong to the statewide organization and not strictly a Belmont community group. Given these artifacts are owned by a statewide organization, the BHDC determined that support could not be given for the project if Belmont taxpayers would make up the sole source of funding.

Anthony Ferrante agreed with the BHDC's decision to withhold support for the project. While private organizations have received Belmont CPA grants before, each organization was local to the Town and did not have the support of a statewide membership to partially or fully fund the project. Ultimately, the proposed project is to sort and display a private statewide organization's collection of items. While the project has historic merit, it should not be a CPA project and instead should be funded by a private fundraising effort.

Gloria Leipzig noted that the proposed budget for the project does include some in-kind donations of equipment, and that the BHDC did acknowledge the historic value to the project. The artifacts would also be publicly available, which is a direct benefit to the Town of Belmont. The CPC could approve the project on the basis of its historic value. Jim Williams agreed, adding that the Final Application indicated a significant amount of public support for the project.

Anne Marie Mahoney agreed with the argument made by the BHDC, but it overlooks that part of Belmont's CPA fund is comprised of the annual state match. Additionally, what precedent is Belmont setting by rejecting a smaller community-based project? "Isn't this the type of project we are reaching out for?"

Margaret Velie suggested that the CPC approve the Final Application, but inform the project sponsors that the letter from the BHDC supports the need for additional fundraising.

Motion to move Belmont Headquarters Sons of Italy – Historical Artifacts Preservation Project to Town Meeting for CPA funding of \$24,125 passed with seven votes. Anthony Ferrante voted to reject the Final Application due to the issues raised above.

OSR-3: Grove Street Park Intergenerational Walking Path Construction Site Plan

Floyd Carman emphasized that it was important for the project to be approved by the Recreation Commission and supported by the Board of Selectmen. Anthony Ferrante stated that the Recreation Commission expects the stakeholders of this community asset to work together effectively throughout all stages of the project. However, the abutters of Grove Street Park may not be accepting of the plans to include batting cages. While batting cages would not be funded through the CPA, sponsors will need to address neighborhood concerns for the overall success of the project. Andrés Rojas emphasized that the project should not preclude other uses envisioned in the Town of Belmont Master Plan for Grove Street.

Motion to move Grove Street Park Intergenerational Walking Path Construction Site Plan Project to Town Meeting for CPA funding of \$35,000 passed unanimously, under the condition that the project is in keeping with the Town of Belmont Master Plan for Grove Street and that it does not preclude other features included in the Master Plan.

OSR-2: Music Hatch at Payson Park

Andrés Rojas noted that the plans are not Belmont-specific, but are instead general plans that do not incorporate the actual footprint. The design is a good starting point, but they will need to be refined. One of the changes that will need to be made is the inclusion of a handicap accessible ramp that meets Massachusetts state codes. Actual drawings will be needed before construction can begin. Floyd Carman agreed, adding that this work would have to be coordinated with the Office of Community Development including the Town of Belmont Building Department.

Anne Marie Mahoney questioned if the neighbors and abutters supported the project. A letter to the abutters was referenced in the Final Application, but there was no indication if this letter had been mailed and if there was a response from the public. The CPC determined that a vote to approve or reject the project could not be made until the issue of public support has been addressed by the project sponsors.

Motion to table discussion on the Music Hatch at Payson Park Project until the February 2017 CPC meeting passed unanimously.

CPC Timeline to Town Meeting

The Warrant Committee will meet on March 29, 2017 to discuss the approved Final Applications. A list of questions for the project sponsors and to the CPC will be provided by the Warrant Committee in early March. Should they require further information after reviewing the submitted responses, they will invite the project sponsors to speak at the March 29th meeting.

Anne Marie Mahoney and Jim Williams will schedule meetings for the Capital Budget Committee and the Board of Selectmen, respectively. The CPA articles are likely to be presented during the May 3, 2017 session of the 2017 Annual Town Meeting.

2016 Annual Report

Motion to approve 2016 Annual Report as amended passed unanimously.

Project Updates and Project Monitor Reports

FY14 Project Monitor Reports

Comprehensive Cultural Resources Survey – After reviewing the deliverable, the Belmont Historic District Commission approved the final payment for the project. The survey is available electronically and will also be filed with the Town Clerk's office.

FY17 Project Monitor Reports

Construction of Intergenerational Walking Path at Clay Pit Pond – BETA may no longer be doing the Construction Documents for this project as BETA and the Town disagree on

aspects of the contract.

Other Business

Motion to approve payment of \$606.15 (15 hours @ \$40.41) to Michael Trainor for December/January passed unanimously.

Jim Williams requested that a discussion about potential affordable housing CPA projects be included in the agenda for the February 2017 CPC meeting.

The next meeting is scheduled for Wednesday, February 8, 2017 at 5:00PM, Town Hall Conference Room 1.

The meeting was adjourned at 6:35pm.

Respectfully submitted,

Michael Trainor