

Community Preservation Committee
Meeting Minutes
Meeting of November 30, 2010
Kingsbury Room, Wellesley Police Station

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

Present were the following CPC members: Jack Morgan (Chair), Tony Parker, Allan Port (Vice Chair), Jim Conlin, Joan Gaughan, Bob Goldkamp, Don McCauley(7:40), and Stephen Murphy (7:40) Susan Minio, CPC administrative assistant was also present. **Absent** was Kara Cicchetti

Also in attendance: Maura Murphy, Advisory Committee and CPC Liaison

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

Citizen Speak

No citizens chose to speak.

Clock Tower Supplemental Appropriation

Attendees: Doug Stewart, Assist. Town Engineer; Cricket Vlass, Landscape Planner; Mike Pakstis, DPW Director

Bid opening for the project was last Wednesday. There were 14 potential bidders and 8 submitted bids. The bids covered: re-pointing the masonry on the lower and upper portions of the Tower, restoring/replacing the wood door and the wrought iron hinges, replacing the stone surround around the wood door, and scraping and repainting the interior stairway – 4 levels. The lowest bidder was Alpha Omega at \$72,525. This bid is above the \$65,000 appropriated in 2009. Adding a contingency fund for any unforeseen issues, the total request is \$17,525 rounded to \$17,500. Reference checks came back very well. Pending CPC and Town Meeting approval of the supplemental appropriation, the Board of Public Works voted to award the bid to Alpha Omega. According to the Chair, the CPC and the Historical Commission need to ensure that the work is compliant with the historical standards. Alan Port asked whether the hinges, which are being replaced, were considered to have historical value – and if they were part of the historical features that qualified the Tower for inclusion on the National Registry. Doug Stewart believes that they are beyond restoration per the AECOM May 2009 report. DPW will keep CPC and the Historical Commission involved in the process to ensure the restoration complies with historical guidelines.

Tony Parker moved to recommend a \$17,500 supplemental appropriation for the Clock Tower Project and to take said project before the special Town meeting under article 1 Motion 6. The motion was seconded by Jim Conlin. The motion carried unanimously.

Invoice Approvals

Gale Associates \$347.40 for expenses on the St. James Parcel project
Allan Port moved to approve the invoice above for payment from the CPC administrative funds. Stephen Murphy seconded the motion. After a vote the invoice was unanimously approved for payment.

Minutes Approval

Approval of past minutes was deferred to the next CPC meeting due to time constraints.

Closing Out Completed Projects

WHDC Equity Grants

The purchase by the WHDC of the two houses this summer exhausted a few of the prior appropriations. The two appropriations that are exhausted are 2006 ATM appropriation of \$125,000 and 2009 ATM appropriation for \$350,000. Jim Conlin moved to officially close these appropriations as they are completed and all funds have been spent. Allan Port seconded the motion. After a vote these appropriations/ projects were unanimously approved for closure.

Update from Bob Goldkamp: Renovation of the 2 family (mostly repair and de-leading and painting) should be completed next week. The work should begin on the single family next week.

Update on Cluster Zoning

Don McCauley updated that this project is underway.

Update on Waldo Court

Stephen Murphy gave a brief update construction is underway and there are a few change orders due to some drainage issues during the renovation work.

Future Projects

Electric Substation

They don't have a resolution on the space the MLP may need in the building. The Chair is pushing to make sure that this will be ready to bring forward to ATM.

Fuller Brook Park Project

The Chair was advised by Fuller Brook Park Coordinating Committee that the initial cost estimates are considerably higher than expected. Phase Two would also be significantly higher than expected. CPC will need a full update on the project.

St. James Project Update

Andy Wrobel, Katherine L. Babson, Board of Selectmen, Ellen Gibbs, Board of Selectmen
Handouts: Presentation: recreational Facilities and St. James the Great Site; Recreation resources map

Ellen Gibbs and Don McCauley gave some background information regarding the project. Since the original discussions there has been an official appraisal and a fit study of the site. The St. James Committee is now evaluating the findings to fully understand the opportunities and risks presented by the site. The most significant permitting issues are around parking and traffic. In addition, Jim Conlin has begun conversations with other Town departments about other possible locations for some, or all, of these facilities. There was a brief discussion on the parking issues and a few suggestions on comparable sites and possible overflow-parking options.

Andy Wrobel gave a brief overview of the growing need for recreational spaces in the town and took the Committee quickly through the remainder of the presentation. He stated that Gale's numbers on the field and hockey rink are quite solid. The numbers around the pool are likely softer. He laid out a number of funding options for the rink and the pool.

There was a brief discussion on the viability of connecting the land to the trails system and Morse's Pond.

The Chair asked the St. James committee to clarify their intended next-steps. Ms. Babson stated that their current plan, once the land were put up for sale, would be to make an offer, do due diligence, and then call for a special Town Meeting (dependant on timing) to request approval of a Purchase and Sale agreement contingent on TM approval. What is not yet resolved is what, in addition to the purchase price, would be requested for approval at TM. Andy Wrobel stressed that additional requests would be for planning funds. The Committee would not be asking the Town for money to put up a rink or a pool.

The Chair noted that the amount of funding available from CPC is pretty clear as is the support of the CPC for this possible project. However, given the scope of the Fuller Brook Project, how

CPC funds the possible project is still up for discussion. According to the St. James Committee, Steve Fader has received preliminary estimates on the kinds of studies needed if the Archdiocese accepts the Town offer. It is believed that approximately \$15,000 would cover the needed studies which would need to be completed within a 30-60-day period. The Committee noted that they may need to request for additional funds from CPC to cover these studies.

Meeting Adjourned

Allan Port made a motion to adjourn then meeting which was seconded by Jim Conlin. After a vote, the meeting adjourned at 9:30pm.