

Annual Town Meeting 2016

Community Preservation Committee

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COMMUNITY PRESERVATION COMMITTEE

Margaret Velie, Conservation Commission (Chair)
Anne Marie Mahoney, Board of Selectmen Appointee (Vice Chair)
Floyd Carman, Board of Selectmen Appointee (Floyd Carman)
Liz Allison, Planning Board
Anthony Ferrante, Recreation Commission
Lisa Harrington, Historic District Commission
Gloria Leipzig, Housing Authority
Andrés Rojas, Board of Selectmen Appointee
Jim Williams, Board of Parks Commissioners

April 7, 2016

Dear Town Meeting Member,

The enclosed information summarizes the status of the past three years of Town Meeting approved projects and describes the six projects which Belmont's Community Preservation Committee (CPC) is recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY 2017. Detailed project descriptions and expense summaries for all Town Meeting approved projects can be found on the CPC webpage on the Town of Belmont website:

<http://www.belmont-ma.gov/community-preservation-committee>.

Town Meeting has the final vote on funding these recommendations. According to CPA legislation, Town Meeting actions on recommendations are limited to the following:

- May approve, reduce or reject recommended amounts.
- May reserve all or part of amount recommended for specific project to applicable reserve.
- May not increase recommendations or initiate appropriations from fund monies.

This is the fourth year the CPC will make funding recommendations to Town Meeting, and we welcome questions and suggestions. Please contact fcarman@belmont-ma.gov or mtrainor@belmont-ma.gov or call our hotline at (617) 993-2774.

Copies of this document will not be available at Town Meeting, so we encourage you to bring this packet with you at the May 2016 session or contact the CPC in advance to schedule a time to pick up a hardcopy.

We look forward to discussing these recommendations with you at Town Meeting.

Margaret Velie, Chair
Community Preservation Committee

Overview of the CPA in Belmont

Recommended Community Preservation Act Funding for FY 2017

The Community Preservation Committee (CPC) is recommending six projects to the 2016 Annual Town Meeting for funding. Described In the following pages, each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA). The projects have been presented at a public hearing held on November 12, 2015 and at a League of Women Voters meeting on April 27, 2016.

Community Preservation Act

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Belmont adopted the statute at the State election held November 2, 2010. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state provides partial match of the funds raised by the community surcharges.

Belmont elected a 1.5% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of residential property values from the surcharge, and grant a total exemption from the surcharge to lower income residents. In 2016, the annual surcharge averaged \$156.00 per Belmont single family household.

The State match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry of deed fees which feed the State fund have suffered in a weak economy. The match is currently estimated at 18%. On average, Belmont generates approximately \$1.2 million of CPA funding annually.

Revenue	CPA COLLECTION				
	FY12	FY13	FY14	FY15	FY16 (Estimated)
Surcharge	\$ 858,359.01	\$ 890,298.66	\$ 917,630.41	\$ 963,354.88	\$ 1,013,000.00
Surcharge - Subsequent Year Collection	\$ -	\$ 6,358.84	\$ 7,325.91	\$ 6,204.44	\$ -
State Match	\$ -	\$ 232,884.00	\$ 470,418.00	\$ 291,615.00	\$ 288,337.00
TOTAL	\$ 858,359.01	\$ 1,129,541.50	\$ 1,395,374.32	\$ 1,261,174.32	\$ 1,301,337.00

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By statute, the CPC consists of nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and commissions: Parks Commissions (the Board of Selectmen in Belmont), Conservation Commission, Historic District Commission, Housing Authority, Planning Board, and the Recreation Commission. Currently Margaret Velie serves as Chair of the CPC and Anne Marie Mahoney serves as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it approves each year. All funding decisions by the CPC were made within the framework of the Community Preservation Plan, which was approved by the CPC on August 14, 2013. The Community Preservation Plan was last updated on June 19, 2015 following the 2015 Annual Town Meeting.

FY17 CPA Project Summaries

Proposed FY17 Projects	Recommended Appropriation	
Construction of Intergenerational Walking Path at Clay Pit Pond	\$	228,350
Preserving Belmont's Original Vital Records	\$	80,000
Digitizing Belmont's Town Meeting Records	\$	85,000
Town Hall Exterior Railings Improvements	\$	75,000
PQ Park Playground Project	\$	25,000
Winn Brook Tennis Courts	\$	325,000
TOTAL	\$	818,350.00

Project: Construction of Intergenerational Walking Path
at Clay Pit Pond
CPA Category: Open Space/Recreation
Amount Requested: \$228,350
Amount Recommended: \$228,350
CPC Vote: 8/8 (1 member absent from vote)
Sponsors: Mary Trudeau
Belmont Conservation Commission

Project Description

Construction of an Intergenerational Walking Path at Clay Pit Pond

Project Goals and Objectives

The project will create a 2500 linear foot walkway through the 13.5 acres of parkland on the south side of Clay Pit Pond. The path will provide fully handicapped accessible paths linking the Clay Pit Pond water feature; an expanded Veterans Memorial; the Ruth Ippen arboretum; and proposed educational kiosks and sitting areas. The current earthen path will be replaced with a 6 to 8 foot wide, permeable stone surface incorporating subsurface engineering to improve the existing drainage issues and extend the seasonal use of the walking path.

The 2015 master plan for the site, developed through a 2014 CPA grant, harkens back to the original Loring Underwood landscaping plan prepared for the Town, in 1928. The 1928 plan was implemented as a W.P.A. project, and incorporated iconic design elements, many of which have been preserved in the 2014 plans. The proposed path design echoes the forms and materials used by Underwood in the original design. The plan for the pathways incorporates a tribute to the original brickyard origins and historic dimensions of the Clay Pit Pond through the use of brick at specified points along the proposed, permeable walking surface.

Project Benefit

The development of the Clay Pit Pond Park provides a unique opportunity for the development of a multi-generational, fully accessible, recreational facility. The proposal will work to create enhanced social connections; physical fitness opportunities; and passive recreational opportunities for a wide range of users while improving the environmental impacts of the current paths. The current walkways, while beloved and well used, are not handicap accessible, and the generally poor condition of the current paths often precludes safe, dry foot traffic through the park. The proposed strategic realignment and rehabilitation of the current path system will be an environmentally sensitive improvement, and will improve the quality of runoff discharged to the Clay Pit Pond.

