

Belmont Annual Town Meeting 2022

Report from the Community Preservation Committee

Index

CPC Introductory Letter.....	pg. 3
Overview of CPA in Belmont.....	pg. 4
FY 2023 CPA Project Summary.....	pg. 7
Fund Balance.....	pg. 8
FY 2023 Project Application Summaries.....	pg. 9
Final Project Reports.....	pg. 18
Progress Reports on Prior Year Projects.....	pg. 23
Progress Status by Fiscal Year.....	pg. 37



COMMUNITY PRESERVATION COMMITTEE

Chair: Elizabeth Harmer Dionne, Select Board Appointee
 Vice-Chair: Margaret Velie, Conservation Commission Appointee
 Secretary: Juliet Jenkins, Select Board Appointee
 Sarah Caputo, Select Board Appointee
 Michael Chesson, Historic District Commission Appointee
 Roy Epstein, Board of Parks Commissioners Appointee
 David Kane, Recreation Commission Appointee
 Gloria Leipzig, Housing Authority Appointee
 Stephen Pinkerton, Planning Board Appointee

May 11, 2022

Dear Town Meeting Member,

The enclosed information summarizes the status of the past nine years of Town Meeting approved projects and describes the nine (9) projects which Belmont's Community Preservation Committee (CPC) is unanimously recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY 2023. 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 approving and appropriating funds for these recommended projects. According to CPA legislation, Town Meeting actions on CPC-recommended projects are limited to those listed below.

- Town Meeting may approve, reduce or reject recommended funding amounts.
- Town Meeting may reserve all or part of the amount recommended for a specific project to the applicable reserve (community housing, historic resources, open space/recreation).
- Town Meeting may not increase funding amounts recommended by the CPC or initiate appropriations from Belmont's Community Preservation Fund.

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

The CPC does not plan to make paper copies of this packet generally available. If you need a paper copy, please contact Matt Haskell (mhaskell@belmont-ma.gov) to make arrangements to receive one.

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

Elizabeth Harmer Dionne, Chair

Community Preservation Committee

Overview of the CPA in Belmont

Recommended Community Preservation Act Funding for FY 2023

The Community Preservation Committee (CPC) is recommending nine (9) projects for FY 2023 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 CPC public hearing held (via Zoom) on November 10, 2021, and at the Warrant Committee's regularly scheduled meeting (via Zoom) on March 16, 2022. In addition, the nine projects will be presented at the League of Women Voters Warrant Briefing on May 26, 2022.

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 a 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 who may apply for it through the Assessors Office. In 2021, the annual surcharge averaged \$218.55 per Belmont single-family household. Belmont currently generates approximately \$1.4 million of CPA funding annually. CPA funds are restricted to their statutory uses and are not available to meet other needs or potential shortfalls in the Town's annual budget.

The State CPA Trust Fund (which provides the match to towns that have adopted the CPA) is funded by registry of deed fees, which suffered as more communities adopted the CPA. In light of this, in 2019 the state legislature approved an increase in certain registry fees to bolster the State CPA Trust Fund.

In FY2021, Belmont's CPA surcharge generated **\$1,463,067**. The FY2021 match, received in November of FY2022, for Belmont was **\$641,403**. Total CPA funding received in calendar 2021 was **\$2,104,470**. As noted in the official statistics maintained by the Community Preservation Coalition, the Town's receipts from the Trust Fund have ranged from a high of \$641,403 in 2021 (43.84% match) to a low of \$189,960 (17.2% match) in 2018. (The State match is paid after the end of the State's fiscal year on June 30, so the Town actually receives it during the subsequent fiscal year.)

https://www.communitypreservation.org/cpc-report?report_src=bbzvidkqg|a=dr&rid=183

Community Preservation Committee

Since inception, Belmont's CPA Fund has received **\$3,229,762** in state matching funds. The Town has generated **\$11,015,233** through its CPA surcharge. To date the Town's combined state and local CPA Fund receipts total **\$14,244,995**.

