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

Minutes: Wednesday, February 8, 2017, Town Hall Selectman's Room, 5:00PM  
Present: Floyd Carman, Anthony Ferrante, Karl Haglund, Lisa Harrington, Anne Marie Mahoney, Margaret Velie  
Absent: Gloria Leipzig, Andrés Rojas, Jim Williams  
Other: Michael Trainor, Franklin Tucker

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Margaret Velie called the meeting to order at 5:04 PM.

Approve Minutes

Motion to approve minutes of January 11, 2017 as amended passed with four votes.

- Karl Haglund abstained from voting as he did not attend the January 11, 2017 meeting.
- Anthony Ferrante was not present at the time voting took place.

Town Meeting Preparations

The Warrant Committee will meet on March 29, 2017 to discuss the approved Final Applications. The Capital Budget Committee will meet for the same purpose on February 16, 2017. Jim Williams will add the CPA proposals to the agenda for an upcoming Board of Selectmen meeting.

It is currently anticipated that the CPA articles will be presented during the second session of Town Meeting, but may be pushed forward into June depending on the number of other articles that have been submitted this year.

Michael Trainor will begin drafting the CPC's Town Meeting Report.

*Anthony Ferrante arrived at 5:11pm.*

FY14 Project Closures

Motion to close the Comprehensive Cultural Resources Survey Project passed unanimously.

Motion to close the Irrigation Improvements at Rock Meadow Community Gardens Project and transfer the unpaid balance of \$976.37 back to the CPA Undesignated Fund passed unanimously.

Update and Review Final Application for Music Hatch at Payson Park

The project sponsors have not provided any evidence of public outreach for the proposed Music Hatch at Payson Park, as requested by the CPC. Given that the level of support from the neighbors and abutters of Payson Park is unknown at this time, Anthony Ferrante stated that he cannot support the project.

Motion to not approve the Final Application for the Music Hatch at Payson Park Project due to lack of evidence of neighborhood support passed unanimously. The CPC recommends that the project sponsors resubmit the proposal during the next application cycle once evidence of neighborhood support has been obtained.

### Project Updates and Project Monitor Reports

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

*Electrical Upgrade* – A few invoices still remain before the project can be closed. Floyd Carman strongly suggested that the project sponsors provide photographs and a detailed write up of the project once all work has finished.

*Wellington Station Exterior Restoration and Rehabilitation* – Victoria Hasse is the new project sponsor, and has been given procurement information so that a scope-of-work statement can be advertised for the beginning of March 2017.

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

*Construction of Intergenerational Walking Path at Clay Pit Pond* – The Town Administrator is currently reviewing all Belmont contracts, including the contract with BETA Group Inc. to provide construction drawings.

### Other Business

- Motion to approve payment of \$767.79 (19 hours @ \$40.41) to Michael Trainor for December/January passed unanimously.
- The Community Preservation Coalition dues have increased for Belmont due to the increased Local CPA Revenue collected during FY16. Belmont's expected dues for FY18 will be \$4,350.00. (see Attachment)
- A discussion about potential affordable housing CPA projects will be included in the agenda for the March 2017 CPC meeting.
- Floyd Carman suggested that discussion on the possible creation of a CPA Stabilization Fund should begin before the close of FY17.

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

The meeting was adjourned at 5:56pm.

Respectfully submitted,

Michael Trainor



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## Community Preservation Coalition Membership Program



In 2007, the Community Preservation Coalition completed its transition to a membership-based organization. We are so pleased that this move was well received by CPA communities. Our organization is now a much stronger statewide voice for CPA because of this support.

The Coalition provides a complimentary membership to all new CPA communities until their Community Preservation Committee is organized. At that time, communities are asked to join the Coalition. The amount each community pays is based on a sliding scale according to the previous year's local CPA revenue (the total from all sources), as reported on the CP-1 form filed with the Dept of Revenue. The ten categories are shown below.

Local CPA Revenue	Coalition Dues
\$15,000 and under	\$ 200
\$15,000 - \$100,000	\$ 300
\$100,000 - \$249,999	\$ 875
\$250,000 - \$499,999	\$ 1,750
\$500,000 - \$749,999	\$ 2,875
\$750,000 - \$999,999	\$ 3,500
\$1 million - \$2,250,000	\$ 4,350
\$2.25 million - \$5 million	\$ 7,900
\$5 million - \$10 million	\$ 10,000
\$10 million and above	\$ 20,000

As the only statewide organization working on the Community Preservation Act, the Coalition provides a broad range of services and programs, mainly focused on serving the needs of local CPCs. The primary functions include:

- Staffing a technical assistance hotline to answer questions regarding CPA.
- Maintaining the Coalition's website (the only comprehensive source of CPA information on the Internet).
- Publishing an email newsletter to provide CPA news to communities.
- Legislative advocacy and lobbying work to improve the effectiveness of the Act, fend off raids on the CPA Trust Fund, and defeat bills that propose harmful CPA amendments.
- Press information services for media outlets seeking information on CPA.
- Regional CPA conferences to share best practices among CPCs.

- Implementation training program for newly created CPCs.
- Assistance to communities on ballot measures for CPA adoption, revocation and surcharge and exemption changes.
- Representing CPA interests at statewide conferences, seminars and meetings and acting as liaison to other statewide associations and state agencies.

The Coalition was able to accomplish a great deal in 2016 on behalf of the 172 cities and towns that have adopted CPA. For a look at our progress, see the **2016 Coalition Annual Report**.

Please contact Stuart Saginor at 617-371-0540 or [stuart.saginor@communitypreservation.org](mailto:stuart.saginor@communitypreservation.org) with any questions or for more information.

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