

**Town of Wellesley
Community Preservation Committee
Minutes-June 16, 2010**

The Community Preservation Committee met in The Kingsbury Room at the Wellesley Police Station on June 16, 2010 at 7:30pm

Present were the following CPC members: Jack Morgan (Chair), Tony Parker (Vice Chair), Allan Port, Stephen Murphy, Joan Gaughan, Kara Cicchetti, and Jim Conlin. Susan Minio, CPC administrative assistant was also present.

Other attendees include: Maura Murphy (Advisory Committee), Rose Mary Donahue (Planning and Fuller Brook Park Coordinating Committee), Gig Babson (Chair, Board of Selectmen and Fuller Brook Park Coordinating Committee), Albert Robinson (Town Counsel), Barbara Searle (Board of Selectmen), Hans Larsen (Town Executive Director)

The Chair called the meeting to order at 7:30 PM.

Citizen Speak

No citizens chose to speak.

St. James project- Discussion with Al Robinson (Town Counsel) regarding eligibility for CPA funds

Al Robinson, Town Counsel, gave an overview of the legal issues around using CPA funds for the possible purchase of St. James land using CPA funds. CPA funds can be used to acquire land for recreational use. However, per the CPA statute: "It shall not include horse or dog racing, or the use of land for a stadium gymnasium or similar structure." Mr. Robinson contacted Stuart Saginor, The Executive Director of the Community Preservation Coalition, who concurred that, in his opinion, CPA funds could not be used to purchase land to construct a recreational structure. The second question before Mr. Robinson was whether CPA funds could be used to do preliminary studies such as appraisal or similar research for the possibilities for a Town recreational use, including potentially building a rink or a pool to be built on the site. It was his opinion that these studies can be funded with CPA money up to the point that the use has committed to definitely install a pool or like structure. At that time CPA funds can no longer be used to fund 100% of the work. After discussing this with Stuart Saginor, it is his opinion that the preliminary steps for a study of what options are available and possible for the land would be an appropriate use of CPA funds. However, he believes that if the ultimate uses of the land would be to build a structure then CPA funds should not be utilized.

Stephen Murphy asked for a clarification on the use of funds and Mr. Robinson stated that CPA funds may be used to purchase a proportion of the space as long as it did not have a structure in the plan. This would be proportionate usage with a proportionate sharing of costs.

The Chair, Jack Morgan, will send around some of the relevant opinion letters that speak to the proportionality of costs and expenditure (like mixed use housing) regarding allocation of parking and land use.

Update on TDRT meeting and public meeting regarding Concord / Carlisle Pool - Allan Port

Allan Port gave an update on the TDRT June 3rd meeting to understand the model that Concord used to create a community center (the Beatty Pool and fitness center). The Concord facility has 2000 memberships with 6,000+ individuals. A donor gave ½ the money needed and they secured a low interest loan to cover outstanding costs. It took eight years from actual kick-off to when they had the facility up and running. The pool now runs an income of \$200,000 per year.

Financial modeling of debt financing (Hans Larsen)

Hans Larsen, Executive Director of the Town of Wellesley, will be sending CPC updated financial modeling that had been done approximately three years ago for debt financing for CPA projects. Most large land acquisition projects in Weston, Newton, Lexington and Sudbury, as well as the Needham Town Hall project have been bonded. This may be something CPC wants to explore as larger projects are coming before the Committee.

Potential request for CPC expenditure of administrative funds (Gig Babson, BOS), Andy Wrobel (Recreation), and Don McCauley (Planning)

Don McCauley presented background on what the Planning Board has been working on regarding the western side of RT 9 in terms of land usage and traffic issues. With regard to the St. James parcel, the fundamental issue is that this is a prime piece of land that could meet a number of Town needs. The Planning Board feels that it is vital to get a better understanding of the cost and worth of the land through a commercial appraisal and survey of the land. Andy Wrobel, Recreation, gave a brief overview of how this parcel may meet the Town's playing field needs.

The request put before CPC is for \$25,000 to complete this work. Hans Larsen and the Board of Selectmen would like to get the appraisal done now so that Town is prepared. Zoning issues on the land were also discussed as well as the timing of a feasibility study- which would be covered in this fiscal request. It was agreed that the budget request of \$25,000 would be sufficient to cover all of these studies.

Alan Port made the following motion: That the CPC expend an amount not to exceed \$25,000 through the St. James Committee for appraisal of the property, and feasibility study for possible uses of, the land currently used by St. James on RT. 9 in Wellesley. Joan Gaughan seconded the motion and it carried unanimously.

Potential Other Projects for Fall Town Meeting

Discussion on Washington Street Bridge Path (Barbara Searle)

National Development will be providing the funding and building the pathway to the bridge and BOS will see if they will do some landscaping in the right of way area. This will not come to fall Town Meeting.

Discussion on Electric Substation (Barbara Searle)

According to Ms. Searle, it is still the thought that the Town would do the shell and the Access Channel would do the leasehold improvements on the building. The BOS would like the CPC to consider whether the shell work would be a project that could be considered for funding. The BOS see shell work including site work, masonry, roofing, windows, some HVAC work as well as a possible addition to make the space handicapped accessible. Rehabilitation for adaptive reuse is a permissible expenditure of CPA funding. There was good support for this possible project.

Update on potential additional appropriation for Sprague Clock Tower

Tony Parker, Vice Chair, gave a brief update on this project. 2009 ATM approved \$65,000 for the clock tower. The bids went out this spring and came in \$15,000-\$20,000 over the approved amount. DPW has asked if the gap could be covered with CPC administrative funds, however, this is not a proper use of these funds. The Committee could take the additional request to Town meeting in the Fall if this is requested by PDW. Mr. Parker is to relay this information to DPW.

Update and possible vote to close outstanding past projects including:

- Original Town Hall Project – \$296,000 appropriation by the 2008 ATM. Less than \$20,000 was expended. That project is completed. Jim Conlin moved to confirm that this project is closed. Allen Port seconded the motion and after a vote the motion carried unanimously.
- Sprague Field – as a jointly funded project the work was completed and the project came in well under budget. \$50,000 was returned to the undesignated funds and no approximately an additional \$60,000 was transferred back by Sheryl Strother, Town Finance Director. Allan Port moved to close this project. Stephen Murphy seconded the motion and after a vote it carried unanimously.
- Pre-inventory Study – The work has been completed and the consultant, Kathleen Broomer, has been paid. There are no balances in that account. Allan Port moved to officially close this project. Tony Parker seconded and after a vote the motion carried unanimously.
- WHDC Consultant - A \$10,000 appropriation was made for this project and the project is completed for about half the

appropriation. WHDC has asked if they can use the balance to maintain the inventory going forward. However, the appropriation language was clear, and this use would be considered an operating expense and is outside the scope of the appropriation. This needs to be left open until Bob Goldkamp is in attendance.

- Historical plaques – The plaques have been fabricated. The Clock Tower plaque is with DPW awaiting the clock rehabilitation. The Library plaque celebration is planned. This one will be left open until the Clock Tower plaque can be affixed.

Review and approval of minutes of meeting of May 26, 2010

To be done at the next meeting.

The meeting was Adjourn at 9:30pm.