Additional proposed work at the park, including the creation of vistas and views of the waterbody; the control and management of invasive plant species; restoration of historic plantings and garden areas; installation of kiosks and the expansion of the Veterans Memorial provide opportunity for private funding, community engagement and service. Development of the pathway is a critical component of future improvements, many of which can be done through private donations and community service opportunities.

Project: Preserving Belmont's Original Vital Records
CPA Category: Historic Preservation
Amount Requested: \$80,000
Amount Recommended: \$80,000
CPC Vote: 8/8 (1 member absent from vote)
Sponsors: Ellen Cushman
Town of Belmont - Town Clerk

Project Description

Conservation of the original vital records of births, deaths and marriages in Belmont that was started as the last component of our FY13 CPA project to digitize and preserve the original vital records is not complete. This project is a second phase of the work, to conserve and preserve the original records themselves. Additional phases of this work will continue to be proposed in the future.

The Town Clerk is responsible for creating and archiving the records of the Town since its incorporation in 1859, including, but not limited to, vital records of births, deaths and marriages. Vital records are created and recorded daily by the Town Clerk's staff. The proper preservation of and access to these fragile original records is a major thrust for the Dept of Public Health for the Commonwealth as well as every town and city in the Commonwealth. The Belmont archive is the only source for decades of these documents . We must preserve and conserve these individual vital record documents (birth certificates, death certificates, marriage certificates) to halt further degradation of the paper documents in addition to making digitizing them (our original FY13 CPA project). We will prioritize the work based upon the Item-By-Item Conservation Survey that has been performed.

Project Goals and Objectives

Our original FY13 project consisted of four phases:

- a. Conduct an item-by-item survey of the original bound books to prepare an action plan for preserving the records and books
- b. Digitize and index the vital records from Microfilm into a searchable database
- c. Digitize and index the vital records from paper books into a searchable database
- d. Select books to begin the preservation of the original documents per the preservation survey; engage a vendor to conduct the prescribed preservation

We have completed parts a through c above and are have begun work on item d. This FY17 project would be to continue the work of part d, above, preserving the original records..

Project Benefit

These are the VITAL records of Belmont's people. They cannot be permitted to degrade and disappear. Daily, the Town Clerk's office sells certified copies of our birth, death and marriage certificates for a fee to individuals required to produce them for other agencies, such as insurance, Social Security, State Department, Homeland Security, FEMA, Mortgages, State agencies such as the Registry of Motor Vehicles or Family Services, school registrations, health insurance, etc. In FY15, the fees for these documents alone amounted to more than \$35,000 of Revenues, some 1800 individual documents produced. Our FY13 project allowed us to limit the handling of the books reducing wear from now into the future. However, we must stop the degradation of the original documents so they are not lost for generations of Belmontians to come.

ARTICLE

Project: Digitizing Belmont's Town Meeting Records
CPA Category: Historic Preservation
Amount Requested: \$85,000
Amount Recommended: \$85,000
CPC Vote: 8/8 (1 member absent from vote)
Sponsors: Ellen Cushman
Town of Belmont - Town Clerk

Project Description

Scanning and digitizing paper Town Meeting records and transcripts from 1859 to present; indexing to permit easy search of Town Meeting actions. Indexing fields into database system (existing software as used for Vital Records digitization project). Application of Optical Character Recognition.

Project Goals and Objectives

The primary goal for this project:

To digitize the images of the Town Meeting and Annual Report documents from their many forms, and index them topically into the existing PaperVision database software the Town Clerk's office licenses for managing our vital records, our first CPA project. Indexing by topic will make them accessible and usable to the Town Clerk's staff utilizing the existing database software, cutting the research time certainly, but more importantly, it will allow the staff to obtain a complete picture of all the transactions or items involving that topic, instead of a lucky subset.

A future phase of this project could make the index and/or images of documents available to the general public via the internet so individuals can conduct some level of the research of public documents themselves.

Project Benefit

The project supports ALL Town plans and decisions by providing facts and context of our governmental decisions, those past, present and future. Managing public records and responding to public records requests is a significant task within the responsibility of the Town Clerk, by Mass General Laws and the Town's Bylaws. Many legal actions and financial decisions of the Town require in depth research.

Project: Town Hall Exterior Railings Improvements
CPA Category: Historic Preservation
Amount Requested: \$75,000
Amount Recommended: \$75,000
CPC Vote: 8/8 (1 member absent from vote)
Sponsors: Gerald R. Boyle
Town of Belmont - Facilities Dept

Project Description

The exterior historical ornamental iron railings system on the Concord Avenue side of Town Hall has fallen into significant disrepair. The two upper portions of the railing system are of a condition where refurbishment consisting of a thorough grinding, priming and repainting can bring them to a suitable finish. The lower portion of the railing measures 40 feet in length. This section of railing is significantly deteriorated, rendering it in need of replacement rather than refurbishment. The project will attempt to replace this section with new, historically accurate ornamental iron railing in the same location, and of the same style.

Project Goals and Objectives

- 1) To historically preserve the assets of the Town
- 2) To maintain the functionality of the railing system
- 3) To improve the overall aesthetics of the railing system and other ornamental iron items at the Concord Avenue entrance

Project Benefit

These improvements will make the asset functional for intended use, protecting it from further deterioration.

ARTICLE

Project: PQ Park Playground Project
CPA Category: Open Space/Recreation
Amount Requested: \$25,000
Amount Recommended: \$25,000
CPC Vote: 9/9
Sponsors: Julie Crockett
Friends of PQ Park

Project Description

The Friends of Pequossette Park are requesting \$25,000 of Community Preservation Act funds for Phase 1 of the PQ Revitalization Project. At the recommendation of the Community Preservation Committee, the Project has been divided into two phases. The \$25,000 CPA funds applied for in Phase 1 will go towards an Existing Conditions Survey costing no more than \$5000, as well as approximately \$20,000 to hire a Landscape Architecture firm (including landscape architects and civil engineers) to perform all phases of a design for approximately \$20,000. The Landscape Architecture (including landscape architects and civil engineers) firm will complete all phases of the design for the ~1 acre playground portion of PQ Park: (a) Preliminary Design, (b) Construction Documents, (c) Bidding and Award, and (d) Construction Administration. It is anticipated that Friends of PQ Park will apply for additional CPA Funding in a subsequent year for Phase 2, which will focus on implementation and construction for bringing the finalized design to fruition. Design and survey costs on average are typically 10% of construction costs. Thus, with a design and survey cost of \$25,000, a preliminary estimate for the amount Friends of PQ would request in Phase 2 would be around \$250,000.

