

**TOWN OF BELMONT  
COMMUNITY PRESERVATION COMMITTEE (CPC)**

Minutes: Wednesday, October 11, 2023, Zoom Public Meeting  
Present: Elizabeth Dionne, Margaret Velie, David Lind, Aaron Pikcilingis, Michael Chesson, Gloria Leipzig, Carol Berberian  
Other: Matthew Haskell, Patrice Garvin, Brandon Fitts, David Blazon  
Absent: Anne Marie Mahoney, Juliet Jenkins

---

Elizabeth Dionne called the meeting to order at 5:30 PM.

1. Discussion and vote on the use of administrative funds to update the Activitas Recreational Facilities Inventory (June 2022) to reflect current field conditions and address questions regarding possible installation of a turf field.
  - a. Elizabeth outlined why this application was brought forward for Administrative funds and not as a traditional application. This is meant to be an update to the Activitas study from 2022, with a specific focus to update the current field conditions as well as reviewing all major fields to see if there should be a reprioritization.
  - b. Aaron asked if there is a public input process as part of this study (or the original study). Brandon Fitts answered that in the original study that Activitas reached out to some of the major stakeholders, but did not hold larger public meetings.
  - c. David Lind stated that what he sees coming out of this study is answers to the major questions in order to inform the committee and community to have a larger conversation.
  - d. David moved to allow for the expenditure of up to \$23,000 of Administrative funds to fund a study to update the parks study from 2022; with a caveat to review the CPA procurement allowances. Seconded by Margaret. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
2. Off-Cycle Funding Requests
  - a. Underwood Pool Replacement Items and Updates
    - i. Elizabeth stated that there is alternative funding that is being pursued for this project, but this application was submitted in case that line of funding is unavailable.
    - ii. Carol moved to recommend the project to Town Meeting in the amount of \$70,000 with the project being reduced to the pool cover and mats only. Seconded by Margaret. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
  - b. Town Hall, Retaining Wall
    - i. David Blazon was in attendance; however, there were no questions. The committee asked if photos could be added to the funding application. David stated that he would send photos the following morning.

- ii. David moved to recommend to Town Meeting the project: Town Hall retaining wall. Seconded by Gloria. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
  - c. Community Path
    - i. Elizabeth introduced Holly Muson from the Community Path Project Committee to speak to this application. Elizabeth reminded committee members that the CPC had previously found this to be eligible for off-cycle funding, because the funding is necessary solely due to a change made by the MBTA that the Town could not have anticipated. Holly stated that the 25% design was completed when the MBTA changed the way that the Town was going to have to approach going under the tracks; this caused that portion of the project to be redesigned.
    - ii. Michael moved to recommend the project Community Path Phase 1 Design in the amount of \$335,868 to Town Meeting. Seconded by Aaron. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
- 3. Review FY2025 Preliminary Applications and Determine their eligibility
  - a. Elizabeth pulled up the Coalitions table displaying allowable uses of CPA funding to review before looking at the FY2025 preliminary applications.
  - b. Chenery Park turf study
  - c. Carol moved to find the Chenery Park turf study project eligible. Seconded by Aaron. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions. Aaron was assigned point on this project for the committee.
  - d. Chenery Park \$1,000,000
    - i. Margaret moved to find the Chenery Park funding project eligible. Seconded by Carol. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions. Aaron was assigned point on this project for the committee.
  - e. School Administration Building
    - i. Carl Solander presented this project. After its description there was discussion that there were elements of this project that should be completed more quickly than waiting for the full funding cycle. Elizabeth asked if the committee would vote on eligibility for the FY2024 off-cycle funding, due to concerns about the immediate need for leaking roof repairs to avoid further water damage.
    - ii. Moved it to the off-cycle funding cycle
    - iii. Aaron moved to determine the project to be eligible for off-cycle funding. Seconded by Margaret. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
    - iv. David moved to determine this project to be eligible for CPA funding. Seconded by Gloria. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
    - v. Gloria moved to recommend project “restoration” for \$200,000 to Town meeting for the Special Town meeting in November of 2023. Seconded by Michael. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions. Michael was assigned point on this project for the committee.
  - f. Affordable Housing for Town Employees
    - i. Elizabeth outlined the project as a fund to create multi-family rental housing

for Town employees. Patrice Garvin added that many employees who leave Belmont reference the long commute due to housing prices in the greater Boston area.

- ii. Gloria had many questions about process and the legality of identifying funds for specifically Town employees. Juliet asked if there were other towns that do something similar? Patrice did say that she had found that Nantucket, Martha's Vineyard, and Provincetown also look at this for their employees; although the funding for those projects was unclear.
  - iii. Carol stated that, when affordable housing first came to Belmont, there was a discussion of the town buying multifamily homes. This ultimately was not pursued, but she was unaware of the exact reasoning why.
  - iv. Carol moved to find this project eligible, subject to confirmation from Town Counsel that CPA funds are eligible for this use. Seconded by Gloria. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions.
- g. Annual Project Contingency Fund
- i. Elizabeth explained that this application was presented in order to pull contingencies out of each individual project and group them together to try to lower the prices for individual projects and to hedge against rising prices delaying an individual project due to insufficient appropriation.
  - ii. David agreed that hopefully this would streamline project applications and allow sponsors to avoid returning to the CPC for multiple funding rounds.
  - iii. David moved to find this project eligible, with the funding amount to be determined after voting to recommend the FY2025 applications to Town Meeting, subject to validation by the CPA coalition and Town Counsel. Seconded by Carol. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions. Elizabeth was assigned point on this project for the committee.
- h. Fund to Support New Affordable Housing
- i. Elizabeth explained that this was an additional amount of money for a project that the CPC had funded in the past.
  - ii. Gloria moved to find the project eligible. Seconded by Margaret. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions. Gloria was assigned point on this project for the committee.
- i. Homer House exterior Restoration project
- i. Elizabeth noted that the Homer House, although historically significant, is not on Town property. The Homer House has received funding in the past, and that would most likely make this application eligible for funding as well.
  - ii. Carol moved to find this project eligible to submit a final application project. Seconded by Aaron. The motion was approved unanimously: 7 Yeas, 0 Nays, 0 Abstentions. Michael was assigned point on this project for the committee.
4. The project updates were postponed to the January and February CPC meetings.
5. The November CPC meeting was moved from 11/08 to 11/15 due to Special Town meeting being on 11/08.

Michael moved to adjourn the meeting at 7:16PM. Seconded by Margaret. The motion was adopted by unanimous consent.

Respectfully Submitted,  
Matt Haskell