

**Town of Wellesley
Community Preservation Committee
Minutes-March 24, 2010**

The Community Preservation Committee met in Kingsbury Room at the Wellesley police station on March 24, 2010.

Present were the following CPC members: Jack Morgan (chair), Tony Parker (vice chair), Stephen Murphy, Kara Cicchetti, Bob Goldkamp, Joan Gaughan, Allan Port, and Jim Conlin. Susan Minio, CPC administrative assistant was also present.

The Chair called the meeting to order at 7:06pm

There were no other citizens who attended or chose to speak.

The Chair introduced Ellen Gibbs, Board of Selectmen, to the Committee as the new liaison to the CPC.

Presentation on the Electric Sub Station on RT 9 by Chair of the Board of Selectmen Barbara D. Searle

Chair of the Board of Selectmen, Barbara D. Searle, gave a brief overview on the history of the project as well as its eligibility for CPC funding. The current plan would entail the Town paying for the basic infrastructure of the space and then [The Wellesley Cable Access Corporation \(WCAC\)](#) outfitting the building to their specifications. WCAC will pay the Town rent. Municipal Light Plant, who owns the building, will retain a small section of the building for their use. The estimate for the basic renovation of the space came in around \$300,000. It is noted that the Historical Commission may need to help ensure that historical standards are met and possibly sign off on the bump out that would be built to accommodate a lift to make the building handicapped accessible. There would also need to be a parking study and an environmental study. After Annual Town Meeting (ATM) the BOS will return to CPC to discuss this further. BOS is planning to begin some of the studies before the end of the fiscal year.

The presentation was opened to questions.

The Chair said that the most critical question for the CPC would be around timing. When will the BOS require a response on this request? Ms. Searle will get materials to CPC very soon so that any questions can be answered well in advance of the end-date which may be a fall special ATM.

Stephen Murphy wanted to know what the primary revenue stream is for WCAC. Ms. Searles responded that the primary revenue source is the license fees from Verizon and CableVision.

Jim Conlin asked if BOS has examined the WCAC's current balance sheet. Ms. Searle responded that BOS had and that BOS was pleased with what they saw. In addition, WCAC had money put aside for this possible build out.

The Chair asked what the estimate was of the leasehold improvements. Ms. Searle stated that it would be about 300K and therefore it would be assumed that the cable company would ultimately want a long-term lease.

Allan Port wondered if this project would come up at this coming ATM. The BOS will not bring this item up at ATM at this time.

The BOS will return to the CPC to discuss this project in more detail once this ATM concludes and they can pull together all of the relevant materials.

Presentation by Chair of the Playing Fields Task Force Andy Wrobel regarding possible fields on the current land owned by St. James

The Chair gave a brief overview of the information he learned from Planning regarding their work on behalf of this possible space. Planning hired a consultant to examine the space and explore possible Town use options. One of these possibilities is the creation of potential athletic fields and space. The potential athletic uses have engendered considerable interest and enthusiasm. The Chair turned the meeting over to Chair of the Playing Fields Task Force (PFTF), Mr. Wrobel.

In looking at the bubble of kids coming up in the school system, as well as the current field system in play for the Town, it became apparent that there was a pressing need to create fields. Mr. Wrobel involved the PFTF as well as representatives from swimming and hockey in the conversation. When the different options were brought before a group of residents, the vote for the recreation options was overwhelmingly positive. The Planning Board asked the consultants to come back with three options: residential, mixed-use, and recreational use.

Mr. Wroble gave the CPC a high-level overview of the recreational option including basic design ideas that provide space for fields, swimming, and hockey. Parking is also part of the design and is a big consideration. It was noted that the left side of the space is on a flood plain. The right side of the property is, however, buildable. There are wetlands on the land.

The Chair stated that there will be an initial conversation with Town Counsel, Al Robinson, regarding what can be funded by the CPC if this land were to become available. There has been no additional information regarding the availability of the land. The Chair also noted that Babson does make its pool available to Needham and Wellesley High School teams after the Babson swim team has completed their practice. In the last 8 years, when Babson pool was not available, Wellesley College allowed the team to swim.

Tony Parker, vice chair, stated that traffic on RT 9 may be an issue. The State has been trying to close many of the cut-throughs and there may be issues. The issue of teens driving on RT 9 was also raised.