Project Goals and Objectives

At just over 7.5 acres, PQ Park provides recreational space for youth and adult sports programs, such as soccer, baseball, softball, tennis, and basketball, as well as open space for walkers, joggers, families, preschoolers, friends, dogs and social groups to gather and play. But as anyone who has been to PQ Park is aware, many aspects of the ~1 acre Playground area within the 7.5 acre park are in a state of disrepair. The play area is also prone to flooding during storms, leaving standing water under the swings and around the playground structures for days at a time. Friends of PQ Park are planning for a number of equipment upgrades, safety enhancements, and additional amenities to PQ Park. These include the replacement of the playground and park equipment that is currently broken, outdated, or does not meet current safety standards, as well as converting underutilized space in the southwest corner of the park into active recreational space that is accessible to the community.

Project Benefit

A revitalized PQ Park could attract an even more diverse group of users from a wider demographic, in addition to better serving its current community. In order to achieve this mission we need safe, well equipped and age appropriate play structures and high quality recreation space. While we ask for CPA funds to make the project possible, FPQ plans to maintain a small budget and work closely with DPW to keep our beloved park in excellent condition for many years to come.

Project: Winn Brook Tennis Courts
CPA Category: Open Space/Recreation
Amount Requested: \$325,000
Amount Recommended: \$325,000
CPC Vote: 5/8 (1 member absent from vote)
Sponsors: Jay Marcotte
Town of Belmont - DPW

Project Description

The proposed project is to completely remove and replace the four (4) tennis courts at the Winn Brook Playground.

Project Goals and Objectives

The goal is to build a new athletic facility and the objective is to properly maintain the asset so that the community as a whole can enjoy for 20-30 years.

Project Benefit

This project coincides with the Towns Comprehensive Plan of improving the quality of life, maintaining recreational facilities, investing in routine asset management, meeting the needs of children, youth and seniors, maintaining open space and reflects community priorities.

**TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA Fund (Including Proposed FY17 Projects)
March 21, 2016**

Collection (FY12-FY16)

Local Surcharge	\$ 4,662,532
State Match	\$ 1,283,254
Interest and Other Fees	\$ 34,097
Total Collection	\$ 5,979,883

Expenses (FY12-FY17)

Project Spending	\$ (3,005,216)
Remaining Appropriated Project Funding	\$ (1,558,406)
Proposed FY17 Projects	\$ (818,350)
Total Project Expenses	\$ (5,381,973)
Admin Spending*	\$ (90,282)
Proposed FY17 Admin Budget**	\$ (56,250)
Total Admin Expenses	\$ (146,532)
Total Expenses	\$ (5,528,505)

Summary

Collections	\$ 5,979,883
Expenses	\$ (5,528,505)
Total CPA Fund Balance	\$ 451,378

*Admin Spending	FY13	FY14	FY15	FY16
Admin Salary	\$ 8,345	\$ 8,917	\$ 11,412	\$ 12,000
Procurement Training	\$ -	\$ 450	\$ 1,265	\$ -
Open Space Land and Housing Inventory	\$ -	\$ 30,000	\$ -	\$ -
Deed Restriction - Homer House	\$ -	\$ -	\$ -	\$ 4,266
CPA Coalition Dues	\$ 3,000	\$ 3,000	\$ 3,500	\$ 3,500
Misc Office Supplies	\$ 111	\$ 154	\$ -	\$ 363
Total Admin Spending	\$ 11,456	\$ 42,521	\$ 16,177	\$ 20,129

**5% of annual revenues in the Community Preservation Fund, as allowed under M.G.L. c44B Section 6.
All appropriated admin funds that are not expended by the end of the fiscal year are returned to the CPA Fund.
See below for a history of admin appropriations and turnbacks.

	FY13	FY14	FY15	FY16
Original Appropriated Admin Budgets	\$ 54,000	\$ 58,000	\$ 56,498	\$ 56,200
Turnback	\$ 42,544	\$ 15,479	\$ 40,321	\$ 36,071

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA Project Statuses
March 11, 2016

FY 2014

PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK
(Belmont Village) Electric Service Upgrade Underground Wiring —	Donna Hamilton	\$ 147,000.00	\$ 128,161.22	100.00%	\$ 18,838.78
(Town Hall) Concord Avenue Door Remediation —	Kevin Looney	\$ 72,000.00	\$ 71,870.50	100.00%	\$ 129.50
Building Survey and Investigation of the William Flagg Homer House —	Susan Smart	\$ 10,000.00	\$ 9,500.00	100.00%	\$ 500.00
Comprehensive Cultural Resources Survey CPC approved a deadline extension to 6-30-16	Lisa Harrington	\$ 115,000.00	\$ 45,000.00	39.13%	\$ -
Irrigation Improvements at Rock Meadow Community Gardens CPC approved a deadline extension to 6-30-16	Mary Trudeau	\$ 10,000.00	\$ 8,000.00	80.00%	\$ -
Joey's Park Rehabilitation —	Ellen Schreiber	\$ 100,000.00	\$ 100,000.00	100.00%	\$ -
Landscape Plan for Intergenerational Walking Path at Clay Pit Pond —	Mary Trudeau	\$ 20,000.00	\$ 18,970.00	100.00%	\$ 1,030.00
Preserving and Digitizing Belmont's Vital Records CPC approved a deadline extension to 6-30-16	Ellen O'Brien Cushman	\$ 100,000.00	\$ 77,310.09	77.31%	\$ -
Underwood Park (Plan & Design) —	Peter J Castanino	\$ 298,000.00	\$ 298,000.00	100.00%	\$ -
		\$ 872,000.00	\$ 756,811.81	88.49%	\$ 20,498.28

Project: Belmont Village Electric Service Upgrade – Underground Wiring (Affordable Housing)
Location: 59 Pearson Rd
CPA Project Category: Community Housing
CPA Funding Category: Community Housing
Amount Requested: \$147,000
Amount Awarded: \$147,000
CPC Vote: 9-0
Sponsor: Donna Hamilton, Executive Director of the Belmont Housing Authority

Project Description

This project proposes replacing all of the existing direct buried underground electric services to twenty-one buildings, with new conductors installed in new underground conduits at Belmont Village. The underground cables have not been replaced since the development was originally built in 1949.

