

# **Annual Town Meeting 2015**

**Community Preservation Committee**

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## COMMUNITY PRESERVATION COMMITTEE

Margaret Velie - Conservation Commission (Chair)  
Anne Marie Mahoney (Vice Chair)  
Floyd Carman (Clerk)  
Anthony Ferrante - Recreation Commission  
Lisa Harrington - Historic District Commission  
Gloria Leipzig - Housing Authority  
Paul Solomon – Board of Selectmen Appointee

April 14, 2015

Dear Town Meeting Member,

The enclosed information summarizes the status of the past two years of Town Meeting approved projects and describes the 6 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 2016. 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 third year the CPC will make funding recommendations to Town Meeting, and we welcome questions and suggestions. Please contact [fcarman@belmont-ma.gov](mailto:fcarman@belmont-ma.gov) or [mtrainor@belmont-ma.gov](mailto: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 6, 2015 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 2016

The Community Preservation Committee (CPC) is recommending six projects to the 2015 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 13, 2014 and at a League of Women Voters meeting on April 27, 2015.

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## 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 2015, the annual surcharge averaged \$144.72 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.

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## 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 12, 2014 following the 2014 Annual Town Meeting.

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## FY 2016 CPA Project Summary

Proposed FY16 Projects	Recommended Appropriation
Belmont Veterans Memorial Project	\$ 60,000.00
Electrical Upgrade	\$ 522,500.00
Digitization of Belmont Newspapers (1890-1923)	\$ 17,923.24
1853 Homer House Rehabilitation and Restoration	\$ 100,000.00
Pequossette Tennis Courts Rehabilitation and Restoration	\$ 295,000.00
Wellington Station Exterior Restoration and Rehabilitation	\$ 26,300.00
<b>TOTAL</b>	<b>\$ 1,021,723.24</b>

## Article 8(a)

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

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### **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)

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

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### **Project Description**

Belmont Village was originally built in 1949 and consists of 100 two and three bedroom apartments in 25 buildings, 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)

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

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### **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)

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

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### **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)

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

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### **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)

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

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### **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.

## CPA Fund Balance

### FY12 - FY15 Collection (and FY16 Appropriations)

Surcharge	\$ 3,639,136
State Match	\$ 1,166,469
<b>Total</b>	<b>\$ 4,805,605 *</b>

### Appropriated Expenses

FY14 - FY16 CPA Projects	\$ (4,620,947)
<b>Total</b>	<b>\$ (4,620,947) *</b>

### Turnbacks (Unused Project/Admin Funding)

CPA Projects Under Budget	\$ 19,468
Admin Expenses Under Budget	\$ 97,831 **
<b>Total</b>	<b>\$ 117,299</b>

### Summary

Collections	\$ 4,805,605 *
Expenses	\$ (4,620,947)
Turnbacks	\$ 117,299
<b>Total Fund Balance</b>	<b>\$ 301,957 *</b>

\* Assuming Town meeting approval of FY16 appropriations.

<u>**Admin Fees</u>	FY13	FY14	FY15	FY16
Appropriated	\$ 54,000	\$ 58,000	\$ 56,498	\$ 56,200 *
Admin Salary	\$ 8,345	\$ 8,917	\$ 12,000	
Procurement Training	\$ -	\$ 450	\$ 1,190	
Open Space Land and Housing Inventory Project	\$ -	\$ 30,000	\$ -	
CPA Coalition Dues	\$ 3,000	\$ 3,000	\$ 3,500	
Misc Office Supplies	\$ 111	\$ 154	\$ -	
<b>Total Admin Spending</b>	<b>\$ 11,456</b>	<b>\$ 42,521</b>	<b>\$ 16,690</b>	
<i>Turnback</i>	<i>\$ 42,544</i>	<i>\$ 15,479</i>	<i>\$ 39,808</i>	

**TOWN OF BELMONT  
COMMUNITY PRESERVATION FUND  
FY14 & FY15 CPA Project Expenses  
April 13, 2015**

FY14 Projects	Appropriated	Expenses	Turnback	Completed	Status
(Town Hall) Concord Avenue Door Remediation	\$ 72,000	\$ 71,871	\$ 130	100.00%	Closed
Building Survey and Investigation of the William Flagg Homer House	\$ 10,000	\$ 9,500	\$ 500	100.00%	Closed
Comprehensive Cultural Resources Survey	\$ 115,000	\$ 30,000		26.09%	Open
(Belmont Village) Electric Service Upgrade Underground Wiring	\$ 147,000	\$ 128,161	\$ 18,839	100.00%	Closed
Irrigation Improvements at Rock Meadow Community Gardens	\$ 10,000	\$ -		0.00%	Open
Joey's Park Rehabilitation	\$ 100,000	\$ 100,000	\$ -	100.00%	Closed
Landscape Plan for Intergenerational Walking Path at Clay Pit Pond	\$ 20,000	\$ 17,938		89.69%	Open
Preserving and Digitizing Belmont's Vital Records	\$ 100,000	\$ 24,764		24.76%	Open
Underwood Park (Plan & Design)	\$ 298,000	\$ 298,000		100.00%	Closed
<b>TOTAL</b>	<b>\$ 872,000</b>	<b>\$ 680,234</b>	<b>\$ 19,468</b>	<b>78.01%</b>	

FY15 Projects	Appropriated	Expenses	Turnback	Completed	Status
Belmont Community Moving Image Archive	\$ 12,000	\$ -		0.00%	Open
Daniel Butler School Playground Project (Phase II)	\$ 66,524	\$ -		0.00%	Open
(Belmont Village) Electrical Upgrade Interior Wiring	\$ 165,000	\$ -		0.00%	Open
First Time Homebuyer Assistance	\$ 375,000	\$ -		0.00%	Open
JV Field Irrigation Upgrade	\$ 8,700	\$ 8,700	\$ -	100.00%	Closed
Underwood Pool	\$ 2,000,000	\$ 1,711,274		85.56%	Open
Winn Brook Field Renovation	\$ 100,000	\$ 96,374		96.37%	Open
<b>TOTAL</b>	<b>\$ 2,727,224</b>	<b>\$ 1,816,347</b>	<b>\$ -</b>	<b>66.60%</b>	