

CPC Meeting Minutes – May 9, 2012  
7:30 p.m.  
The Kingsbury Room  
Wellesley Police Station

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

Present were the following CPC members: Tony Parker (Chair), Allan Port (Vice Chair), Jim Conlin, Joan Gaughan, Dwight Lueth, Jeanne Conroy, Kathy Egan and Barbara McMahon. Susan Minio, Administrative Assistant was also present.

Absent was Bob Goldkamp.

Also present: Andy Wrobel, St. James Committee and Recreation Committee; Marjorie Freiman, Advisory liaison to the CPC; Don McCauley, Board of Selectmen; Katherine L. Babson, Board of Selectmen; Hans Larsen, Town Director

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

### **Citizen Speak**

There were no citizens who chose to speak.

### **St. James project discussion and possible votes**

Handout: Special Town Meeting Appropriation and estimated Total Project Costs  
Allan Port noted that the Town was concerned that the percentage that CPC would pay for of the land would limit the use of the land going forward. There would be a conservation restriction that would allow a playing field. Is the Town restricted in some way? It was felt that 70% was too large of a number and the number was more appropriate to be in the 60% range to give the Town more freedom to position the buildings and the layout of the space.

Gig Babson noted that the Selectmen discussed many issue tangential to this project including the Senior Center but not about St. James. The Selectmen would need to vote and update the application for funding.

The Chair raised a question for the CPC: Would moving this to less funding change your mind on funding this space? Allan Port noted that this made better sense. Mr. Port said he would not just fund wetlands and banks in the back under conservation restriction. Mr Port would like to talk about rectangular space and a real parcel of land for conservation.

There was a discussion surrounding the amount of land that was wetland and the language around conservation. It was noted that the Town of Carlisle has language that can useful in this discussion.

After an extended discussion, the Chair noted that the CPC had voted 7 times to approve \$3.6 mill on the project and asked if anyone would object to 60% CPC

funding? No hands were raised. The Selectmen would need to provide an amended application and a motion before Town Meeting.

### **Fuller Brook Park Report - review and discussion about the report and progress on the project**

The Chair noted that the report was circulated to the Committee. There were no questions or comments. Joan Gaughan noted that the project is doing well. The stone dust is doing well and seems to be holding up well.

Allan moved to accept the quarterly report and update from the Fuller Brook Park Committee and all invoices associated with work done to date. Joan seconded the motion which, after a vote, carried unanimously.

### **CPC legislation change -- How this may change current projects and future funding - any questions**

The Chair and Vice Chair noted that the legislation was getting closer to passing. They went over a few of the changes regarding additional matching fund and expanded coverage of the use of land for recreation.

### **Preparation for Public Hearing, to be held: Wednesday, May 16, Town Hall, 7:30 PM**

It was noted that the next meeting, on May 16, was a combined meeting Advisory and would serve as the public hearing.

### **Updates on new or existing projects**

The warrant article has been sent out. There was a short discussion around a new Morses Pond project. There was prior funding to Morses Pond. The dredging was approved and money was allocated but unsure what happened to it,

The article is looking for funding and would CPC be willing and able to fund the dredging process? If yes, Friends of Morse Pond will put together a proposal and bring it before the CPC. They are looking for \$500,000 dollars from recreation and open space.

Jim Conlin believes that 650K was put forth in a debt inclusion. But the bids came in well over a million. The prior appropriation was never borrowed but \$150,000 was spent on design and permitting. CPC has a lot of questions.

CPC raised a number of questions and requested clarification on the request and eligibility of the project and the wording of the motion.

### **Invoice and Minutes approval**

There was a transfer request for the Fuller Brook Park that can be approved and paid directly by FBPCC per the appropriation of the funds for this portion of the project.

It was decided to hold approval of the minutes from March 14, April 3, and April 10 for a future meeting.

The meeting adjourned at 8:50pm