Project Goals and Objectives

The primary goal of the project is to provide a long term resolution to potential power outages that would require relocation of family housing residents and to address safety concerns with regard to fire hazards that are associated with aging underground wiring.

Project Benefit

The project addresses some of the housing needs as defined in the 2010-2020 Belmont Comprehensive Plan, which specifically states that “many low and moderate income Belmont residents face serious housing cost burdens and other problems.” The proposed electric service upgrades will lengthen the useful life of the existing low-income housing and will enable the Belmont Housing Authority to continue to maintain and preserve the development for many more years.

Project: Town Hall Concord Ave Door Remediation
Location: 455 Concord Ave
CPA Project Category: Historic Preservation
CPA Funding Category: Historic Preservation
Amount Requested: \$72,000
Amount Awarded: \$72,000
CPC Vote: 9-0
Sponsors: Kevin Looney, Manager of Building Services
David Kale, Town Administrator

Project Description

This project proposes the renovation of the three Town Hall exit doors facing Concord Ave. These doors were overlooked during the first two Town Hall renovations. This project would use the requested funds to complete the overall appearance of the Town Hall.

Project Goals and Objectives

Each door will require full factory refinishing, new hardware, and new weather stripping. Each set of doors is expected to undergo a fifteen week restoration process, with the entire project occurring in a span of approximately twelve months.

Project Benefit

The renovation of the three Town Hall exit doors will complete the overall renovations that began in 1999. It will match the overall aesthetics of the historic building, as well as improve security and energy conservation.

Project: Building Survey & Investigation of the 1853 William Flagg
Homer House
Location: 661 Pleasant St
CPA Project Category: Historic Preservation
CPA Funding Category: Historic Preservation
Amount Requested: \$10,000
Amount Awarded: \$10,000
CPC Vote 8-0 (1 member absent from vote)
Sponsors: Susan Smart, Belmont Women's Club
Maryann Scali, Belmont Women's Club

Project Description

This project proposes a professional building survey and investigation of the interior and exterior envelope of the 1853 William Flagg Homer House.

Project Goals and Objectives

The goal is to produce a guiding document containing a conditions assessment, treatment recommendations and work cost estimates for the property. The long-term objective is to use this document as a point of reference in the practical planning of future preservation efforts.

Project Benefit

This project addresses the Town's needs as stated in the 2010-2020 Belmont Comprehensive Plan with regard to identifying "vulnerable historic assets and the measures to protect them." The project also has the potential of stimulating cultural tourism to the site, thereby contributing to the goals of "creating economic value" and promoting a "higher quality of life" town wide, as stated in the Comprehensive Plan.

Project:	Comprehensive Cultural Resources Survey of Belmont
Location:	Town-Wide
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$115,000
Amount Awarded:	\$115,000
CPC Vote	7-1 (1 member absent from vote)
Sponsor:	Lisa Harrington, member of the Historic District Commission

Project Description

This project proposes the creation of a town-wide survey and inventory of historic properties, neighborhoods and other historic resources in Belmont.

Project Goals and Objectives

The primary goal is to create a Survey of Belmont's Historic Resources in an effort to supplant the existing 1982 Survey of Historic Resources, which contains numerous errors and omissions. The new Survey will fulfill key strategies in the 2010-2020 Belmont Comprehensive Plan by creating an inventory of landmark buildings, open spaces, and historic patterns throughout the Town.

Project Benefit

The Survey will be an important tool used to follow through on the following Comprehensive Plan recommendations: reinforce Belmont's neighborhoods and centers through historic and natural resource protection; refocus control of future development on design guidelines and review process to supplement traditional zoning, clarify the land use vision for each commercial area, and allow economically viable development which complements the Town's existing character.

Project: Irrigation Improvements at Rock Meadow Community Gardens
Location: Mill St (Between Trapelo Rd and Winter St)
CPA Project Category: Recreation
CPA Funding Category: Open Space/Recreation
Amount Requested: \$10,000
Amount Awarded: \$10,000
CPC Vote: 8-0 (1 member absent from vote)
Sponsors: Mary Trudeau, Conservation Agent
Glenn Clancy, Director of Community Development

Project Description

The project proposes improving and expanding the existing water supply system servicing 137 garden rental plots within the Community Gardens at Rock Meadow. The improved irrigation system will address leakage issues, variations in water pressure, and the need for additional spigots.

Project Goals and Objectives

The goal is to increase the available water supply within the Gardens. The proposed funding will be used to replace the existing one inch main to the west with a two inch diameter line, replace damaged irrigation lines, replace existing spigots; add two new spigots; and bed all existing and proposed trenches in sand.

Project Benefit

Irrigation improvements will benefit the 137 gardeners who use the plots each summer, as well as the more than 100 applicants that are on a waiting list to rent available garden plots in the future.

Project: Joey's Park Rehabilitation
Location: 97 Waterhouse Rd
CPA Project Category: Recreation
CPA Funding Category: Open Space/Recreation
Amount Requested: up to \$100,000
Amount Awarded: up to \$100,000
CPC Vote 9-0
Sponsors: Ellen Schreiber, Friends of Joey's Park
Diane Miller, Friends of Joey's Park

Project Description

This project proposes using public and private funding sources to rebuild Joey's Park. The construction would be done through a community build, with members of Play By Design acting as construction supervisors and volunteers acting as crew captains and laborers. The design of the park was completed in the fall of 2012, with the help of 450 Belmont children who contributed ideas for the new park during a community-wide Design Day on September 20, 2012.

