

CPC Meeting – October 14, 2015
7:30 pm
Warren Recreation Building – Room 008

The Wellesley Community Preservation Committee met at 7:30 pm in room 008 of the Warren Recreation Building.

Present were the following CPC members: Barbara McMahon (Chair), Allan Port (Vice Chair), Steve Burt, Joan Gaughan, Susan Troy, Catherine Johnson, Susan Hurwitz, Tad Heuer, and Kathy Egan. CPC Assistant Nicole Ng was also present.

CPC Chair called the meeting to order at 7:35 pm.

Citizens Speak

None was present.

Invoice Approval

An invoice of \$224.09 from the Wellesley Historical Society (WHS) for the Urann project was received. It was noted that no taxes should be paid. Mr. Port moved to approve the invoice. Mr. Burt seconded the motion. The vote was unanimous.

A question was raised whether WHS can start on another part of the collection with money left over from the Urann project. The answer is no; WHS must make a separate request.

Approval of Minutes: September 9, 2015

Ms. Troy moved to approve the minutes with minor edits. Motion was seconded by Ms. Johnson. The vote was unanimous.

Town Government Study Committee Recommendations

Members discussed the proposed recommendations for a newly created Planning and Land Management Division, and how this might relate to the CPC. While CPC is not directly impacted by the proposed changes, 3 or 4 of the boards represented on the CPC may be affected.

CPC members were divided in their opinion on the proposed recommendations. Some felt that a centralized authority could influence the prioritization of funding and create a conflict of interest among boards. Some welcomed the change because their committees could benefit with increased administrative support and funding. Others felt that since the boards don't actually report to the Division, they would serve the same as before.

Next step: Repercussions are too early to tell. More will be learned after the Special Town Meeting in November.

NRC Request – Kelly Field Tennis Courts Study

Brandon Schmitt, NRC Director

Mr. Schmitt first updated the committee on the status of 2 CPC projects and then presented the request for the Kelly Field study.

Morses Pond Erosion Study

The preliminary survey is complete. The study findings and methodology will be presented at the next NRC meeting. The Friends of Morses Pond expressed concern that the private docks will be removed. This has not been recommended yet but will depend on the full report to come.

Comprehensive Pond Plan

Preliminary field work has begun and will continue over the winter. Contract will need to be extended until next year for work in the spring.

Kelly Field Tennis Courts Study

On behalf of the NRC, Mr. Schmitt submitted the short application to the CPC requesting a grant of \$5,000 for a feasibility study of the Kelly Field Tennis Courts. In addition to the form, he also included photos of the existing courts, area map and possible consultants for the study. The surrounding wetlands will dictate what can be done at the site. The right consultant will be able to come up with the best options.

Mr. Burttt updated that there was some confusion and DPW had relined the Kelly Courts for pickleball. Nevertheless, the site is still not suitable for permanent pickleball courts as noted in the previous meeting.

Discussion ensued about whether \$5,000 is enough for a study. Mr. Schmitt thought it was enough for a general feasibility study but won't include any specific designs. Most felt the amount was sufficient for a start – to talk to some consultants regarding what is possible. Ms. McMahan reported that she had followed up with Meghan Jop and an RFP is not needed for a request of \$5,000.

One member questioned again the validity of using the admin funds for this purpose. Others reiterated the legitimacy of such use and also that CPC will have full control of the process. A study would provide direction and much needed answers for possible uses of the land.

Ms. Gaughn moved to approve the grant of \$5,000 from the NRC for a feasibility study of the Kelly Field Courts on Pine Plain Rd. Ms. Troy seconded the motion. 8 voted yes, 1 abstained.

Next step: Ms. McMahan will generate questions for the consultants with Mr. Schmitt.

High School Track/Field Project Update

Tripp Sheehan, Recreation Commission/PFTF, Patti Quigley, School Committee/PFTF

Mr. Tripp recapped what has happened with the project since the last meeting with CPC in March. CPC and Town Meeting voted and approved \$166k to fund the schematic design and permitting phase of the project. School committee will act as Sponsor for the project with support from the BOS, NRC, REC, and DPW.

This past spring, DPW conducted an RFP for 3 firms, and Gale Associates won the bid in July. Gale demonstrated greater accuracy and depth and offered past project experience with wetlands. They also responded with the lowest bid.

Mr. Tripp then presented the schematics of the redesign. Changes include:

- Regulation size soccer field;
- Main entrance rerouted for better parking and foot traffic;
- Ticket booths added at the main entrance;
- A circle of brick on the ground in front of the entrance to feature donations: \$250 for a regular brick and \$500 for a double-size brick;
- Perimeter defined with brick pillars and decorative fencing near the entrance and chain link further away;
- A plaque will be installed on the front donor wall to recognize a generous gift of \$500k from the Darcey family in honor of their son, Connor, who died recently in a car accident;
- Score boards will be placed behind the donor wall;
- Bleachers will be narrowed but lengthened;
- Landscape design to come. Arborists will try to save as many mature trees as possible and fill in with new trees that will grow in the shade;
- Turf material will be same or better than that used for Sprague;
- Grandstand and stadium will remain the same.

The design firm also mapped the floodplain of the field to determine how it would be affected if bathrooms were added in the future. The design is currently with NRC for review and will then be presented to various departments for permitting review.

After private fundraising is finished, PFTF will proceed with requesting funds from CPC and Town for the construction phase.

Currently, Town tried to put the project under the levy for \$900k but final decision is still to be determined.

Members reminded guests that CPC has not committed to 1/3 of the funding for the next phase of the project. Ms. McMahon suggested that PFTF submit a new application to CPC next month to start the process, and perhaps return for a meeting

in December to discuss. The biggest challenge for the next phase will be whether Town includes the project in its budget.

Old Business/New Business

The Historical Society will present a full report next month on the Urann project but it is going well.

There will be a more detailed update on the library chimney next month. Currently, there is some conflict between the preservationist's (Judith Selwyn) findings and those of Facilities Maintenance. Ms. Selwyn deemed the repairs could be "non - destructive" but Facilities thought otherwise and wants another report.

The Fuller Brook project is going well and appears to be on time and near budget.

The Historical Commission is looking for new members. Any questions, please contact Mr. Heuer.

Wellesley Housing Development Corp. (WHDC) is looking to possibly build on a parcel on Boulevard. WHDC had discussions on preferential lottery for the Belclare condos.

CPC Financial Plan

Discussion was deferred until a future meeting.

Adjourn

A motion to adjourn was made at 9:28 pm by Mr. Burt. It was seconded by Mr. Heuer. The vote to adjourn was unanimous.

Next Meeting

Members will be polled to confirm a new date for the next meeting. Instead of 11/11, which is a holiday, it might be rescheduled for Thursday, November 19.