

CPC Meeting Minutes, August 8, 2012  
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), Allan Port (Vice Chair), Joan Gaughan, Barbara McMahon, Jim Conlin. Kathy Egan, Dwight Lueth, Jeanne Conroy, and Barbara McMahon. Susan Minio, CPC administrative assistant, was also present. Marjorie Freiman, Advisory liaison to CPC. Absent was Susan Troy.

**Update on new and existing projects including: Hills Branch Library, Historical Society, 900 Worcester Street (St. James), and Morse Pond Dredging**

The Hills Library has found that the cost to repair the chimney was much higher than estimated. They are not ready to present their application at this time as they are still investigating what the right course of action would be.

Historical Society: Dadmun McNamara House update. They will come back to CPC to present their study. They do have a plan that works on their current site that they would be able to execute.

St. James: The St. James Committee will next meet in September. Due diligence will officially begin once the Arch Diocese reports that they are free of all appeals. There may be a delay and there are discussions open with finance regarding the movement of funds to the Selectmen's account.

Morse Pond Dredging Project: scheduled to begin September 1. NRC office is coordinating a public outreach and notifying abutters. NRC has a separate agreement with the Arch Diocese to use the parking lot at St. James to de-wet the dredged materials.

Electric Sub-Station: This project has been discussed for a number of years. Awaiting further news regarding the results of a 21E study.

Cluster Zoning project: Still moving forward and awaiting the language from the consultant regarding appropriate language for the zoning by-law.

Wellesley Housing: may come back to request air conditioning units at some point in the future.

### **Fuller Brook Park Report**

The second quarter report was submitted and all invoices have been attached for review. Most of the big decisions have been made and they are moving forward, although slowly.

The Chair noted that CPC anticipate that there will be a report after 30 September and perhaps they will come in to talk about next plans and timing moving forward. Allan Port, Vice Chair, moved that CPC accept the 2<sup>nd</sup> quarterly report submitted by Steve Fader and the Fuller Brook Coordinating Committee. The motion was seconded by Jim Conlin and after a vote, the motion carried unanimously.

### **New Project Proposed**

Mr. Dixon's proposal was presented to the CPC. It was decided that it may be of interest to the Planning Board or Historical Commission. Dwight Lueth will bring this report to his commission and then to Megan Jop to see what would be of value.

### **Review of funding**

Mr Port went through a basic accounting of funds in the CPC accounts. He and Tony Parker will work with finance to make sure the numbers are accurate.

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

Mr Port discussed a quick summary of the changes to the CPA funding rules. There are changes to funding, uses, and restrictions. First round funding will increase. There are also changes to the definition of recreation uses, rehabilitation, and maintenance. In addition, there is a prohibition on acquiring artificial turf for playing fields. CPA funds can be used to prepare the fields but may not purchase or install the artificial turf. In community housing the funds may be used to give grants, rental assistance, and more. This is a big change to the prior rules. Allan Port will update the usage chart and circulate it to the CPC.

### **Officers for the coming year - nominations/election**

The Chair raised the issue of the leadership of the CPC. Joan moved to appoint Allan Port as the Chair and Tony Parker as the Vice Chair. Kathy Egan seconded the motion and after a vote it carried unanimously.

### **Meeting schedule for the year**

It was decided that the CPC would continue to meet on the second Wednesday of the month and once per month unless required by a project.

### **Invoice and Minutes approval**

The following minutes have been submitted for review and approval. March 14

April 2

April 10

May 9

May 16 first meeting

May 16 Second meeting/ Public Hearing

May 16 Third meeting

June 6

June 13

Changes: Kathy Egan name spelling, June 13: Jeanne Conroy not in attendance and  
June 6: Change Collin to Conlin.

Joan Gaughan moved to approve the above minutes with the noted changes. Kathy Egan seconded the motion and after a vote it carried unanimously.

Kathy Egan moved to approve the payment of \$576.00 to the DPW to complete the restoration at the Clock Tower. Allan Port seconded the motion. After a vote, the motion to pay \$576.00 to the DPW carried unanimously.

The meeting adjourned at 8:55pm.

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