Project Goals and Objectives

As most of the funding for the new park will come from private sources, the requested funds would be used to purchase materials such as the structural plastic, composites & lumber, hardware & tools, and engineered wood fiber ground cover. These materials would be purchased during the summer of 2013, with construction scheduled to be completed by October 14, 2013.

Project Benefit

Rebuilding Joey's Park will provide a long-term recreational benefit to Belmont families and help to preserve the essential character of the Town. It will replace a town resource that is threatened due to age and safety violations.

Project: Intergenerational Walking Path Plan at Clay Pit Pond
Location: Concord Ave (Opposite Louise Rd)
CPA Project Category: Recreation
CPA Funding Category: Open Space/Recreation
Amount Requested: \$20,000
Amount Awarded: \$20,000
CPC Vote: 8-0 (1 member absent from vote)
Sponsors: Mary Trudeau, Conservation Agent
Glenn Clancy, Director of Community Development

Project Description

This project proposes engaging the services of a Registered Landscape Architect to design a fully accessible walking/fitness trail to rehabilitate, restore and preserve the existing paths and landscape at Clay Pit Pond. The requested \$20,000 will not be used to fund any construction work.

Project Goals and Objectives

The goal is to produce a master phased landscaping plan for the perpetual use of the park lands. The resulting phased landscaping plan will provide the framework to structure projects for community service days; utilize offers of volunteer labor, such as Eagle Scout and Girl Scout projects and provide a basis for future grant proposals.

Project Benefit

The project will make it possible for a handicapped accessible intergenerational path to be created at this site, enhancing social connections and making physical fitness and passive recreational opportunities possible for a wide range of users. The plan will also assist the Department of Public Works and various community service groups to continue their meaningful contributions to the maintenance of the park.

Project:	Preserving and Digitizing Belmont's Vital Records
Location:	455 Concord Ave
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	up to \$100,000
Amount Awarded:	up to \$100,000
CPC Vote	8-0 (1 member absent from vote)
Sponsor:	Ellen O'Brien Cushman, Town Clerk

Project Description

This project proposes hiring a suitable vendor to conduct and prepare a Conservation Survey in order to determine the best approach to conserving original vital records of births, deaths and marriages in Belmont. The funds that remain after this survey is completed will be used to scan and preserve the most critical volumes.

Project Goals and Objectives

As this will be a phased project spanning multiple years, the goal is to address the overall conservation plan for Belmont's vital records and address the at risk documents in the first year. The Survey will also determine the complete cost of the project and what further funding is required to complete the conservation plan.

Project Benefit

Town residents will benefit by having the historic record of generations of Belmont citizens preserved for familial research purposes. Residents are also required at times to present these documents to Insurance, Social Security, State Department, Homeland Security, FEMA, Mortgages, and State agencies. Therefore, it is critical that a long term preservation solution is determined to ensure these documents remain intact and readily accessible to the public.

Project: Underwood Park (Plan and Design)
Location: 1 Cottage St.
CPA Project Category: Recreation
CPA Funding Category: Undesignated
Amount Requested: up to \$298,000
Amount Awarded: up to \$298,000
CPC Vote 9-0
Sponsors: Peter Castanino, Director of the Department of Public Works
David Kale, Town Administrator

Project Description

This project proposes funding the design for rebuilding or relocating the Underwood Pool and possibly a multi-purpose athletic field, pending the results of the Feasibility and Preliminary Design Study that has already been funded by the Town. The requested \$385,000 is for design only, and will not be used to fund any construction work.

Project Goals and Objectives

The goal is to create a design document based on the preferred alternative from the aforementioned Feasibility and Preliminary Design Study.

Project Benefit

The project will help to preserve and utilize current Town owned assets that would otherwise be threatened, and provides a long-term contribution to the Town. It would also allow the distinctive sense of community that the pool has nurtured since 1912 to continue in Belmont.

**TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA Project Statuses
March 11, 2016**

FY 2015

PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK
Belmont Community Moving Image Archive The archival process has started. No invoices submitted at this time.	Jeffrey Hansell	\$ 12,000.00	\$ -	0.00%	\$ -
Daniel Butler School Playground Project (Phase II) The majority of the project has been completed, with some invoice processing and minor finishing work remaining.	Michael McAllister, Principal	\$ 66,524.00	\$ 59,008.00	88.70%	\$ -
(Belmont Village) Electrical Upgrade Interior Wiring After receiving the Town's electrical inspector's approval, work to upgrade the electrical work has begun at the rate of one unit per day.	Donna Hamilton	\$ 165,000.00	\$ 34,994.00	21.21%	\$ -
First Time Homebuyer Assistance Although grant recipients have been selected, finding applicable housing stock has become increasingly difficult. Project sponsors and the CPC will reassess project by the close of FY16.	Helen Bakeman	\$ 375,000.00	\$ -	0.00%	\$ -
JV Field Irrigation Upgrade -	Jim Fitzgerald	\$ 8,700.00	\$ 8,700.00	100.00%	\$ -
Underwood Pool A few invoices for contract administration remain before the CPC can vote to officially close the project.	David Kale	\$ 2,000,000.00	\$ 1,997,399.86	99.87%	\$ -
Winn Brook Field Renovation -	Peter Thomson	\$ 100,000.00	\$ 96,373.54	100.00%	\$ 3,626.46
		\$ 2,727,224.00	\$ 2,196,475.40	58.54%	\$ 3,626.46

Project:	Belmont Community Moving Image Archive
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$12,000
Amount Awarded:	\$12,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Jeffrey Hansell

Project Description

The Project proposes maintain a community archive that will preserve the unique history, culture, visions, and voices of Belmont through film and video.

Project Goals and Objectives

The goals of the project are:

- a. To preserve the video library of public meetings, community events, and other locally produced programming housed at Belmont Media Center; and by their preservation are made publicly accessible for research and viewing via an online "digital moving image archive".
- b. To preserve historically or culturally significant video media and films donated or made available to BMC by residents and organizations and made publicly accessible via the online archives.
- c. To further develop the structure, policies and operations, and funding to best maintain the archives as community resource.

