

Community Preservation Committee
Minutes
Meeting of May 11, 2011
Kingsbury Room, Wellesley Police Department

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station.

Present were the following CPC members: Jack Morgan (Chair), Allan Port (Vice Chair), Tony Parker, Joan Gaughan, Jim Conlin, Bob Goldkamp, and Stephen Murphy. Don McCauley and Dwight Lueth arrived at 7:35PM. Susan Minio, CPC administrative assistant, was also present.

The Chair called the meeting to order at 7:30PM.

Citizen Speak

There were no citizens who chose to speak.

Update on projects already approved including cluster zoning and Waldo Court
WALDO COURT

- Pamela Allen, Executive Director Wellesley Housing Authority (and Needham Housing Authority)

Ms. Allen gave an update on the Waldo Court project. The project is moving along well due to an efficient contractor. There have been some surprising developments due to rock, ledge, and water drainage. Despite these issues, some of the units are already being painted. While the job looked like it was coming in well below the estimate, this past week, while replacing the gutters, the roof started to come off. It needs to be replaced and was not part of the original scope of work. In addition to the \$400,000 reported in the email update sent to the CPC, there may be an additional cost around \$70,000 to replace the roofing. The project should be completed in late summer.

Questions/ Comments

- Jim Conlin asked if there was anything else that they would like to add that might further improve the project? Ms. Allen will go back consider this idea.
- Tony Parker: We would also like to note that we would be happy to entertain other projects from WHA, particularly at Morton Circle.
- Don McCauley raised the issue of parking and safety at Morton Circle and what can be done with neighboring Town parking lots.
- Bob Goldkamp: Notes that the affordable units near Roche Brothers have solar panels that have a net metering deal with MLP.
- Allan Port: delighted to see the Waldo Court units are coming back into use.

National Register Project for Fuller Brook

CPC has received an invoice that closes this project as it depletes the funding appropriated to this project. The appropriation also covered the Hills Library which has concluded.

Cluster Zoning

Progress payment has been submitted for this project. The invoice received is the initial invoice received. Don McCauley gave a brief update on this project.

Discussion of short form application from Wellesley Conservation Council and other potential new projects

Wellesley Conservation Council application.

This is a private organization that holds approximately 20 pieces of land around Town. It has a long history with the Town. There was a brief discussion around the possible eligibility of this

project. Joan Gaughan offered to meet with the Wellesley Conservation Council to discuss the project further and to see if there were other projects that might be of interest.

Additional Projects

The Chair noted that he has not had an update on the Electric Substation. Dwight Lueth noted that they had come to ask the WHC about roofing materials approximately three months ago.

There is no additional movement on St. James at this time.

Approval of invoices

- Dodson Associates; Cluster Zoning; \$2,250.00; project initiation, research, and scenario planning.
- Shary Page Berg FASLA; \$1,400; Work on the Fuller Brook National Register Nomination.

Allan Port moved to approve the payment of the above invoices. Jim Conlin seconded the motion. The motion to pay these invoices carried unanimously.

Approval of minutes

Minutes from March 16, 2011 and March 28, 2011

Joan Gaughan moved to approve the above minutes. Stephen Murphy seconded the motion. The motion to approve the minutes as submitted carried unanimously.

Update on Committee membership and discussion of meeting schedule for remainder of FY

The Chair, Jack Morgan, noted that he has decided to step down as the Chair as of June 30th. CPC has two scheduled meetings, May 25th, June 8th, and June 22. The Chairs inclination is to cancel the May 25th meeting and possibly hold the June 8th meeting.

Adjourn

The meeting adjourned at 8:25