Jim Conlin stated that the principal costs to build the possible pool and ice rink would not fall to the taxpayer. They are studying the model used in Concord and would plan to replicate their success in building their community pool. The PFTF is starting to explore possible private funding and corporate gifts. PFTF would look to CPC to buy the land. The Chair's primary question for Mr. Robinson will be whether CPA money can be used to acquire land that will ultimately house a pool or a skating rink as both of these are not permitted for building under current CPA rules. Assuming that CPA money cannot be used to fund this type of purchase, what can be acquired using CPA funds? With the help of Counsel, CPC will attempt to understand and apply the rules accurately and fairly. There are questions around value of the land, zoning issues, and neighborhood needs. In addition, it must be carefully noted that this land is not yet, and may not, be available for purchase.

Discussion around the ATM presentation and approval of final motions.

The Chair circulated the final language of the five motions being brought to ATM by the CPC.

Jim Conlin made a motion to bring the following five motions to ATM under article 21:

ARTICLE: 21

MOTION: 1

I. That \$250,000 be appropriated to the Community Preservation Committee for Historic Resources purposes for Phase I of a project for the preservation, rehabilitation and restoration of Fuller Brook Park to be managed through the Fuller Brook Park Coordinating Committee, a task force chaired by a representative of the Natural Resources Commission, including one or more additional representatives or designees from each of the Natural Resources Commission, the Community Preservation Committee, the Board of Selectmen, the Board of Public Works, the Historical Commission, the School Committee, the Trails Committee and other citizens to be funded entirely from balances on hand in the undesignated Community Preservation Fund, said funds to be available immediately upon the foregoing appropriation becoming final following dissolution of this Town Meeting.

MOTION: 2

That \$375,000 be appropriated to the Wellesley Housing Development Corporation, for the acquisition, creation, rehabilitation and support of community housing, said appropriation to be funded \$123,000 from balances on hand in the Community Preservation Fund Community Housing Reserve and \$252,000 from balances on hand in the undesignated Community Preservation Fund.

MOTION: 3

That the following amounts recommended by the Community Preservation Committee be appropriated for fiscal year 2011 for Historic Resources purposes, with each item to be considered a separate appropriation:

1. To the Historical Commission, the sum of \$30,000 for part 2 of a project to create a historic resources inventory for the Town;
2. To the Community Preservation Committee, the sum of \$24,500 for the Wellesley Historical Society to fund a study of the feasibility of a possible rehabilitation and expansion of the Dadmun-McNamara House;
3. To the Department of Public Works, the sum of \$3,000 for the restoration and re-installation of the historic Abbott Road / Belvedere street sign;

all said appropriations to be funded entirely from balances on hand in the Community Preservation Fund Historic Resources Reserve.

MOTION: 4

That \$10,000 be appropriated to the Planning Board for Open Space and Community Housing purposes to be expended for a study on drafting potential Open Space Residential Design or Cluster Zoning Bylaw provisions, said appropriation to be funded 50% from balances on hand in the Community Preservation Fund Open Space Reserve and 50% from balances on hand in the Community Preservation Fund Community Housing Reserve.

MOTION: 5

I. That the amount of \$60,000 be appropriated to the Community Preservation Committee to be expended for any permissible administrative purpose under the Community Preservation Act, said appropriation to be funded entirely from unreserved balances on hand in the Community Preservation Fund;

And

II. That the following respective amounts from the annual Community Preservation Fund revenues received for fiscal year 2010 be reserved for the following community preservation categories:

| | |
|-----------------------------------|------------|
| Open Space (excluding Recreation) | \$ 128,000 |
| Historic Resources | \$ 128,000 |
| Community Housing | \$ 128,000 |

and in the case of the Open Space Reserve and Historic Reserve categories, such reserved amounts shall be for future appropriation, and in the case of the Community Housing

Reserve category, such reserved amount shall be made available to fund Community Housing appropriations authorized by this Town Meeting.

Stephen Murphy seconded the motion and the motion carried unanimously.

There was a brief discussion around timing of the CPC presentation to ATM. The Chair's best guess is that CPC will present on or after the 14th of April.

Circulation and vote to approve invoice from Kathleen Broomer, consultant for the WHC inventory study.

The Chair circulated the invoice from Kathleen Broomer for the final bill for the WHC Inventory Study. Allan Port motioned that that the CPC approve and pay the final invoice for \$2,500.00 to Kathleen Broomer. Tony Parker seconded the motion for payment and the motion carried unanimously to pay the invoice.

Review and approval of minutes of January 19, January 27, February 17 meetings

Tony Parker motioned that the CPC approve the final minutes for the February 17, 2010 minutes. Allan Port seconded the motion for approval and the motion carried unanimously.

Stephen Murphy moved that the CPC approve the minutes for January 19, 2010 and January 27, 2010 as amended at the meeting. Allan Port seconded the motion to approve and the motion carried unanimously.

The meeting adjourned at 9pm.