

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

Minutes: Thursday, November 10, 2016, Town Hall Selectmen’s Room, 7:00PM
Present: Anthony Ferrante, Gloria Leipzig Margaret Velie, Jim Williams
Absent: Floyd Carman, Karl Haglund, Lisa Harrington, Anne Marie Mahoney, Andrés Rojas
Other: Michael Trainor

Margaret Velie called the meeting to order at 7:03 PM.

Introductory Remarks

Margaret Velie reviewed Belmont’s two part CPA application process. The purpose of the Preliminary Application is mainly to assess whether the project is eligible to receive CPA funding. The CPC uses the Final Applications to determine whether or not to support the project proposal.

FY17 is the fifth annual CPA application cycle for Belmont. The CPC has approved twenty-eight projects to date, with CPA project appropriations totaling roughly \$5,000,000. Examples of past noteworthy projects include Joey's Park Rehabilitation, Underwood Pool Construction, and the Belmont Veterans Memorial Project.

Final Application Process and Timeline, FY 2018

The following timeline will be adhered to for the remainder of the FY17 CPA application process:

- December 5, 2016..... Final Applications Due
- January 2017..... CPC selects projects to recommend to Town Meeting
- Jan/Feb/March 2017..... Warrant, Selectmen, and Capital Budget – Financial Analysis
- April 2017..... League of Woman Voters Meeting
- May 2017..... Town Meeting

Town Meeting has the authority to reject projects, approve projects, or approve projects with reduced funding.

Projects Eligible For Final Applications

Grove Street Tennis Courts (\$336,000)

Jay Marcotte, Director Belmont DPW

As with previous tennis court projects that have been funded through the CPA (Pequosette and Winn Brook) the cracking on the surface of the Grove Street tennis courts can no longer be addressed through spot patching and sealant.

The proposed budget of the project is approximately \$10,000 higher than that of the Winn Brook Tennis Courts Project because of current market conditions. If approved, work on the project would commence in spring 2018. The new tennis courts would include additional lines and

temporary netting for pickleball users.

Belmont Headquarters Sons of Italy – Historical Artifacts Preservation (\$25,000)

Dean Saluti, Chairman Culture Commission, Sons of Italy

Cynthia Pasciuto, Culture Commission, Sons of Italy

The Sons of Italy are seeking CPA funds to preserve historic documents and artifacts that show the impact of Italian-American families on the development of Belmont throughout the 20th and 21st centuries. The work would be done through a combination of contracted vendors and volunteer workers. The current vendor under consideration has enlisted Harvard interns to perform similar work on past projects.

The Concord Ave location is owned by the Sons of Italy and, even with the current tenants who lease space for small businesses, there is ample room to house and display these historic artifacts. The historic artifacts would be available for public viewing during normal business hours and by appointment on the weekends.

Music Hatch at Payson Park (\$50,000)

Tommasina Olson, Payson Park Music Festival

CPA funding would be used to build a bandstand for the Payson Park Music Festival, a series of outdoor concerts featuring local musicians. The structure would provide protection from inclement weather, preventing damage to expensive audio equipment and ensuring the safety of the performers. The structure would include a handicap ramp, acoustic roof, and outdoor lighting.

Project sponsors will be in touch with the Recreation Commission and the Police/Fire Departments in order to vet any issues prior to submitting the Final Application. Community outreach will also begin for neighborhood support, though it is unlikely that this outreach work will be completed by the December 2016 Final Application deadline. Instead, the project sponsors will attempt to conclude their community outreach efforts before the CPC votes on the Final Applications in January 2017.

Assessment and Project Redevelopment of Sherman Gardens (\$173,000)

Gloria Leipzig, Belmont Housing Authority

Donna Hamilton, Belmont Housing Authority

The current design and layout of the Sherman Gardens apartments are not compatible with the needs of the elderly and disabled residents that they are intended to serve. Access to most of the apartments requires climbing at least one flight of stairs, and there are additional stairs at the entrances to the laundry facility and the residential buildings. There are no handicap ramps, and elevator installation is not feasible with the current layout of buildings. The project sponsors wish to use CPA funds to complete a capital assessment of the site, with the goal of providing for the growing elderly population in Belmont and providing additional affordable housing.

Accessing state funding for this project is problematic because, even though they do not adequately provide for needs of the residents, the buildings themselves are in good condition. As part of the current proposed budget, sponsors would hire a Housing Planning Consultant to ensure the project's success.

Grove St. Park, Intergenerational Walking Path, Construction Site Plan (\$35,000)

Steve Pinkerton, Friends of Grove Street Park

Donna Ruvolo, Friends of Grove Street Park

Project sponsors are seeking CPA funds to create a construction plan for an ADA walking path around the Grove Street Park to increase user accessibility. The proposal is guided in part by the Town-funded Grove Street Master Plan that was approved by the neighborhood population.

Project sponsors have and will continue their public outreach, as well as remaining in contact with the Town and School Department to ensure the project does not conflict with the overall recreation plan for Belmont.

PQ Playground Revitalization Project – Phase 2 (\$800,000)

Julie Crockett, Friends of PQ Park

Project sponsors are seeking CPA funds in order to replace the playground at PQ Park, as well as address storm water drainage issues at the site. The amount requested in the Preliminary Application was \$300,000, however further investigation revealed additional costs associated with even a two year storm water tank as proposed for this project. Therefore, the Final Application will have a total grant request of \$800,000.

The CPC expressed concerns over the CPA eligibility of addressing the storm water drainage. The storm water tank could be addressing flooding for the entire park and not just the flooding for the playground, considering that the playground is the lowest point of PQ Park. The CPC questioned whether this expanded scope of work would be CPA eligible or if just the playground's storm water management system could be funded through the CPA. Some audience members in attendance also argued that the Town should be responsible for addressing the storm water issue; not a citizen-driven CPA project. Jim Williams noted, however, that a storm water drainage project of this scale would not likely be a high priority to the Town due to the constraints on the annual budget. Margaret Velie questioned what the minimum action the state requires of the Town for storm water management for a parcel of this size.

The CPC suggested initiating a fundraising campaign similar to that of Joey's Park, as the current proposed budget does not include any private fundraising. Julie Crockett explained that fundraising efforts had not been pursued due to the transient nature of the population in the area surrounding PQ Park. Donna Ruvolo, of Friends of Grove Street Park, also noted that Joey's Park is a memorial playground and therefore used fundraising strategies that would not necessarily be applicable to the PQ project. The CPC made note of these points, but reaffirmed that banks and local businesses could be contacted for donations.

Anthony Ferrante urged project sponsors to begin coordinating more with the stakeholders of PQ Park; specifically, with the Recreation Commission and the various soccer associations. A project of this size would likely disturb the area for multiple seasons, requiring various user groups to reschedule their events for different recreational facilities.

Relocating the playground was discussed as a possible alternative to installing a costly two year storm water tank. After reviewing the site plan, it was concluded that the complexity of the issue would require further research and discussion.

The meeting was adjourned at 9:40PM.

Respectfully submitted,

Michael Trainor