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. Belmont's CPC consists of nine members, of whom three are appointed by the Select Board as at-large members and six are appointed by the following boards and commissions: the Conservation Commission, the Historic District Commission, the Housing Authority, the Parks Commission (the Select Board in Belmont), the Planning Board, and the Recreation Commission. All members are listed in the Introductory Letter on page 3 of this Report.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it approves each year. All recommendations to Town Meeting by the CPC are made within the framework of Belmont's **Community Preservation Plan**, which was originally approved by the CPC on August 14, 2013. Each year the CPC updates the Community Preservation Plan for the following fiscal year, a process in which the public is welcome to participate. The Plan was last updated in August 2021, following Belmont's 2021 Annual Town Meeting. The most current version of the Plan is posted on the town website at:

https://www.belmont-ma.gov/sites/g/files/vyhli6831/f/uploads/2021-09-14_fy23_cpa_plan.pdf

Each year's updated Community Preservation Plan reflects the CPC's experience in helping projects reach a successful conclusion and maximizing or leveraging the benefits of CPA funding. As a result, the CPC is particularly concerned about comprehensive and efficient long-term planning. Questions posed to project applicants in the Preliminary and Final Application Forms (as set out in the Community Preservation Plan) are intended to promote high-quality projects that are thoughtfully integrated into the Town as a whole and which will maintain their value over time.

CPA funds have made a tremendous positive difference in the quality of life of Belmont's residents. Charts beginning on page 37 of this report list the many projects previously funded by Town Meeting at the recommendation of the CPC. These projects include rebuilding the Underwood Pool, rebuilding of most of the Town's playgrounds and tennis courts, ongoing culling of invasive species from open space, significant and ongoing restoration to the historic, municipal buildings in Town Center, preservation of municipal records, ongoing planning regarding preservation and expansion of the Town's community housing stock, preservation and restoration of the historic front of the Police Station, and funding the significant design work necessary to access state and federal funding for Phase I of the Community Path.

With some careful planning and juggling of construction schedules, to date there have been sufficient CPA funds for proposed projects. However, prioritizing CPA expenditures may

become necessary in the near future, as the CPC evaluates increasingly expensive projects. Two important examples include design funds for Phase II of the Community Path and the possible redevelopment of the Town's entire affordable housing stock (using CPA funds as seed money to leverage access federal, state, and other construction grants). The CPC does not have a formal policy for reserving CPA funds for upcoming projects, but project sponsors may come forward to request such reservations as they anticipate significant financial need.

Town Meeting can authorize the CPC to spend up to 5% of the local surcharge for administrative costs, including funding studies or design work related to CPA-eligible projects. In the fall of 2021, at the request of the CPC, the Recreation Commission and Recreation Department jointly submitted an application for an inventory and assets condition study of the Town's playing fields and outdoor recreation facilities. Activitas, Inc., a landscape architecture firm specializing in athletic facilities, has concluded this study and, time permitting, will present its findings to Town Meeting in June. The CPC is currently in the process of designing a similar study with the Historic District Commission and Facilities Department, which will create an inventory of current and future CPA-eligible projects for the Town's historic assets.

These two studies will be important tools for Belmont's new Comprehensive Capital Budget Committee (adopted by Town Meeting in April 2022), as it creates a master list of Belmont's capital needs. Careful stewardship of CPA funds can ensure preservation of current assets, while simultaneously facilitating valuable aspects of Belmont's future.

FY 2023 CPA Project Summary

<u>No.</u>	<u>Project Title</u>	<u>CPA Category</u>	<u>Project Sponsor</u>	<u>Amount Requested</u>
1	Belmont Cemetery Preservation and Master Plan	Historic Preservation	Jay Marcotte, DPW Director; Ellen O'Brien Cushman, Board of Cemetery Commissioners Chair	\$60,000
2	Belmont Community Path Phase II - 25% Design	Recreation	Russ Leino, CPPC Chair; Glenn Clancy, OCD Director	\$200,000
3	Grove Street Baseball and Basketball Reconstruction	Recreation	Brandon Fitts, Acting Recreation Dept. Director	\$40,000
4	Payson Park Revitalization Phase II	Recreation	Susanne Croy and Linda Oates, Friends of Payson Park	\$1,190,529.83
5	Restoration of Belmont's Historic Tower Clock	Historic Preservation	John Dieckmann VP; Radha Iyengar, Treasurer, Belmont Citizens Forum; Sam R. James, President, First Church of Belmont Board	\$26,100
6	Town Field Playground and Court Restoration	Recreation	Cortney Eldridge, Friends of Town Field	\$343,409.00
7	Pre-Development Funding for Redevelopment of Sherman Gardens	Community Housing	Allison MacMartin, Belmont Housing Authority	\$400,000
8	Benton Library Chimney Repair	Historic Preservation	Elizabeth Gibson, President, Friends of the Benton Library	\$150,000
9	Benton Library Building Envelope Study	Historic Preservation	Elizabeth Gibson, President, Friends of the Benton Library	\$20,000
TOTAL AMOUNT REQUESTED				\$2,430,038.83

