

Town of Wellesley  
Community Preservation Committee  
Minutes – August 19, 2009

CPC met on August 19, 2009 at the Wellesley Police Station, Kingsbury Room

Present were CPC members, Kara Cicchetti, Jim Conlin, Joan Gaughan, Bob Goldkamp, Jack Morgan, Tony Parker, Allan Port, and Rose Mary Donahue. Brad Boyd was absent.

Meeting was called to order at 7:35 pm by the Chair, Jack Morgan. Rose Mary Donahue agreed to serve as Secretary pro tem.

Citizen Speak – no citizens addressed the committee.

New members were introduced. The Chair then explained that Stephen Murphy has been appointed to the state-appointed seat on the Wellesley Housing Authority (WHA), an appointment previously held by Brad Boyd. The Chair will contact the WHA with regard to appointee to CPC. The Chair then explained that neither the liaison for the Advisory Committee, Maura Murphy, or the Board of Selectmen, Greg Mills, were able to attend this evening's meeting.

Tony Parker moved approval of the minutes of the June 11, 2009 meeting. The motion was seconded by Joan Gaughan and passed unanimously.

The next item of business was the election of a Chair and Vice Chair for the 2009-2010 year. Allan Port nominated Jack Morgan for Chair and Tony Parker for Vice Chair, both of whom expressed their willingness to serve. The motion was seconded by Rose Mary Donahue and passed unanimously.

The Chair gave an update on the status of the hiring of a new administrative support person. A new job description has been developed and posted. The job establishes a standard five-hour work week, with additional hours as needed during peak periods of activity. Arrangements have been made to provide work space and file cabinet in the Great Hall. It was agreed that the Chair and Vice Chair would conduct interviews and handle the hiring process.

The next item of business was the review of potential projects for funding this year. The Chair noted that letters soliciting proposals had been sent to the chairs of relevant boards and committees (e.g. Wellesley Conservation Commission and the Historical Society) in July. This year the letter also requested a multi-year view of projects in order to provide a sense of future needs. Additional outreach, including the usual announcement in The Townsman, will be done in the fall.

The Natural Resources Commission provided their Five-Year Capital Plan, which included implementation of the Fuller Brook Park Preservation Master Plan, the Lower Falls Charles River Park Project, and future pond management and restoration plans.

The Wellesley Housing Authority (WHA) forwarded information regarding their future capital plans, which include: (1) the creation of a Master Plan Study for the redevelopment of the Barton Road community; (2) parking/pedestrian walkway studies for the Weston Road, Washington Street and Morton Circle communities; and (3) a needs assessment for the modernization or redevelopment of the Washington Square and Morton Circle complexes. It was noted that the CPA provides not only an important source of funding for WHA projects, but increased visibility of the important work of the WHA.

Other projects under consideration for the coming year include:

#### LOWER FALLS CHARLES RIVER PARK

The Chair gave an overview of the project, including a brief history of the bridge, which is owned by state Department of Conservation and Recreation (DCR). The CPC had received a proposal last year to fund a portion of the costs of resurfacing the bridge, which were to be shared by the Commonwealth, Newton and Wellesley. However, it was subsequently determined that the Commonwealth would fund the resurfacing. Before that work can begin, the State needs handicapped access to the bridge. The Board of Selectmen, which controls the adjoining parcel, is wrestling with this issue, and will consult with Town Counsel to determine whether CPA funds can be used to fund these improvements.

#### REUSE OF THE ELECTRIC SUBSTATION

The other project for which the Board of Selectmen may request funding is the reuse of the Electric Substation, located in the Town Public Works yards at Route 9. The goal would be to relocate the Wellesley Cable facilities there. The Selectmen believe the structure may qualify as an historic building. The Chair has recommended that the Town contact the Historical Commission to determine the building's historic status.

#### PRESERVATION OF THE BOARD OF PUBLIC WORKS MINUTES

The Board of Public Works has inquired about the possibility of receiving funding to cover costs associated with the preservation of the minutes of the Board of Public Works as historical documents. The Chair noted that this is a policy issued that will need to be addressed in the context of other boards and departments.

#### FULLER BROOK PARK PRESERVATION MASTER PLAN

Joan Gaughan noted that this project was initially included in the 2005 budget, but conditions at Moses Pond were such that the Natural Resources Commission was asked to defer the project to 2010. Fuller Brook Park has been nominated to the National Register of Historic Places.

The Chair reported that interboard discussions have begun regarding the future use of the St. James site. Alan Port representing CPC, Don McCauley of the Planning Board, Hans Larsen, and Greg Mills of the Board of Selectmen have met to discuss how to proceed in evaluating the future use of the property. It was noted that CPC funds could be used to fund a study to identify

opportunities for expanding affordable housing and recreation space on the site. The Planning Board is planning a study of the site, consistent with other studies it has conducted of the Town's commercial districts. Such a study would be useful for this site, whatever the final disposition of the property.

There was a question regarding the amount of CPC funding available. The Chair explained that approximately \$4.5-\$5m is currently available. Anticipated revenues for this year are approximately \$1.3m (\$900,000 from local revenues, approximately \$230,000 from the State match, and approximately \$150,000 in interest).

The following Committee assignments were confirmed:

Electric Substation Reuse	Bob Goldkamp
Board of Public Works Minutes	Tony Parker
Barton Road Master Plan	Tony Parker
Clock Tower Historic Preservation	Tony Parker will work with Kara Cicchetti
Fuller Brook Path	Rose Mary Donahue
Lower Falls Charles River Park	Kara Cicchetti
St. James	Allan Port

There was a brief discussion of the Annual Report circulated prior to the meeting. No changes were recommended.

The Chair will survey members regarding potential meeting dates for the remainder of the year. Meetings will be held at the Wellesley Police Department, unless conflicts arise.

The meeting was adjourned at 9:35 p.m.

Submitted by Rose Mary Donahue