

Community Preservation Committee
Meeting, October 22, 2014
Kingsbury Room, Wellesley Police Department

Vice-Chair Allan Port called a Public Hearing to order at 7:30 p.m. There was no one present who wished to address the CPC. There was a motion by Joan Gaughan to close the Public Hearing. Deb Carpenter seconded the motion and the motion carried unanimously.

Vice-Chair Allan Port called the CPC meeting to order at 7:35 p.m.

Members present: Allan Port, Joan Gaughan, Deb Carpenter, Tad Heuer, Susan Troy, Advisory representative Mason Smith (arriving at 8:10 p.m.)

North 40 Update: Mr. Port stated that there would be no motions related to CPC at the October 27, 2014 Special Town Meeting (STM).

900 Worcester Street Update: There will be two motions brought before STM concerning 900 Worcester. One motion will ask TMM to reverse the CPC funding for 900 Worcester. The total amount of the approved funding, 2.6 million, will be fully refunded to CPC. Chair Barbara McMahon was asked by the Board of Selectmen to make a statement concerning this at STM. Ms. McMahon's planned statement is below at the end of the minutes.

Mason Smith joined the meeting, coming from a concurrent Advisory meeting. She wanted to ask the committee if a vote was taken by CPC concerning the decision to remove CPC funding from the 900 Worcester Project. Collectively, the group remembered that at a previous meeting it was felt that a motion and vote was not necessary. However, there was unanimous sentiment that CPC should accept the BOS proposal.

It was decided that we needed the affirming opinion of Chair Barbara McMahon who was out of town. The committee immediately had a conference call with Ms. McMahon who reminded the committee that a vote was not necessary. Furthermore, we asked Ms. McMahon if she accepted several small edits of her STM statement. She did and affirmed that the statement could be released to Advisory. Ms. Smith then returned to Advisory with this information. Advisory will disperse their supplemental report to TM tomorrow.

Project Updates:

Morse's Pond – Final dredging of pond completed and the project CPC supported is ended. CPC will receive unexpended monies that are estimated to be less than \$100,000.

Perrin Playground – Project totally completed. CPC will receive unexpended funds (if any) from NRC.

Historical Commission – Need to deal with fact that new Wellesley Country Club Pool site impinges on the space around the historical marker. Accommodations must be made. CPC will not be asked for funds.

WHDC – There was support for the need to work under the leadership of BOS and the Executive Director to develop a town-wide Housing Policy. Deb Carpenter agreed that the Planning Board should be involved in the discussion. Tad Heuer also expressed interest in involvement.

Mr. Port stated that he needed to meet with WHDC Treasurer Tim Barrett to discuss changes needed by the State in CPC/WHDC reporting. Mr. Port also asked Tad Heuer if he could review the structure of the Wellesley Housing Development Corporation to see if the mandated grant agreement is in place and whether it is sufficient to meet CPA requirements. See the last Community Preservation Coalition newsletter or the link below for more details.

<http://www.communitypreservation.org/news/7136>

Minutes of September 10, 2014: A motion was made to accept these minutes. Edits were suggested by Ms. Carpenter and accepted by Ms. Troy. The motion was made by Mr. Heuer and seconded by Ms. Carpenter. The motion carried unanimously.

The meeting was adjourned by unanimous motion at 8:45 PM.

Statement by CPC Chair to STM October 27, 2014

“The Community Preservation Committee was proud to be a significant part of the proposed purchase of 900 Worcester Street in June of 2012. This kind of land acquisition is a great example of why the town voted to accept the Community Preservation Act.

The CPC understands the Board of Selectmen’s decision to move forward with this acquisition of 900 Worcester without the use of CPC funds. Maintaining maximum flexibility in the utilization of the parcel of land is certainly in the interest of the Town. The CPC continues to believe that the purchase of 900 Worcester is in the best interests of the Town.