

Community Preservation Committee
Meeting Minutes
Meeting of November 17, 2010
Kingsbury Room, Wellesley Police Station

The Community Preservation Committee met in the Kingsbury Room at the Wellesley Police Station on November 17, 2010 at 7:30pm

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

Other attendees include:

Katherine Babson, Chair, Board of Selectmen and Ellen Gibbs, Board of Selectmen (CPC liaison)

The Chair called the meeting to order at 7:35PM.

Citizen Speak

No citizens chose to speak.

Discussion of Fuller Brook Park Storm Water Issue

Tony Parker met with the DPW to discuss his concerns with storm water. DPW told Mr. Parker that the second phase of the Fuller Brook Park project would include more details on the ability of the brook to handle storm water. More details on the study of the storm water issue will be included in the FBPC request for funding for the second phase of the project this winter. Ms Babson noted that the current plan is to have the consultant make a presentation to both the Selectmen and CPC in mid-January.

Updates on Approved or Potential Projects

Electric SubStation

The Chair met with Barbara Searle, Selectman, and she still expects to get an application in before Thanksgiving. It has come to their attention that MLP may need to utilize more space than is available in the basement so MLP and the architect are working on a possible solution. This project will likely be presented at the spring Annual Town Meeting (ATM).

Clock Tower Supplemental Appropriation

Bids are due back November 24th. DPW will come to the CPC meeting on November 30th at the Kingsbury Room to present their full application and request. This is the only project to be brought forward at STM.

WHDC Equity Grant

CPC will request an application from WHDC by December if they would like to request additional funding at the ATM.

Scenic Way – Brookside

According to Mr. McCauley there may not be a need to have a survey done. The designation may be something that can be completed in-house.

Meeting Update

A meeting will be posted for 6:30 on December 6th prior to the STM in case any issues arise. The next meeting is scheduled for November 30 at 7:30 in the Kingsbury Room to accommodate other Boards that would like to attend.

St. James Update

Allan Port, Vice Chair, reviewed the project to date and turned the meeting over to Ms. Babson and Ms. Gibbs. Ms. Babson stated that the St. James Committee was looking for guidance on how it should move forward. In addition, Don McCauley stated that the St. James Committee would like a better understanding of what is eligible for CPA funding and where the CPC stood at this date on possibly funding the elements that are eligible.

There was discussion on how to proceed in answering the questions put before the CPC. The Chair noted that the CPC was still awaiting the legal opinion of Mr. Al Robinson, Town Counsel, as to what would be CPC eligible and what percentage of the project would be able to be funded out of CPA funds. Allan Port noted that CPC had previously stated that the Committee would be most comfortable with contributing approximately \$3.6 million towards the total project. The CPC noted that this number was depended on current interest rates, borrowing guidelines, and funding amounts. Stephen Murphy reiterated this funding point and noted that the CPC analysis was based on an assumption of a 4% interest rate.

The Chair asked each member of CPC to state their current opinion on the project and raise any issues or concerns they may have.

Tony Parker raised concerns over the total cost of the project to the CPC and reminded the CPC that there were other large projects, especially the Fuller Brook Project, that the CPC has made a commitment to fund. He wanted to ensure that the CPC fully discussed the issues of the project before committing to funding the project. He believes that there might be a viable alternative for the Town in which the land would be developed privately and thus provide tax revenue for the Town. He believes that this might be a better option.

Ms. Babson clarified that the Town Wide Financial plan included provision to fund 50% of Fuller Brook Phase 3 from the general fund. The Chair will discuss this with the Town Executive Director, Hans Larsen and the Selectmen.

Mr. Parker again raised the issue of the future of the CPC and would like to explore what the vision is for the CPC going forward if the CPC is committed to provide half its revenue for the next 10 years to this one project.

Joan Gaughan: Open space is limited and protected. In reality this may be the only viable opportunity if we want these amenities for the Town. While she does not want to jeopardize the Fuller Brook Park Project, if the numbers make sense she believes this is a project for the CPC to fund.

Stephen Murphy: If the numbers make sense, he believes that is core to the role of the CPA -- to enable a town to add the extras that enhance and improve the quality of life.

Jim Conlin: CPA has been holding money for special projects for 8 years and he believes that this is exactly the type of project that the CPC has been waiting for.

Allan Port: He is looking at the total project and would like to note that he understands Mr. Parker's position that there may be a way to generate additional tax revenue through private development. In addition he is troubled by the location due to traffic issues -- especially with teens leaving that site whether it is a pool/rink or high density housing. He suggested that perhaps there would be a way to purchase the land and, and working with the RC, find a more suitable 8-acre parcel of land already owned by the Town that could be used for these uses and create a land swap. But he does support the project.

There was a brief discussion around this idea.

Don McCauley: He truly believes that this is what CPC was created to provide and supports the project.

Jack Morgan, Chair: Principally, this was a prime purpose behind the Town voting to adopt CPA. While it is a very imperfect property it is the only one that we have the opportunity to acquire. He has strong views on what would and would not be eligible for funding and how those funds would be requested. He suggested CPC look at how the State funded their portion of the Waldo Court project for ideas on how the CPC could offer their agreed upon funding to this possible project.

Joan Gaughan asked that there be a proper wetlands delineation created on the site map. According to Ms. Babson, Ms. Jop from Planning would be doing a site walk to provide her opinion on exactly that question.

There was a brief discussion on the Town Meeting procedure surrounding borrowing funds. It was noted that there would need to be a 2/3 vote to approve the borrowing. Tony Parker noted that the CPC needs to answer many questions around the project including the possible use of NRC/DPW land for the pool and rink. Jim Conlin agreed with this assessment. The Chair agreed that the CPC needs to be clear on what it is willing to support and why given the vote.

Ms. Babson asked what could be CPA eligible. It was agreed that this is an issue that needs to be resolved with the help of Town Counsel, and then it would be up to the CPC to decide what would be appropriate to fund.

At the end of the discussion it was clear that the majority of the Committee supports the project as currently described and is still comfortable funding up to the previously agreed to amount.

Discussion of Community Preservation Planning Process

After a brief discussion, it was agreed that the CPC should look at the longer-term and provide a 5-year plan assuming modest growth for the next 5 years. Given the number of large-scale projects, as well as a number of smaller requests, it will not only help the CPC plan for the future, but help the Town and other boards look at what can likely happen over the near-term.

Invoice Approvals

There were three invoices before the CPC from the Fuller Brook Park Project:

Pressley Associates: \$34549.29 Services October 1-October 28 2010

Pressley Associates: \$1625.00 Extra public meeting help (contingency)

Pressley Associates \$2550.00 Fuller Brook Manning Plans Review (contingency)

Tony Parker moved to approve the invoices above for payment. Don McCauley seconded the motion. After a vote the invoices were unanimously approved for payment.

Mr. McCauley and Ms. Gaughan will follow up to have the FBPCC review and approve future invoices before they come to the CPC.

Closing Out Completed Projects

Wellesley Historical Commission Pre-inventory Project

Allan Port moved to officially close this project as it is completed and all funds have been spent. Stephen Murphy seconded the motion. After a vote the project was unanimously approved for closure.

The Meeting Adjourned at 9:15pm