

Minutes of the CPC Meeting – November 12th 2009

The Community Preservation Committee met in room 110 at the Warren Building, 90 Washington Street on November 12, 2009 at 7pm.

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

The meeting was called to order at 7:05 pm.

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

The committee reviewed the minutes from the October 28th meeting. The minutes will be updated and corrected as discussed. For future corrections send edits to Susan Minio and to Jack Morgan for incorporation. Tony Parker moved approval and Stephen Murphy seconded their approval. The revised minutes were approved unanimously.

The Chair reviewed the current financials for CPC. CPC received total revenues of \$1.4 million in FY2009. Expenditures were \$167,000 so by June 30th CPC had a total of \$5,900,000 of which \$4,000,000 is in undesignated reserved. The breakdown of designated funds (before new projects approved at the 2009 ATM) was as follows: \$660,000 reserved for historical projects, \$454,000 reserved for housing, and just under \$600,000 is in the open space reserve. In addition, there is \$170,000 appropriated prior to 2009 but not yet spent.

Additionally the Chair reported:

- The Sprague Field project is completed and the Committee should see the final financials reconciled shortly.
- The Wellesley Historical Commission inventory study is underway. Erin Hester, Board member of the WHC, has sent around the Commission's quarterly report on the Planning Study for the Cultural Resource Inventory (Massachusetts Historical Commission historic properties inventory). The Commission has made a special request for administrative costs of \$250 to cover the distribution of the final report. The Chair recommended we cover this cost out of our administrative fund.
- The Natural Resource Commission has some funds still available to cover any remaining costs associated with the consultant hired to list two properties on the National Historic Register.
- The Historical Commission's Plaques project has paid out \$950 and CPC is awaiting confirmation from the Historical Commission that this is the final invoice.
- The Morses Pond project can be closed out financially with the receipt of the final invoice. The final invoice of \$7,003.75 for storm water treatment has been received.

- Payment of the administrative costs for the WHC as well as the Morses Pond final invoice were motioned for approval by Joan Gaughan and seconded by Jim Conlin. There was a unanimous approval of this motion.

Future financial opportunities and options for CPC were discussed. The Chair requested that members of the Committee think about the options set forth in the discussion and revisit the discussion at a later date.

Meghan Jop, AICP, Planning Director, Wellesley Planning Department, gave a short presentation and answered questions about the proposed Cluster Zoning Study. The Planning Board would like to explore this zoning option as a possible alternative planning tool for the Town. The CPC had a number of questions including a request for a listing of towns that currently use this zoning option. Joan Gaughan suggested that the Natural Resource Commission might be interested in providing a letter of support for this project and will discuss this with Ms. Jop.

Meghan Jop, AICP, Planning Director, Wellesley Planning Department, then gave a presentation on the possible Historic Landmark Bylaw Study. The Chair requested a listing of other towns in Eastern Massachusetts that have implemented similar bylaws. Kara Cicchetti provided a letter of support for the project from the Historical Commission. Susan Minio will circulate this letter. Ms. Jop will provide amended application forms and all requested lists and information prior to December 9, 2009.

There was a discussion surrounding the FY11 Project Applications list and the schedule for the remaining meetings.

- Cluster Zoning Study and Historic Landmark Bylaw Study were presented on November 12th.
- Lower Falls DCR Bridge Access – A revised plan will be coming to the Committee for this project.
- Electric Substation – A plan for this project is expected either later this year or perhaps next year. Substantive discussions are currently taking place between interested parties and the Town.
- Fuller Brook Park – There is a public hearing planned prior to the CPC public meeting in January. The walkthrough of the pathway is scheduled for this Saturday at 9am.
- Belvedere / Abbott Road sign – The Historical Commission has provided a letter stating the historical significance of the sign. They have requested two additional quotes for the work. Susan Minio to circulate the documentation
- WHDC equity grant – A presentation and discussion on prior funding use is tentatively scheduled for the December 9 meeting.

There was a brief discussion surrounding the policy and eligibility of projects that could be funded from Department's operational budgets. The Chair will circulate the relevant documents for the Committee to read and would like to revisit this discussion at a subsequent meeting.

It was decided that on December 2, after the joint meeting with Advisory regarding Fuller Brook, the CPC would meet to discuss CPC projects. Susan Minio is to book a room in Town Hall. The Committee was reminded that following the CPC meeting on December 16, the Committee would be presenting to Advisory at 8:45. NRC has been asked to attend the first half of the meeting to discuss Fuller Brook.

The Meeting was adjourned at 9:45 by the Chair.