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA FUND

Revenue (FY2012-FY2022)		Total
Local Surcharge*	\$	12,306,625
State Match	\$	3,229,762
Surcharge-Subsequent Year Collection	\$	73,906
Interest and Misc. Fees	\$	275,041
Total	\$	15,885,334
Expenses (FY2012-FY2022)		
Project Spending	\$	(9,044,306)
Remaining Appropriated Project Funding	\$	(3,049,842)
Admin. Expenses (see spending guidelines)	\$	(247,486)
Total Expenses	\$	(12,341,634)
Proposed Appropriations June 2022 Town Meeting (For FY2023)		
Proposed FY23 Projects	\$	(2,430,038)
Proposed FY23 Admin. Budget (see spending guidelines)	\$	(70,000)
Total Proposed Appropriations (FY23)	\$	(2,500,038)
Summary		
Collections	\$	15,885,334
Expenses	\$	(12,341,634)
Proposed Appropriations June 2022 Town Meeting	\$	(2,500,038)
Total Estimated CPA Fund Balance (7-1-22)	\$	1,043,662

*Estimate as of June 30, 2022

Fund balances can be found on p. 9 of the Town's FY2021 financial statements.
The total amount requested for FY2023 is \$2,430,038, as reflected in the chart on page 7 of this report.

Project Summary for Town Meeting

Project:	<u>Belmont Cemetery Preservation Master Plan with Treatment</u>
CPA Category:	<u>Historic Preservation</u>
Amount Requested:	<u>\$60,000.00</u>
Amount Recommended:	<u>\$60,000.00</u>
CPC Vote:	<u>Unanimously in favor</u>
Sponsors:	<u>Jay Marcotte, Director of Public Works; Ellen O'Brien Cushman,</u>
	<u>Chair Board of Cemetery Commissioners</u>

Project Description

A qualified consulting firm will be hired to research, prepare and present a comprehensive preservation and restoration master plan with treatment recommendations. It is anticipated that implementation phase recommendation(s) could qualify for CPA funding in FY24 and beyond.

Project Goals and Objectives

To hire a qualified consulting firm to research, prepare and present a comprehensive preservation and restoration master plan with treatment recommendations consisting of both narrative and graphic elements for Belmont Cemetery. This would include the hardscape items as well as the landscape elements. One of the expected deliverables of the plan would be to develop a list of projects and activities, with associated timing and funding estimates, descriptions that would be grouped into phases for the DPW and the Cemetery Commission to implement using a variety of funding resources. The Belmont Cemetery is a fully functioning cemetery, comprised of 17 acres of land, historic wrought iron gates and fencing, gravestones, landscape elements.

Project Benefit

The Belmont Cemetery is an important asset that has been a vital part of the Town since its incorporation in 1859. Town staff has managed and maintained the day-to-day operations of the cemetery to fulfill the Perpetual Care obligations but does not have the skillset, time or expertise to properly evaluate, preserve and restore items and landscape elements of historical significance.

Project Summary for Town Meeting

Project:	<u>Belmont Community Path - Phase II Preliminary Design</u>
CPA Category:	<u>Recreation/Open Space</u>
Amount Requested:	<u>\$200,000</u>
Amount Recommended:	<u>\$200,000</u>
CPC Vote:	<u>Unanimously in favor</u>
Sponsors:	<u>Community Path Project Committee and Office of Community Development</u>

Project Description

Phase II of the proposed Belmont Community Path is an off-road, multi-use path that would extend from the terminus of Phase I of the Belmont Community Path at the existing Clark Street Bridge at Pleasant Street through Waverley Square to the border with the City of Waltham, where it will connect with the proposed Waltham section of the Mass Central Rail Trail (MCRT) and points west.

