

CPC Meeting Minutes, July 10, 2013

7:30 PM

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:** Allan Port (Chair), Tony Parker (Vice Chair), Joan Gaughan, Jim Conlin, Barbara McMahon, Dwight Lueth and Deborah Carpenter (new member from the Planning Board). Susan Troy arrived at 7:40. Absent was Kathy Egan. Susan Minio, CPC administrative assistant, was also present. Also in attendance was Mason Smith, incoming CPC Advisory liaison and Marjorie Freiman, out-going CPC liaison.

The Chair called the meeting to order at 7:30pm

**Citizen Speak**

No Citizens were present or chose to speak.

**Stadium Task Force**

Per Ms. McMahon, the STF will come before the CPC in the Fall – September or October--to discuss this possible project. Barbara McMahon gave a very brief update on the state of the project. There were discussions around possible funding options for the project. The chair did give a short update on the language of the CPA regarding stadiums.

**Update on the Library Chimney**

Dwight Lueth gave a short update on the project. The plans have been submitted and accepted. Ms Selwyn has been very involved in the project.

**Updates on any other projects**

**Fuller Brook Park:** FBPCC is on track for the spring 2014 Annual Town Meeting to ask for funding for the next phase of the project to be dispersed over the course of 3 years. Charles River Water shed project is testing the water quality.

**Perrin Park**

The project is in process. Joan Gaughan will get back to us at the next meeting

**Housing Authority**

Needs assessment did not come through before Pam Allen retired. The Chair will reach out to Kathy Egan to discuss this further.

### **Morse Pond Dredging**

This project is completed and it will go on the next agenda to vote to officially close the project.

### **900 Worcester Street**

Jim Conlin gave a brief update on the project.

### **Beebe House- 53 Grove Street**

Members from the Wellesley Historical Commission: Josh Dorin and Helen Robertson. Also in attendance: Jordan Warshaw, developer.

Handouts: Historical photographs; a statement about the house by David Wright, Chair, WHC; Development plan- Draft; Rehabilitation definition from the National Park Service; a list of similar projects done in other towns as well as historical images.

Dwight Lueth gave a brief update on the project that he says would be a rehabilitation project. "Rehabilitation makes possible an efficient contemporary use through alterations and additions."

David Wright gave a presentation regarding the history of the project and the reason it has been brought forward to the CPC. The current development includes 5 affordable units. There are three reasons the house is of interest for restoration: notable past residents, notable architecture, and the location.

They are looking for the preservation differential in funding between the cost of going ahead with the development of the space without the restoring the house and with restoring the house into livable units. Either way, 5 affordable units will be included in the final project.

Jordan Warshaw spoke about the project giving a development update. The current plan includes 25 units averaging 1900 square feet per unit. In addition, to accommodate the affordable housing, there will be additional building(s) that would hold 5 affordable units. There is now discussion surrounding the rehabilitation and use of the Beebe House. The request is for funding to be provided shortly.

The request would likely come in around \$275,000 but this is an early number. All of the units will be owner units. There will be a master association that will take care of the shared green space and sub-associations that will maintain each of the building sets.

Susan Troy gave an update on the WHDC discussions around the building(s) regarding preference and possible additional costs for living in and or owning a rehabilitated unit. WHDC prefers option A but would support option B if that met the needs of other committees or the Town.

There were a number of questions that came forth. Tony Parker asked WHC to come forth with a master plan with the WHC and would like to know that the WHDC supports the plan as this is a housing plan. The CPC members weighed in with their questions and concerns about the project including: concerns about how WHDC feels about the 1 or 2 building option, handicap accessibility of the rehabilitated space, cost of maintaining the rehabilitated space, the current plan for an external staircase (although that may be addressed in the final construction design), and a long discussion about the definition of rehabilitation vs restoration. Additional discussions are needed before a vote could be considered.

### **Reorganization**

Allan nominated Barbara McMahon for Vice Chair and made a motion to appoint her as the Vice Chair of the CPC. The motion was seconded by Tony Parker (Current Vice Chair). After a vote the motion passed unanimously. Barbara McMahon made a motion to reappoint Allan Port as Chair of the CPC, seconded by Tony Parker. After a vote, the motion carried unanimously.

### **Annual Report and Long Range Financial Plan**

There was a brief discussion on how to report 900 Worcester Street as 50% open space and 50% recreational.

The sub-station has been removed from the plan.

Allan will submit the report upon completion.

### **Minutes – March 13, 2013 and May 8, 2013**

Jim Conlin moved to approve the minutes from March 13. The motion was seconded by Susan Troy. After a vote the motion carried with one abstention. Deborah Carpenter did not vote as she was not on the CPC at the time of this meeting.

Tony Parker moved to approve May 8 minutes. The motion was seconded by Susan Troy. After a vote the motion carried with one abstention. Deborah Carpenter did not vote as she was not on the CPC at the time of this meeting.

The meeting adjourned 10 pm