

CPC Meeting – May 13, 2015

7:30 pm

The Kingsbury Room, Wellesley Police Station

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

Present were the following CPC members: Barbara McMahon (Chair), Allan Port (Vice Chair), Susan Troy, Joan Gaughan, Susan Hurwitz and Kathy Egan. Jack Morgan from Board of Selectmen was present. CPC Assistant Nicole Ng was also present.

CPC Chair called the meeting to order at 7:32pm.

### **Citizens Speak**

No citizens were present.

### **Report from Board of Selectmen Liaison – Jack Morgan**

Mr. Morgan is the new CPC liaison from the Board of Selectmen (BOS). He joined tonight's meeting and updated the committee on various issues.

On the North 40 project, nothing unexpected was discovered by further environmental evaluations in the former landfill. Further investigation into the "asphalt" condition, however, found that the material is actually fuel oil. The oil came from the former pump house and some drained into the sump. The findings delayed the closing process. Wellesley College did agree to remediate everything and closing is imminent.

Ms. Gaughan asked if the DEP review had been completed. Mr. Morgan said no but the Selectmen are satisfied with the independent experts' findings of the College's remediation.

Mr. Morgan continued and handed out a map of the North 40 area proposed for CPC and 2 charts detailing finances.

Town will need to borrow 35 million in order to close and 10 million will come from CPC funds. The CPC allocated area proposed will comprise about 18.25 acres.

Mr. Port congratulated the BOS in considering the allocation of 18 acres, a higher number than the previously discussed 13 acres.

Discussion ensued about the possible uses of the land – developable and not -- for trails, housing, playing fields, schools, etc. Mr. Port felt that the Conservation Requirement of 23 acres will be easily met with just 5 more acres needed (such as a field in front of a building, etc.)

Ms. McMahon asked about the process going forward and will a CPC representative be at the talks when uses for North 40 are discussed. Mr. Morgan said yes and for now we should focus on the easier options as some possible uses for the land can take many years to develop.

### **Wellesley Housing Development Corporation (WHDC) Update**

Ms. Troy gave an update. WHDC has started the lottery process for 5 affordable housing units at Belclare but no one has applied. It is making slow progress on retaining and increasing the affordable housing percentage. WHDC is strategizing a comprehensive plan that includes current turnovers and future big developments (Mass Bay, North 40). Suggestions were offered regarding workforce housing, mortgage requirements and changing the income band for the more affluent metrowest area to increase the pool of applicants.

The WHDC invited Mr. Port to their next meeting to help with strategy.

### **Wellesley Historical Commission (WHC) – Municipal Light Plant (MLP) Project**

The copper roof on the historical substation of the MLP was damaged by weather and the WHC had approached CPC to invite the MLP to discuss funding the repairs not covered by insurance. However, insurance will pay the full cost to replace the roof. MLP still needs funding to hire a consultant to assess the space for other uses.

The consensus is that CPC should invite the MLP to discuss hiring a consultant and possible uses for this historic building.

### **Annual Town Meeting Follow Up**

There was a brief discussion about the recent Annual Town Meeting. There were not many questions that night. Strategic planning will begin over the next year and CPC should be part of the plan. Ms. McMahon brought up the issue of budget process and timing and how that affects CPC. The possibility of saving non-money issues for the Fall town meeting was suggested. The topic of a central land use director for the North 40 was raised and debated.

### **Review/Discussion of CPC Application Process and Procedures**

Ms. McMahon reiterated the concern of requests coming to the CPC off normal cycle. Boards should give CPC time for full discussion. A formal reminder from CPC at the start of the new budget year was recommended.

### **Approval of Minutes: March 2 and March 30, 2015**

Mr. Port moved to approve the minutes. Motion was seconded by Ms. Egan. The vote was unanimous.

### **Discussion of next meeting date**

The next CPC meeting will not be held on June 10. A poll will be sent to pick a date for reschedule.

**Adjourn**

A motion to adjourn was made at 9:05pm by Ms. Egan. It was seconded by Mr. Port. The vote to adjourn was unanimous.