Project Goals and Objectives

The tasks involved in this project include: drafting the Request for Proposals (RFP) for Phase II design; reviewing proposals; interviewing finalists; selecting an engineering consultant to design the path; and negotiating and awarding the contract for design services. Once awarded, the Town will work with the consultant to prepare a preliminary design set for Phase II of the Path, and, at the appropriate time during the design process, complete and file Project Need and Project Initiation Forms (PNF/PIF) with MassDOT (a prerequisite for eligibility for Transportation Improvement Program (TIP) funding). Throughout the process, the Town, CPPC and selected consultant will engage in a public process to gather input from the residents and other stakeholders on the preliminary design of Phase II of the Path. Ultimately, the goal of this funding is to 1) develop the 25% design for the Path, and 2) receive formal certification of Phase 2 of the Path as a MassDOT project (via acceptance of the submitted PNF/PIF forms) so that the project is eligible for TIP funding through the Boston Metropolitan Planning Organization (MPO) TIP process.

Project Benefit

Phase II of the Belmont Community Path will provide convenient, safe, off-road connections to important commercial, educational and recreational destinations in Belmont for pedestrians and bicyclists of all ages; to better connect residents to public transit options including commuter rail, MBTA and bus lines; to invigorate Belmont Center and Waverley Square; to increase the fraction of Belmont children who walk or ride to school; to provide enhanced pedestrian access for Belmont seniors to access the Senior Center; and provide robust access to these amenities to the residents of Belmont Village. In addition to functioning as a significant recreational and open space resource in its own right, Phase II of the community path will create connections to a vast network of open space and recreational amenities throughout the Town and the region, including:

- Local Connectivity: Phase II of the Community Path will provide a safe, off-road connection for residents from Belmont Center to Waverly Square to reach local recreational, civic and cultural amenities. It will serve as a linear park for the entire community as well as a transportation corridor. Residents will be able to more conveniently access Belmont's commuter rail stations, bus lines, and Alewife Station from the Path, which may reduce traffic congestion and parking demands.

- Regional Connectivity: Belmont residents will also benefit from the connections to regional open space and recreational amenities such as: Lone Tree Hill, the Minuteman Bikeway, Alewife Greenway Bike Path, Cambridge Linear Path, Somerville Community Path, the Green Line Extension path (now under construction), the proposed Waltham MCRT (portions of which have been bid out for construction), and the countless recreational assets that can be accessed along each of these bicycle-pedestrian corridors.

Project Summary for Town Meeting

Project:	Grove Street Baseball and Basketball Reconstruction
CPA Category:	Recreation
Amount Requested:	\$40,000
Amount Recommended:	\$40,000
CPC Vote:	Unanimous Support
Sponsors:	Town of Belmont with partners - Friends of Grove St. Park & Belmont Youth BB & Softball

Project Description

The baseball fields require reconstruction every 20 - 25 years. As infield material is added, it slowly builds up the grade for the infield and overtime causes a safety issue between the infield and outfield. The reconstruction will allow for proper grading which should address the safety concerns as well hit groundballs move from the infield to outfield. Draining will also be addressed allowing the field to be played on faster following significant rain events. The uneven grades also create potential for leg injuries as players chase after baseballs. The basketball court has cracks growing throughout the court. The public works department has repaired and patched these cracks overtime, but the current condition is beyond repair. The court will need to be reconstructed.

Project Goals and Objectives

The Grove Street baseball and basketball project will reconstruct the 3 youth baseball fields, reconstruct the basketball court, and address drainage issues in those areas.

Project Benefit

The growing popularity of youth and adult sports in town makes Grove St a piece of infrastructure within the town. Reconstructing these assets will enable the community to stay active in a safe and healthy manner.

Project Summary for Town Meeting

Project:	<u>Payson Park Revitalization Phase II – Construction</u>
CPA Category:	Recreation
Amount Requested:	\$1,190, 529. 83
Amount Recommended:	\$1,190, 529. 83
CPC Vote:	Unanimous approval to move forward to Town Meeting
Sponsors:	Friends of Payson Park

Project Description:

This project is the 2nd phase of a two-phase plan in revitalizing Payson Park to improve safety and access. Working with the Department of Public Works, this 2nd phase seeks final design and construction administration costs to implement the design plan of the landscape architectural design firm, Activitas, Inc. This proposal will mainly keep the original design of the park with the replacement of all deteriorating features.