Project Benefit

The project will preserve historic resources for the Town and will enable anyone to access the video history of Belmont. The archives will benefit historians, elected officials, civic activists, and students looking to research the history of the town in which they live.

Project:	Daniel Butler School Playground Project (Phase II)
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$66,524
Amount Awarded:	\$66,524
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Kevin Sullivan, Daniel Butler School Playground Committee

Project Description

The project proposes complete the second phase of construction for the new Daniel Butler School Playground, which was shut down in the Fall of 2011.

Project Goals and Objectives

The goals for the project are as follows:

1. Increased lighting and signage
2. Increasing the number of trash receptacles
3. Stump edging around the perimeter
4. Re-painting of the basketball courts and hard top
5. An outdoor classroom
6. Work on the back field (including landscaping, hydro seeding, and improvements to the Nurse's Garden, and repairs to the backstop)

Project Benefit

The project will address the Town's needs as stated in the 2010-2020 Belmont Comprehensive Plan; specifically "to preserve and enhance existing active and passive recreation areas and ensure adequate maintenance" of existing facilities. It also addresses the need for better maintenance in both "passive and active, public and private recreation areas" (p. 36).

Project:	Electrical Upgrade
CPA Project Category:	Community Housing
CPA Funding Category:	Community Housing
Amount Requested:	\$165,000
Amount Awarded:	\$165,000
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Donna Hamilton, Belmont Housing Authority

Project Description

This project proposes adding additional circuits and upgrading the electrical panels at Belmont Village in order to decrease circuit overloads within the apartments. The interior electrical wiring has not been upgraded since it was installed in 1949.

Project Goals and Objectives

The goal is to reduce the risk of potential fire hazards that may be caused by older wiring and insufficient receptacles. The existing wiring is not rated for 90°C as required by modern light fixtures and does not include a separate ground wire. The insulation on wiring from the 1940's and 1950's becomes very brittle over time, leading to arc faults and fires.

Project Benefit

The project addresses some of the housing needs as defined in the 2010-2020 Belmont Comprehensive Plan, which specifically states that "many low and moderate income Belmont residents face serious housing cost burdens or other problems ." The proposed electric service upgrades will lengthen the useful life of the existing low-income housing and will enable the Belmont Housing Authority to continue to maintain and preserve the development for many more years.

Project:	First Time Homebuyer Assistance
CPA Project Category:	Community Housing
CPA Funding Category:	Community Housing
Amount Requested:	\$375,000
Amount Awarded:	\$375,000
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Alisa Gardner-Todreas

Project Description

The project proposes establishing a First-Time Homebuyer Assistance Program, in order to make a small number of homes affordable to families or individuals just entering the housing market. This amount of funding is needed to start a program and justify the frontend effort and costs. The program is being modeled on ones implemented in other communities, adjusted for Belmont's particular market.

Project Goals and Objectives

The program will provide assistance to reduce the purchase prices, down-payments, and closing costs for three first-time homebuyers who are seeking to purchase a home (condo, townhouse, or single-family) in Belmont and whose annual income is at or below 80% of the area median income (AMI) as measured by the U.S Department of Housing and Urban Development (HUD). Buyers will be required to live in the property as their primary residence and must agree to a Deed Restriction on the property. All of them will be required to go through First -Time Homebuyer Counseling, obtain a conventional mortgage, and make a down payment. The program's overarching goal is to make existing homes count toward the mandated 10% affordable housing in every community in the Commonwealth. Belmont is currently at just 3.8%.

Project Benefit

Assisting first-time homebuyers preserves the essential character of the Town (our Town of Homes) as described in the Town's Comprehensive Plan : "Young adults and young families looking to buy a first home, or to rent an affordable one, do not have many options in Belmont." There will be a resident preference for those who live, work, or have children already in the Belmont schools. Assisting first-time homebuyers will benefit a currently under-served population, as it is difficult to afford a home in Belmont for those not already in the market and especially for new buyers with moderate incomes. And the program will provide a long-term contribution to the Town, through increasing Belmont's supply of affordable units and strengthening the core of moderate-income workers in town.

Project:	JV Field Irrigation
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$8,700
Amount Recommended:	\$8,700
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Jim Fitzgerald, Belmont Soccer Association

Project Description

This project proposes upgrading the irrigation system for the Town owned JV field located on Concord Ave opposite Cottage St.

Project Goals and Objectives

The goal is to upgrade the irrigation system so that sod can be used in place of grass for the JV Field. As the number of children who use the field has quadrupled since it was originally designed, it is no longer possible to plant grass and attain a solid root system prior to the beginning of the new season. By upgrading the irrigation system, Belmont Soccer Associate can use sod to improve the quality of the JV field.

Project Benefit

The project will benefit the thousands of children who use the field through Belmont High School Track, Lacrosse, and Soccer programs by providing a better, safer playing field for the players.

Project: Underwood Pool
CPA Project Category: Recreation
CPA Funding Category: Open Space/Recreation
Amount Requested: \$2,000,000
Amount Recommended: \$2,000,000
CPC Vote 5-0 (4 members absent from vote)
Sponsors: David Kale, Town Administrator
Peter Castanino, Director of the Department
of Public Works

Project Description

This project proposes funding the construction of the final design for the new Underwood Park complex.

Project Goals and Objectives

The goal of the project is to replace the Underwood Pool, a Town asset that has been available for all Belmont residents to use for the past 100 years.*

Project Benefit

The project will help preserve and utilize current Town owned assets that would otherwise be threatened, and provides a long-term contribution to the Town. It would also allow the distinctive sense of community that the pool has nurtured since 1912 to continue in Belmont.

Project:	Winn Brook Field Renovation
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Peter Thomson, Belmont Second Soccer

Project Description

This project proposes renovating the Town owned recreation fields at Winn Brook elementary school for the long term use by the residents of Belmont. The project will be implemented in two phases to ensure that there are some fields available for the community during the renovation project.

