

DRAFT
Town of Wellesley
Community Preservation Committee
Minutes-October 14, 2009

The Community Preservation Committee met in Kingsbury Room at the Wellesley police station on October 14th, 2009 at 7 PM.

Present were Stephen Murphy, Joan Gaughan, Tony Parker, Kara Cicchetti, Rose Mary Donahue, Allan Port, Jack Morgan, Bob Goldkamp, Jim Conlin, Maura Murphy (Advisory Committee liaison), and Susan Minio, (CPC administrative assistant).

There were no other citizens who attended or chose to speak.

Meeting was called to order at 7 pm. Susan Minio was introduced to the committee as the new administrative assistant and Jack Morgan discussed the purchase of a lap top for the use of the Committee and briefly described upcoming projects to be completed by the Admin.

Draft minutes were circulated and it was noted that there were a few corrections needed. The minutes were not approved but will be redistributed with corrections for approval at the next meeting.

There was a brief discussion around meeting dates. Due to Veterans Day, the November 11th meeting has been rescheduled to November 12th. Susan is to send around the meeting changes and new locations.

The committee then presented updates on the potential projects being put forth to the committee this year.

WHA projects – Tony Parker

Tony Parker noted that the Waldo Court (50 Linden Street) project was getting close to construction start. Final drawings are approved by the state and work should be starting next calendar year. It was noted that there is a new director at the WHA and that there is a desire to develop a tenant association at Barton Road prior to developing a Master Plan. The CPC will likely not see a plan for this project until next year.

Morton Circle has more pressing issues with drainpipes and multiple portions of the road (sinkholes). They may be looking for funds to deal with the issue. Tony Parker stated that while CPC could likely fund a study, funding the actual repairs would be a challenge. Jack Morgan noted that if there was extensive renovation as opposed to limited repairs it could become eligible.

Minutes Preservation – Tony Parker

This project will likely not come through in time this year. It is not a priority for the DPW at this time.

Charles River Park – Kara Cicchetti

Albert S. Robinson, Town Counsel, has issued his statement that this project is eligible for CPC consideration and funding. The cost of part of the project is likely twice what was originally estimated (it will likely cost \$20, 000 for the design and construction of the 10ft wide compliant linear path). Joan Gaughan noted that the total cost of the project is now estimated to be around \$60,000. Possible consultants have been identified.

There was a brief discussion surrounding eligibility and funding options. Jack Morgan will circulate Town Counsel's opinion letter.

Electric Substation – Bob Goldkamp

Kara Cicchetti presented a letter from the Wellesley Historical Commission that based on the Commission's review of the inventory form prepared by the consultant; the Substation is of historical value and could be eligible for the National Registry. The project, therefore, qualifies for CPC funds. However, it was noted that the work must be carried out in a manner consistent with the Department of Interior standards.

There was a brief discussion surrounding the costs associated with a conversion of use. Jack Morgan stated that based on discussions with Barbara Searle, Chair of the Board of Selectmen, the project is not far along in the planning process and may not be ready to be presented this year.

Jack Morgan agreed to re-circulate an email from the WHC along with the electronic documents.

Kara Cicchetti presented a bill of \$200 for the study completed by the consultant WHC. Allan Port moved to approve the bill. It was seconded by Tony Parker and unanimously approved by the CPC for payment.

St. James– Allan Port

Allan Port attended a meeting on the morning of October 14th to try to put together a plan for how the town might approach the situation at St. James

Wellesley Planning Board has an RFP out to commission a study of the potential uses for land. This study will use their entire consulting budget for the year. Rose Mary Donahue noted that the RFP responses were due in this week and that they planned to commence the study by the end of the month.

There was a long discussion around the possible uses of the 8 acre parcel as well as the need for the town to move quickly to understand the possible uses and associated costs around the possible purchase of the land.

After the initial study comes through, the Planning Board may present a request for funding of an additional study (a deep dive) into the possible use of the space for affordable housing and recreation or open space. Jack Morgan has a document from Community Preservation Coalition and Mass Housing alliance that he will share that could be relevant to this possible project.

Fuller Brook Park- Rose Mary Donahue

The proposed joint meeting with Advisory scheduled for December 2nd at Town Hall was amenable to the Committee. Peter Corey (Chair for Advisory) believes that there will be overlapping questions and a joint meeting will be beneficial. There are complicated issues surrounding possible project scope, staging, and other issues.

There was a discussion around the possible timing issues and the need for public hearings. The timeline, as it presently stands, will be tight.

Joan Gaughan provided an overview of the project timeline, funding needs, and need for the recreation of the space. She stated that the CPC should have the application by November 25th outlining the request in detail.

Work plan through remainder of calendar year

There was a short discussion surrounding possible project involving the repair of the metal work on the sign for Abbott Road. Jack Morgan wanted it noted that he resides on Abbott Road. CPC requests that the requestor have his application in as soon as possible for consideration.

Tony Parker noted that he is to meet with the Historical Society next Monday to discuss the Substation and/or a possible need to adapt the Dadmun-McNamara House for safer storage of their artifacts (including foundation work etc.)

The committee agreed that the following projects were likely to be addressed this year:

Charles River Park

Fuller Brook Park

Planning Board study – Historic Landmark bylaw

Planning Board study – Cluster Zoning

Belvedere /Abbott Road sign

Maybe Housing related

Maybe DPW minutes

Maybe Electric substation

Maybe St. James property

Jack Morgan noted that we may need to have a number of meetings in January and February to deal with the Fuller Brook, Electric Substation, and St James potential

projects. He would like the Committee to complete work on all the smaller project applications by year's end to leave room for these more complex projects.

The Meeting was adjourned at 9:07 as motioned by Rose Mary Donahue and seconded by Stephen Murphy.