Project Goals and Objectives:

The goal of this CPA project is to revitalize Payson Park for improved safety and access by repairing its grounds and replacing aging playground equipment to make it a vital, safe, fun place for multi-ages to enjoy. Replacing the stairwells and paving the pathways will make it accessible to all. It will be fully ADA compliant.

Project Benefit:

The benefit to the Town is to have the entire park made safer and accessible to all.

Project Summary for Town Meeting

Project:	Restoration of Belmont's Historic Tower Clock
CPA Category:	Historic
Amount Requested:	\$ 26,100
Amount Recommended:	\$ 26,100
CPC Vote:	Unanimously in favor
Sponsors:	The Belmont Citizen's Forum and The First Church in Belmont Unitarian Universalist

Project Description

The clock in the tower of the First Church in Belmont Unitarian Universalist was purchased at the direction of Town Meeting in 1889 and installed in the new church building in time for its dedication in 1890. In the nineteenth century, it was popular practice for town officials to place a clock in the tower of a prominent building near the town center for the use of the community.

At this time, the clock does not operate. The movement is totally serviceable. It is in need of overhaul and cleaning. Current technology has made available electrical equipment that can accomplish the periodic winding of the weights to drive the clock and the bell.

In recent years, numerous Commonwealth municipalities have used CPA funds for work on religious buildings including their towers and clocks in the towers.

This project provides funds for renovating the clock and installing electrically powered winding equipment.

Project Goals and Objectives

The completion of this project will result in the restoration of the 130-year-old clock to dependable working order.

Project Benefit

The clock tower of the First Church in Belmont is a central feature in Belmont center. It stands adjacent to the town green with its magnificent copper beach tree and its welcoming Wellington train station structure.

The tower is a gorgeous example of the European provincial architecture that was increasing in popularity in our country in the late 1800's.

Visitors and residents of Belmont should see the correct time on this tower clock when they pass through the center. It is an important indication of stewardship extended to Belmont's historic objects and structures.

Project Summary for Town Meeting

Project:	Town Field Playground Restoration
CPA Category:	Open Space/ Recreation
Amount Requested:	\$343,409
Amount Recommended:	\$343,409
CPC Vote:	Unanimously in favor
Sponsors:	Cortney Eldridge

Project Description

The Town Field Playground & Court Restoration project has been in the works since 2016. The Friends of Town Field Playground identified the need to rehab the playground and courts and have partnered with the community and the Town to move this project forward. The community and the Town (including the Recreation Commission, Recreation Department, DPW, CPC, and Select Board) have consistently been in favor of this project. The Town Field Playground & Court Restoration project has received CPC funding, including Phase I (design; 2018 and 2019), and Phase II (build; 2021) funding. Due to competing priorities for CPC funding and the COVID-19 pandemic, this project is still open. Additionally, due to (COVID-related) market volatility, construction costs, as well as supply and demand issues, all bids the Town received in 2021 came in higher than the appropriated funds. This request is for a final sum of money so the Town Field playground and courts can, indeed, be restored.

Project Goals and Objectives

The focus of this application is to request the final sum of money required to demo the existing playground and courts and construct the new playground and courts per the architectural drawings. Note, the adjacent soccer and baseball fields are outside the scope of work, and all plans are expected to be executed without affecting these fields.

The goal of this proposed project is to rehabilitate the Town Field Playground, Pickleball, and Basketball courts. We would like to make an already integral recreational Belmont area even more fun and improve the safety of the equipment and courts. In addition, we would like to make it more attractive to children and adults of all ages.

Project Benefit

The benefit of this project is to rehabilitate Town Field Playground by removing the old and outdated playground equipment and replacing it with modern and more accessible equipment suitable for a wider range of ages. Additionally, the Town has deemed the basketball and pickleball courts in disrepair.

Project Summary for Town Meeting

Project:	Sherman Gardens Redevelopment
CPA Category:	Creation of Affordable Housing
Amount Requested:	\$400,000
Amount Recommended:	\$400,000
CPC Vote:	Unanimously recommend favorable action
Sponsors:	Belmont Housing Authority

Project Description

Sherman Gardens is an 80-unit state public housing development for low-income elderly and disabled persons. It was built in 1971 and consists of six, two-story brick masonry buildings. There are several challenges with these buildings - specifically, a lack of handicap accessibility, undersized units, and the fact that the development is mostly original, which has caused a variety of unmet capital needs. The redevelopment and densification of the existing property would allow for space to accommodate a new development and thus provide new deeply affordable housing to the Belmont Community. A feasibility study was previously funded by the CPC and this additional funding would support pre-development activities needed to move this project through zoning approvals.