Project Goals and Objectives

The goal is to update the fields by implementing a drainage system to prevent damage due to rain storms and ensure fields are playable after heavy or prolonged rain, implementing an irrigation system to keep the fields appropriately watered during prolonged dry weather, and create additional playing space for use by the community by reconfiguring some under-utilized space at the existing field.

Project Benefit

As a small town with limited recreational space and limited room to add net new space, this project aligns with the Town need to keep existing space well maintained for long term use and will also create a new soccer field within the existing recreation area. The additional playing field addresses the increased user base and the improved quality of the fields will also help to ensure child safety.

Funding Request

The funding request for this project is \$100,000. Although the total estimated cost of the project is \$302,000, the remaining \$202,000 will be acquired through a combination of grants, loans, and donations.

**TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA Project Statuses
March 11, 2016**

FY 2016

PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK
Belmont Veterans Memorial Project —	Kevin Ryan	\$ 60,000.00	\$ 26,800.00	100.00%	\$ 33,200.00
Electrical Upgrade See FY15 Phase 1	Donna Hamilton	\$ 522,500.00	\$ -	0.00%	\$ -
Digitization of Belmont Newspapers (1890-1923) After a slight delay due to the change to a new project sponsor, preliminary work has resumed.	Emily Reardon	\$ 17,923.24	\$ -	0.00%	\$ -
1853 Homer House Rehabilitation and Restoration Project sponsors have completed the first draft of the RFP, which is being sent to the Town for review.	Kelly Higgins	\$ 100,000.00	\$ -	0.00%	\$ -
Pequossette Tennis Courts Rehabilitation and Restoration A vendor has been selected and the project is expected to be completed by late May 2016.	David Kale	\$ 295,000.00	\$ 25,128.98	8.52%	\$ -
Wellington Station Exterior Restoration and Rehabilitation A vendor has been selected and work is expected to begin in May 2016.	Emilio E Mauro, Jr.	\$ 26,300.00	\$ -	0.00%	\$ -
		\$ 1,021,723.24	\$ 51,928.98	18.09%	\$ 33,200.00

Article 8(a)

Project:	Belmont Veterans Memorial Project
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$60,000
Amount Recommended:	\$60,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Kevin Ryan, Belmont Veterans Memorial Committee

Project Description

As part of a broader initiative to restore and preserve memorials to Belmont's servicemen and women, the Belmont Veterans Memorial Project seeks to restore and preserve the existing monument to Belmont citizens who died fighting in the "Great War." The monument is located at the intersection of Concord Avenue and Common Street.

Project Goals and Objectives

The goal is to restore the monument to Belmont citizens who fought and died in the "Great War." The project will remove paint from the monument and clean all surfaces as well as the surrounding mason railing and pavers. It will preserve the monument by repointing joints and waterproofing against weathering and environmental wear.

Project Benefit

In this 100th anniversary year of the beginning of WWI, the "Great War," the lessons of this first great conflict of the modern era are still important to our lives. This monument honorably commemorates the Belmont citizens who fought and died in the "Great War." The memorial and the tri-corner of land on which it sits provide a place for reflection and for education. Each year the town holds a ceremony at the site to honor Belmont's veterans. It prompts us to think about the costs of war and the sacrifices it demands. But the monument needs restoration. A close observation shows that it is made of a fine granite under a grey coat of protective paint. The monument's paint is peeling and it is stained by carbon from years of automobile traffic. Restoring the memorial is a project that not only preserves the monument for future generations but also preserves what the Belmont Historical Society calls an "historic park honoring military service."

Funding Request

The total amount of money requested to restore and preserve the monument to the fallen in the "Great War" is \$60,000. This money would cover permits, removal of paint, restoration cleaning, paver "resetting" and cleaning, stone joint repointing, wash down, and waterproofing.

Article 8(b)

Project:	Electrical Upgrade
CPA Project Category:	Community Housing
CPA Funding Category:	Community Housing
Amount Requested:	\$522,500
Amount Recommended:	\$522,500
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Donna Hamilton, Belmont Housing Authority

Project Description

Because Belmont Village was originally built in 1949, the scope of work for the proposed project would be to install additional circuits and upgrade electrical panels in order to either prevent or substantially decrease circuit overloads within the residential apartments that are located in the family housing development. The existing wiring at Belmont Village is original to the buildings and was installed in 1949. The wiring methods used were typical for the time period and did not include a ground wire. The outlets installed were simply two prong (i.e. a hot and neutral). The existing wiring method did not include a separate ground wire.

Project Goals and Objectives

The primary goal is to reduce any potential fire hazards that may be caused by older wiring and insufficient receptacles that are not able to accommodate the number of appliances and electronics that are currently being used. This is the second request for CPA funds for electrical upgrades to Belmont Village. The first request was approved by Town Meeting in 2014 for \$165,000 and paid for upgrading 6 of the 25 buildings. This FY16 project will replace the electric panel, all wiring, the receptacles and the light switches in each apartment in the remaining 19 buildings. Each receptacles will have three wire circuits (Hot, Neutral, Ground), and Ground Fault Circuit Interrupter protected outlets will be installed in the kitchen, bathroom, and basement areas. As required by code, the project would also install Arc-Fault protected circuits.

Project Benefit

As stated in the Consolidated Plan for the Town of Belmont, "many low and moderate income Belmont residents face serious housing cost burdens or other problems". Since Belmont Village was constructed in 1949, the Belmont Housing Authority has provided decent, safe and affordable housing for income eligible families and will continue to work with the Town in order to address the housing concerns and needs of its residents. Belmont residents and Veterans are given a preference over non-residents and local residents are strongly encouraged to apply.

Funding Request

The funding request for this project is \$522,500.00, based on the estimate provided by the Belmont Housing Authority.

Article 8(c)

Project:	Digitization of Belmont Newspapers (1890-1923)
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$17,923.24
Amount Recommended:	\$17,923.24
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Emily Reardon, Acting Library Director Kathleen Keohane, Board of Library Trustees

Project Description

The library's proposed project request is to digitize the local Belmont historical newspapers from 1890-1923 that are no longer published and in the public domain. Currently the local newspapers are only available in the library on microfilm. The library owns the master reels of microfilm.

