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**TOWN OF BELMONT  
COMMUNITY PRESERVATION COMMITTEE**

Minutes: Wednesday, March 12, 2014, Town Hall Conference Room #1, 5:00PM  
Present: Floyd Carman, Joe DeStefano, Anthony Ferrante, Gloria Leipzig, Anne Marie Mahoney, Andres Rojas, Paul Solomon, Margaret Velie  
Absent: Lisa Harrington  
Other: Michael Trainor

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Paul Solomon called the meeting to order at 5:01 PM.

Approve Minutes

Motion to approve minutes of February 12, 2014 passed unanimously with the following correction:

- Under "Other Business," specify that the Open Space Land Inventory project is expected to go out to bid by mid April 2014 and the contract finalized by mid May 2014.

Report on Warrant and Capital Budget Committee's Actions

Anne Marie Mahoney reported that the Capital Budget Committee (CBC) will meet on Friday March 14, 2014 to vote on all current year CPA projects. Although the CBC only had brief questions in response to Floyd Carman's presentation, some members of the CBC felt the need to engage in further research on the Underwood Pool project before making a final vote.

The Warrant Committee (WC) approved all but two projects prior to the February 26, 2014 meeting: the Underwood Pool Project and the First Time Homebuyer Assistance Project. Floyd Carman, Gloria Leipzig, Anne Marie Mahoney, and Andres Rojas were in attendance for the February 26, 2014 WC Meeting when the final two CPA projects were discussed. While the presentation of the Underwood Pool Project was received with relatively little opposition, the WC's questions regarding the First Time Homebuyer Assistance Project showed a significant level of skepticism in response to the project. Gloria Leipzig acknowledged that she and the other project sponsors were surprised that the line of questioning from the WC focused on programmatic concerns and not on the operating costs of the project.

The CPC agreed that further efforts must be made to educate the public on how the First Time Homebuyer Assistance Program would operate. The project's goal is not merely to provide affordable housing for three families but to add three units to the affordable housing stock in perpetuity, thereby providing first time homebuyer opportunities for ongoing generations while increasing diversity in the Town's population. First time homebuyers will not benefit from the \$125,000 subsidy when it comes time for them to sell the property, because the value of the property will be subject to restrictive growth to ensure future first time homebuyers are able to afford the purchase price. Similar deed restrictions are currently in place for the Oakley Rd and B Street affordable housing units, and the residential preference would give current Belmont renters the opportunity to continue living in the community as Belmont homeowners. First time homebuyers would not be allowed to sublet their property.

Sponsors of the First Time Homebuyer Assistance Project will give a presentation at Town Meeting in order to communicate these important details of the proposed program.

Final Assessment of Projects for 2014 Annual Town Meeting

All project sponsors have performed the necessary work to prepare for Town Meeting. Therefore, the CPC will recommend all seven projects at Town Meeting, barring the event of Belmont voters rejecting the proposed debt exclusion for the Underwood Park Project during the April 1, 2014 election.

Financial Overview and Recommendation for FY15 Appropriations

The CPC will request Town Meeting to approve A FY15 appropriation of \$1,596,338 in revenue. Floyd Carman explained that this figure was derived from prior year collections, interest on deposits, the FY13 and FY14 state matches, and conservative estimates for the anticipated FY15 collections and state match. Underbids for current CPA projects were not factored into the requested FY15 appropriation, as part of a conservative strategy to avoid budgeting shortfalls that could impact the Town's free cash and AAA rating.

Project Monitor Reports

- Landscape Plan for Intergenerational Walking Path at Clay Pit Pond -- Mary Trudeau posted the RFP on March 6, 2014 and has already received a few inquiries.

- (Town Hall) Concord Ave Door Remediation – The Belmont Historic District Commission has approved the revised project, where the doors would be replaced with new doors made with “historic” wood.
- Underwood Park (Plan and Design) – All work has been completed but not all invoices have been submitted.
- Comprehensive Cultural Resources Survey – The Board of Selectmen approved the contract for Lisa Mausolf (preservation consultant).
- Preserving and Digitizing Belmont’s Vital Records – Contract has been written for phase one of the project.

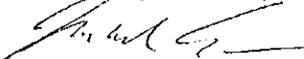
Other Business

- Motion approved unanimously for payment of \$965.79 (27 hours @ \$35.77) to Michael Trainor for administrative work.
- The following items will be added to the agenda for the April 9, 2014 CPC meeting:
  - Compile FY14 CPA Project Updates to be presented at Town Meeting.
  - Discuss Warrant Committee Meeting in response to town-wide debt exclusion vote on April 1, 2014.
  - Prepare for League of Women Voters’ Meeting scheduled for April 28, 2014 at the Beech Street Center at 7:30pm.

The next meeting is scheduled for Wednesday, April 9, 2014 at 5:00PM, Town Hall Conference Room 1.

Meeting was adjourned at 6:15 PM.

Respectfully submitted,



Michael Trainor