Project Goals and Objectives

The Housing Authority is seeking additional CPA funding through this round to bring new deeply affordable housing for elderly/disabled individuals to the Belmont community by creating a more efficient and accessible building, increased and varied community spaces, and sufficient parking.

The primary objective of this additional funding will be to support pre-development activities, namely the architectural and engineering services necessary to seek and receive zoning approvals. Receiving these approvals will make the project "shovel-ready" and strengthen its ability to secure needed state and federal funds required to move forward with construction.

Project Benefit

This project will ultimately provide modern, accessible housing units to the current tenants of Sherman Gardens, while creating additional affordable units for future tenants. The building type, the site layout, and community amenities planned at Sherman Gardens will allow for elderly and disabled residents to age in place comfortably and happily. Finally, this project's creation of net new housing units will meaningfully contribute to the Town of Belmont's need for new affordable housing and allow it to work towards meeting its 10% state goal for affordability (as highlighted in the Town's Housing Production Plan).

Project Summary for Town Meeting

Project:	Restoration of Benton Chimney and Repairs
CPA Category:	Historic
Amount Requested:	\$150,000
Amount Recommended:	\$150,000
CPC Vote:	Unanimously in favor
Sponsors:	Friends of the Benton Library, Inc.

Project Description

The Friends of the Benton Library, Inc. is requesting funds to rebuild the chimney and repair the Everett C. Benton Library building. The fieldstone chimney collapsed on February 10, 2022 causing some damage to the building. The Benton Library is located at 75 Oakley Road in Belmont, MA. The building is owned by the Town of Belmont and licensed for use as a library to the Friends of the Benton Library, Inc., a 501(c)(3) organization. The library is run by volunteers and supported by donations.

Project Goals and Objectives

The project will include rebuilding the chimney, an important part of the historical integrity of the building. We will repair roofing boards and shingles, install a new chimney liner, fix a rafter and some interior moulding, and rebuild the bulkhead door. The project will also include re-shingling the roof, removing the non-functioning and historically inappropriate ventilation fans, and possibly some additional repointing. We will be working with a building consultant to coordinate this project.

Project Benefit

The Benton Library building is owned by the Town of Belmont and this restoration effort will benefit the town by preserving this historic asset. It is one of the most historic buildings in Belmont. The Benton Library was built in 1892 on the grounds of “Bellmont” the former Cushing Estate after which the town was named. The building was originally built as a chapel. It was donated to the town in 1930 by the heirs of the Everett Benton estate and was used as a Belmont Public Library Branch from 1930 until 2009. The Friends of the Benton Library reopened the building as the E.C. Benton Library in 2009.

Project Summary for Town Meeting

Project:	Benton Library Building Envelope Study
CPA Category:	Historic
Amount Requested:	\$20,000
Amount Recommended:	\$20,000
CPC Vote:	Unanimously in favor
Sponsors:	Friends of the Benton Library, Inc.

Project Description

The Friends of the Benton Library is requesting funds to do a building envelope study of the Benton Library building. We care about this building and want to make sure it gets the care and attention it deserves. The Benton Library is located at 75 Oakley Road in Belmont, MA. The building is owned by the Town of Belmont and licensed for use as a library to the Friends of the Benton Library, Inc., a 501(c)(3) organization. The library is run by volunteers and supported by donations.

Project Goals and Objectives

The project goal is to identify and define the needs of the Benton Library building. Given that the chimney collapsed in February of 2022, we feel some urgency to make sure there aren't any other hidden problems. Ultimately, the objective will be to perform any necessary repairs.

Project Benefit

The Benton Library building is owned by the Town of Belmont. Any restoration and repair provided to the building will benefit the town by preserving this historic asset. The Benton Library was built in 1892 on the grounds of "Bellmont" the former Cushing Estate after which the town was named. The building was originally built as a chapel. It was donated to the town in 1930 by the heirs of the Everett Benton estate and was used as a Belmont Public Library Branch from 1930 until 2009. The Friends of the Benton Library reopened the building as the E.C. Benton Library in 2009.