Project Goals and Objectives

The goals of the proposed project are:

- to preserve Belmont's local history and make it accessible to the public 24/7
- to help preserve the longevity of the local newspapers
- to make information readily available in a means that the public now expects
- to make Belmont's historic newspapers available to future generations
- to help improve staff efficiency by reducing the amount of time library staff devote to researching local history questions by offering "keyword" searching which is not available on the microfilm

Project Benefit

The local newspapers are used for research by students, genealogists, business owners and prospective employees, real estate agents, attorneys, government agencies, community groups, members of historical societies, and history buffs. The library is the only repository collecting and preserving the local newspapers and will always have the master microfilm reels. Once the local newspapers are digitized, users will be able to access these resources from their home 24/7. Searching that used to take hours will take only minutes because of the ability to do a "key word" search. These newspapers are the only source that can provide an historic picture of the way life was in Belmont. This project is important to Belmont's history and a great benefit to the citizens of Belmont.

Funding Request

The funding request for this project is \$17,923.24, based on the estimate provided by Lyrasis Digital and Blue Robin.

Article 8(d)

Project:	1853 Homer House Rehabilitation and Restoration
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Kelly Higgins, Belmont Woman's Club Susan Smart, Belmont Woman's Club

Project Description

This project will address high-priority preservation and rehabilitation needs of the 1853 William Flagg Homer House as described in the professional Building Survey and Investigation (funded by Town Meeting, through CPA, in 2013), and as necessary to follow the Winter 2014 emergency work (funded by the Belmont Woman's Club and the Belmont Savings Bank) that involved the temporary stabilization/netting of the House's cupola for public safety. The cupola interior itself remains vulnerable to the elements; the netting merely prevents projectiles from the roof.

Project Goals and Objectives

The first phase of work will produce construction documents informed by historical analysis. Primary focus of the implementation phase will be on the cupola restoration and the replacing of failed or missing elements. One aspect of this project, restoring operability to the cupola windows, will allow proper ventilation of the house, provide access to the roof, and enhance the visitor experience.

Project Benefit

The Town of Belmont Comprehensive Plan, 2010-2020, clearly states the town's historic preservation goals, among them being to "broaden the preservation and protection of Belmont's historic buildings and sites" and preserve "scenic vistas." Among the historic preservation strategies suggested to achieve this and other goals is the identification of "vulnerable historic assets and the measures to protect them." The measures identified in the 2013 CPA-funded Building Survey and Investigation as the Emergency and Short term rehabilitation and restoration of the cupola and the porches directly addresses the Town's stated needs and strategies in this area. The Homer House, listed on the State Register and on the National Register of Historic Places as part of the Pleasant Street Historic District, has been a Belmont architectural landmark for generations.

Funding Request

The funding request for this project is \$100,000, based on preliminary estimate provided by Gary Wolf, AIA, Wolf Architects, Inc., Boston, MA, author of the 2013 Homer House Building Survey and Investigation.

Article 8(e)

Project:	Pequossette Tennis Courts Rehabilitation and Restoration
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$295,000
Amount Recommended:	\$295,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	David Kale, Town Administrator

Project Description

The Board of Selectmen, working with the Department of Public Works, developed a plan to crack seal and resurface the deteriorated Town-owned sets of four tennis courts at three separate locations (Winn Brook Playground, Pequossette Playground, and the Grove Street Playground). The condition of these courts made the unsafe and unplayable and this plan was a two to five year temporary solution to improve the courts at all three locations. The Pequossette Tennis Courts, utilizing a Capital Budget appropriation, were crack-sealed and resurfaced in 2011 at a cost of \$21,160. These courts are at least 30 years old and the failure of the asphalt base does not allow for a permanent solution other than the complete removal and replacement (including fencing).

Project Goals and Objectives

The goal of the proposed project is to completely remove and replace the four tennis courts at the Pequossette Playground. The cost estimate includes the construction, professional design, specification preparation, and construction administration (including periodic inspection) by a Landscape Architect to ensure the quality of the work. This would be completed in the summer/fall of 2015.

Project Benefit

This important Town asset is needed as an integral part of the resident's opportunity to have athletic facilities available to them for both pleasure and competitive enjoyment with the associated health benefits. The availability of tennis courts also allows every new generation to have the opportunity to acquire skills that they can enjoy for a lifetime. This request addresses Town needs as identified in the CPA Guidelines. In addition, addresses the following needs as detailed in The Comprehensive Plan; quality of life, maintaining recreational facilities, invest in regular asset management, meeting the needs of children, youth and seniors, maintains open space and reflects community priorities.

Funding Request

The funding request for this project is \$295,000 and is based upon estimates submitted by the project sponsors.

Article 8(f)

Project:	Wellington Station Exterior Restoration and Rehabilitation
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$26,300
Amount Recommended:	\$26,300
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Emilio E Mauro, Jr., Belmont Historical Society

Project Description

Located on town-owned parkland at 2 Common Street (adjacent to the First Church in Belmont), the Wellington Station is a highly visible local landmark close to Belmont Center. The existing wood shingle roof (now almost 30 years old) is nearing the end of its useful life and is in need of total replacement. This project proposes restoring and rehabilitating the building by replacing the existing roof, which is an important original design feature that must be replicated in-kind to preserve the building's historic appearance. A new roof is also imperative for the long-term survival of this building by ensuring it is weather-tight.

Project Goals and Objectives

The goal of this project is to ensure the long-term preservation of the historic Wellington Station by restoring its wood shingle roof, which is now at the end of its useful life after nearly 30 years. This project will include stripping the existing roof shingles, restoration of deteriorated roof sheathing boards, installing new wood shingles, replacing deteriorated sections of trim at the roof, and touching-up exterior paint at the roof trim elements.

Project Benefit

This project is needed to preserve this highly visible local historic landmark that is the centerpiece of the Common Street local historic district and is listed on the State Register of Historic Places. The Wellington Station is listed as one example of Belmont's historic assets in the Town of Belmont Comprehensive Plan 2010-2020, which sets a preservation goal to broaden the preservation and protection of Belmont's historic buildings, sites and neighborhoods.

Funding Request

The funding request for this project is \$26,300 and is based upon estimates submitted by Buttonwood Renovations.