

CPC Meeting Minutes– October 12, 2011
7:30 PM
The Kingsbury Room
Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station.

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

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

Citizen Speak

There were no citizens who chose to speak.

Fuller Brook Park Coordinating Committee, Phase 3 update

Rose Mary Donahue, Chair of the Fuller Brook Park Coordinating Committee
Fuller Brook Park Coordinating Committee

Also present: Ursula King, NRC; Suzy Newman; Bill Charlton, DPW; Herb Nolan, Abutter

Handout: Fuller Brook Park Preservation Project Schedule
Chapter 267 of the Acts of 2000 (what qualifies as historic)

Ms. Donahue gave an overview of the request for funding for the next phase of the Fuller Brook Park Project. The request is for \$665,000 which is lower than earlier projections. They have hired Steve Fader to be the project manager. They will come out of the project with 100% design and construction plan and seek the eight permits needed for the project (all of which will be renewable). In addition they will develop all bid documents and put phase 4 out to bid. This work will take two years which is driven by the permitting process timeline.

The project was opened for questions: Ms. Gaughan asked whether there would be public hearings. Ms Donahue noted that this phase would be very different than the prior phases, but for any decisions that will impact the design that there will be meetings and continued communication with the community.

The Chair noted that the timing was longer than anticipated and that this was due to permits. Ms. Donahue reaffirmed that the permitting process will drive the timing of this project. The Chair also noted that the Historical Commission has reaffirmed that the park is historical from end to end and therefore eligible for funding as long as the work is done to the standards set. FBPCC understands this and will be careful to adhere to these standards as appropriate and get funding elsewhere where this is not the case. There will also be a maintenance plan in hand.

Stephen Murphy noted that Steve Fader retired and wanted to ensure that the project can be accomplished within the hours he is allowed to work. According to Mr. Charleton and Ms Donahue they have this checked and covered.

Ms. McMahon is concerned about how CPC will pay for the implementation phase. There is a debt exclusion in the Town plan and these funds are available. They will also look into additional funding sources that may be available for the implementation phase. In addition there may be a way to phase the implementation to make it more realistic for this project to come to fruition.

Mr. Conlin had a number of questions: He wanted clarification on the historical significance of zone 3 of the park. Dwight Lueth noted that the Historical Commission investigated the eligibility of the full park area. The determination as to whether something is historic is determined solely by the Town's historical commission. The Wellesley Historical Commission unanimously voted that the park in its entirety was of historical significance to the Town and therefore is eligible in totality for funding. Mr. Lueth noted that in Phase 4 there may be some complicating issues that will need to be explored but they fully support phase 3.

Joan Gaughn moved that the CPC recommends the appropriation of \$665,000 of the CPC funds to the Fuller Brook Park Coordinating Committee to fund phase 3 of the Fuller Brook Park Rehabilitation Project. Stephen Murphy Seconded the motion to appropriate these funds. After a vote the motion passed unanimously.

Forthcoming Projects

The Chair noted that the Electric Substation will have an application for the Spring Annual Town Meeting. The library also asked for funding possibilities for the Wellesley Hills Library. Dwight Lueth noted that they are still waiting to hear from the Mass Historical Commission about the historical significance of Brookside Road. Then there may be projects that develop from there.

Special Town Meeting

The Chair will sort out the funding options for funding for Fuller Brook Preservation Project with Town counsel. It has been the practice to take the funding first from the appropriate reserves bucket and then the remainder from the general fund.

The Chair will open the motion and Ms Donahue will present the request. There was a brief discussion around some questions that may come up at Special Town Meeting. FBPCC will write up the information for Advisory.

Invoice approval

Waldo Court; Wellesley Housing Authority

Invoice for \$133, 855.00 from New England Builders

Jim Conlin moved to pay the above invoice. The motion was seconded by Stephen Murphy. After a vote the motion to pay the invoice carried unanimously.

The Sprague Clock Tower; DPW; Alpha Omega

Invoice for \$22,450.40 from DPW dated 9/19/2011

Dwight Lueth gave an update on his walkthrough of the project. The work quality was very high, especially around the door.

Dwight Lueth moved to pay the above invoice. The motion was seconded by Jim Conlin. After a vote the motion to pay the invoice carried unanimously.

Minutes approval

Minutes from the September 14 meeting.

Stephen Murphy moved to approve the minutes with two small changes. Barbara McMahon seconded the motion. After a vote, the motion was approved unanimously.

The meeting was adjourned at 8:35PM