

Community Preservation Committee
Minutes
Meeting August 17, 2011
Kingsbury Room, Wellesley Police Station

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: Tony Parker (Chair), Allan Port (Vice Chair), Joan Gaughan, Jim Conlin, and Stephen Murphy. Bob Goldkamp arrived at 7:40PM. Absent were Dwight Lueth, Don McCauley, and Barbara McMahon. Susan Minio, CPC administrative assistant, was also present.

Marjorie Freiman, CPC Advisory representative, was in attendance.

The Chair called the meeting to order at 7:35PM.

Citizen Speak

There were no citizens who chose to speak.

Update on possible forthcoming projects

NRC request for \$450 to complete the project to get Fuller Brook Park on the National Register.

The NRC submitted a request for \$450 to pay from the CPC Administrative fund for additional work to submit Fuller Brook Park for the National Register. There was discussion around 1) whether this would be eligible for administrative funding and 2) the process for extending funding for projects that exceed an approved budget. There was a review of what the CPC had decided would qualify to be funded from administrative funds. It had been agreed last session that this fund should be used to cover items such as a study to decide if a project could be considered for CPC funding or if it could be a larger project but not for items to extend prior appropriations or cover office costs. It was agreed that it would be put on the agenda for the September 14th meeting to vote and to allow members to give the request additional consideration.

Fuller Brook Park Update

Joan Gaughan gave a brief update on the Fuller Brook Park Project. Tree removal has begun as has path testing. The test paths should go in late September or early October. The demonstration paths can be seen just west of State Street to Wellesley Avenue.

The Electric Substation Update

The Chair informed the Committee that had he met with Barbara Searle and Terri Tsegaris and reps from the cable company (WCAC) last Thursday to talk about the restoration and preservation of the Electric Substation at the DPW yard on Rte 9 in Wellesley Hills. The Chair wanted to illicit the Committee's interest in supporting the project per CPC rules and regulations and to put forth the questions they would like answered in regard to the project. Some of the questions included: Who owns the lease? Would the Historic Commission need to step in regarding what would be allowable and eligible for CPC funding? What entity would be keeping and maintaining the property? Length of the lease? Rent paid? Amounts contributed and by whom? Does WCAC, MLP, DPW need to help with the renovation? After a lengthy discussion, Mr. Port stated that we need to see a proposal and an application for the project. Mr. Murphy noted that there is a provision in the legislation regarding CPC funded projects in regards to rent. He will look into the wording of the legislation.

St. James Update

Mr. Port gave a brief update on the project but nothing has moved forward.

Affordable Housing Update

The single family sale on Mellon is facing some mortgage funding issues. The other properties are proceeding forward. Mortgage funding has been a challenge for these properties due to the current economic climate.

Policy and Procedure discussion and amendments

After a brief discussion, it was agreed that the Chair will make edits and will re-circulate the document before the next meeting..

Schedule Confirmation

It was agreed that the CPC would meet on the second Wednesday of the month through the end of this calendar year – all meetings at 7:30 PM and in the Kingsbury Room at the Police Station, unless otherwise noted.

Invoice approval

Clock Tower Invoice \$34,905.85 from Town of Wellesley DPW for Alpha Omega Construction, Inc. Work completed from June 1-July 28 2011.

Allan Port moved to approve the above invoice for payment. Stephen Murphy seconded and after a vote the motion to pay the above invoice was approved unanimously.

Waldo Court Invoices

- Invoice request #12 dated July 27, 2011 \$95,000 from New England Builders and Application
- Invoice request #13 dated July 28, 2011 \$120,000 from New England Builders and Application

There was a brief discussion regarding the appropriate use of funds with CPC funds being utilized as “last-in” funding for the project: i.e.- CPC funding only after State funds were exhausted. Stephen Murphy agreed to follow up with Pamela Allen to confirm the use of the funds going forward. He moved to approve the payment of the above invoices for Waldo Court. Jim Conlin seconded the motion which after a vote passed unanimously.

Minutes approval

Joan Gaughan moved to approve the minutes from the June 15 meeting. Stephen Murphy seconded the motion, which after a vote passed unanimously.

The meeting adjourned at 8:30.