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TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

Minutes: Wednesday, March 8, 2017, Town Hall Selectman's Room, 5:00PM
Present: Floyd Carman, Anthony Ferrante, Karl Haglund, Gloria Leipzig, Anne Marie Mahoney, Andrés Rojas, Margaret Velie, Jim Williams
Absent: Lisa Harrington
Other: David Alper, Adam Dash, Tommasina Olson, Michael Trainor

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

Approve Minutes

Motion to approve minutes of February 8, 2017 passed with five votes.

- Gloria Leipzig, Andrés Rojas, and Jim Williams abstained from voting as they did not attend the February 8, 2017 meeting.

Music Hatch at Payson Park Discussion

Tomassina Olson appeared before the CPC to contest their decision to reject the Music Hatch at Payson Park Project proposal. Margaret Velie began by noting that the CPC's expectations of grant applicants were outlined in the CPA plan and application, as well as verbalized at numerous regular and public meetings. Specific to the Music Hatch project, the CPC highlighted the requirement for written support from the abutters of Payson Park in order to vote to approve the project proposal. Tomassina Olson responded that, while she was aware of the requirement, she was unaware that there was a deadline for submitting these materials.

Tomassina Olson stated that she had received a lot of informal support but had not received support in writing from all residents. David Alper, fellow proponent of the project, noted that up until this point Tomassina Olson had undertaken the project on her own without any additional help from others. While mistakes may have been made that led to the lack of proper evidence of public support, Mr. Alper asked the CPC to give the supporters one week to gather written support from all abutters of Payson Park. Since the CPC is in favor of the project's concept and agree that it would be a benefit to the Town, this would allow the project sponsors dispel any concerns of opposition from the abutters.

Andrés Rojas argued that this was no longer an issue of clarity but a question of whether it would be possible at this point in the process to approve another project proposal. Furthermore, since the CPC supports the concept of the project, it is a matter of whether the CPC should reject the application because a few key components were not submitted by the prescribed deadline or to show flexibility in this case. Andrés Rojas suggested approving the final application under the condition that written support from all abutters to Payson Park be submitted to the CPC by no later than March 17, 2017.

Anthony Ferrante noted that, since the CPC does not meet weekly, the extension would have to be for a month. If the project were approved by the CPC and Town Meeting, work would not begin as of July 1, 2017. The Payson Park Music Festival would have at least one season

without the new music hatch. If this is the case, there is not an urgent need to approve the project for the 2017 Annual Town Meeting. Anthony Ferrante recommended that the project sponsors resubmit during the next application cycle, when all written support from abutters has been obtained. Not only would this avoid rushing through the process of gaining support from the abutters, it would allow time for the Recreation Commission to review the project and potentially provide additional support. Gloria Leipzig agreed, noting that obtaining support letters was promised as part of the submission packet in the project sponsor's Final Application. Floyd Carman added that it was important to adhere to the current application process to avoid setting a precedent.

Motion to approve the Music Hatch at Payson Park Project under the condition that by March 15, 2017 all residents of the houses abutting Payson Park provide written support of the project proposal was rejected with five votes.

Town Meeting Preparations

Capital Budget

The Capital Budget Committee reviewed the list of project proposals and will be voting on whether to support them at their April 2017 meeting. However, the CBC has vocalized concerns over:

- 1) the lack of an overall Recreational Strategic Plan from the Town that could be used to prioritize CPA Recreational Projects,
- 2) the magnitude of the Assessment and Project Redevelopment of Sherman Gardens Project, and if the state will stop funding these types of projects if it becomes evident that an alternative funding source is available through the CPA,
- 3) granting CPA funds to a statewide private organization
- 4) whether the PQ Playground Revitalization Project will go over budget.

Warrant Committee

Adam Dash confirmed that the Warrant Committee have reviewed and discussed the current year project proposals. The CPC and sponsors of current year CPA project proposals are invited to the March 29, 2017 public meeting for further discussions with the Warrant Committee.

Gloria Leipzig raised concerns over the Warrant Committee's apparent misconceptions about the CPA and CPA legislation. Floyd Carman echoed these concerns and strongly suggested that the Warrant Committee appoint a sub group with the task of studying the CPA process.

Adam Dash suggested, as a first step, to provide a FAQ sheet to him so that he may disseminate it to the rest of the Warrant Committee.

Board of Selectmen

Jim Williams did not foresee the Board of Selectmen having issues with the current year project proposals.

Town Meeting Educational materials/Project Summaries

The CPC reviewed the Project Summary packet for Town Meeting and overall found the document to be clear and concise. Adam Dash suggested adding more graphic design elements to the document in order to make it more reader friendly. Andrés Rojas agreed but noted that there would not be enough time to make these improvements before the 2017 Annual Town

Meeting. The CPC will consider design changes for next year's Project Summary packet.

League of Women Voters Meeting

The League of Women Voters Meeting is scheduled to take place at the Beech Street Center at 7pm on Monday, April 24, 2017.

CPA Plan Update

Anne Marie Mahoney raised the issue of projects proposed by private citizens that ultimately become managed by the Town. DPW and Community Development are currently overwhelmed with the number of Town and CPA projects they have to manage. It is worth exploring ways to further include Town Departments in the CPA application process so they can adequately prepare for the additional projects that will be performed under their supervision. One possible approach is to require all private citizens proposing CPA projects that directly affect Town assets to obtain the approval and co-sponsorship of the appropriate Town Department Head.

Anthony Ferrante cautioned that this approach undermines the spirit of CPA legislation, in that it would effectively give more control to municipal entities instead of empowering private citizens to undertake community projects. Floyd Carman suggested including a Department Head sign off requirement as part of the CPA application process as an alternative to co-sponsorship.

Private citizens are not allowed to hire vendors for work on Town assets, Anne Marie Mahoney noted. Andrés Rojas added that overseeing CPA projects require a significant amount of time that the average private citizen does not have.

The CPC agreed to discuss this further at a later date after the 2017 Annual Town Meeting.

Project Updates and Project Monitor Reports

FY17 Project Monitor Reports

Construction of Intergenerational Walking Path at Clay Pit Pond – BETA Group, Inc and the Town of Belmont have come to agreement regarding the new contract.

Winn Brook Tennis Courts – The contract has been rewarded and the winning bid was significantly less than the total CPA grant awarded for this project. It is anticipated that all work will be completed by June 2017.

Other Business

- Motion to approve payment of \$727.38 (18 hours @ \$40.41) to Michael Trainor for February/March passed unanimously.
- Floyd Carman will ask the Warrant Committee to provide any questions for the project sponsors and the CPC in advance of their March 29, 2017 meeting.
- Anthony Ferrante requested that a discussion about creating a CPA stabilization fund be included in the agenda for the April 2017 CPC meeting.

The next meeting is scheduled for Wednesday, April 12, 2017 at 5:00PM, Town Hall Conference Room 1.

The meeting was adjourned at 6:45pm.

Respectfully submitted,

Michael Trainor