Final Report for Town Meeting

Project: Grove Street Park Intergeneration Walking Path/
 Landscaping/Seating
CPA Category: Recreation/Open Space
Original CPA Grant: \$780,087 (FY2019)
CPA Spending to Date: \$705,550
Turnback: \$74,537
Update Submitted By: Donna Ruvolo
Submission Date: February 24, 2022

Project Description: The Friends of Grove Street Park applied for CPA funding to regrade the park and construct an Intergenerational Walking Path with associated landscaping and seating. Once completed, the path would be fully accessible, and would create a half mile loop on the perimeter of the existing soccer and baseball fields. The plan would also include two 55' temporary batting tunnels installed in a graded, recessed knoll. Construction would follow a site plan developed by Activitas, Inc., under a \$35,000 CPA grant approved by the 2017 Belmont Annual Town Meeting (for FY2018).

Original Goals and Objectives: Grove Street Park -- the largest of Belmont's public parks and heavily used for organized sports -- had entrances that had deteriorated markedly from erosion and tree root growth and offered only one short stretch of interior walkway once inside the park. As a result, access to and mobility inside the park was unwelcoming to an able-bodied visitor, and nearly impossible for visitors with strollers, canes, walkers, and wheelchairs.

At the same time, the loss of trees and shrubs to storms, disease, vandalism, and preventive maintenance had left an open expanse of turf and fencing that offered little protection from the elements for spectators of sporting events and other visitors. The lack of seating for relaxation and social interaction also emphasized the Park's lack of welcome.

The Intergenerational Walking Path project addressed these issues through construction of a five-foot wide, paved walking path that circumnavigated the park from *within* the park, adding shade trees for shade and visual interest, including seating areas and benches.

The addition of a two batting tunnels, the redesign of the batting warm up boxes (which increased in size to accommodate actual swing space needs) provided improved facilities for both formal and recreational baseball play and practice.

Current Status: Construction was completed for this project in 2020, and its success cannot not be more strongly emphasized. The addition of the graded walking path, benches and trees have transformed Grove Street from a grouping of sports fields into a welcoming, accessible park, and has led to significant daytime and early evening hour use, in particular, by strolling/socializing adults (observed to be aged 50 and above, many of whom remark that that they hadn't been in the park in years, if ever); by families with children on scooters or training-wheeled bikes and by visitors using canes, walkers, wheelchairs and adult jogger-type strollers, either on their own or with caregivers. The trees, even in their early stage, create areas of light shade and visual greenery, and volunteers weed and maintain the shrub areas. Young adults set up volleyball and badminton courts in the open spaces, and -- in addition to baseball and softball -- bocce, cricket and volleyball are practiced in the crushed stone batting cages. This CPA grant has contributed to a beloved and truly intergenerational community resource.

Final Report for Town Meeting

Project:	Funds Set Aside to Housing Trust
CPA Category:	Community Housing
Original CPA Grant:	\$250,000 (FY2019) plus \$100,000 (FY2021)
CPA Spending to Date:	\$350,000
Turnback:	\$0
Update Submitted By:	Betsy Lipson, Co-Chair
Submission Date:	April 10, 2022

Project Description

The Housing Trust funded an emergency rental assistance program that provided rental funds for low- and moderate-income Belmont households that suffered a loss of income due to the pandemic. Participation guidelines restricted eligibility to Belmont renter households at or below 80% of area median income (AMI). Applicants provided documentation on prior and current household income, demonstrating income loss due to Covid. For eligible households, the program covered 50% of rent for three months (rent prices as determined by HUD FY20 rent by unit bedroom) and paid landlords directly. Both eligible applicants and their landlords signed a participation agreement. The program was administered by a local non-profit. An additional \$100,000 was added to the program to meet the broad needs of Belmont households.

Original Goals and Objectives

The Housing Trust estimated 60-80 households would be served by the original \$250,000 funding and 25-30 households with the additional \$100,000 funding.

Current Status

The project is complete. \$315,000 was distributed to help households and the remaining funds (\$35,000) covered program administration expenses.

83 households were served, including 25 that received a fourth month of \$950 after demonstrating they were arrears and still underemployed due to Covid. Among 113 total applications, 83 were eligible, 23 were ineligible, 4 were incomplete, and 3 withdrew from the program.

Information on 83 households served by the program:

- 186 people served, including 68 children
- Two-thirds of applicants were below 30% AMI
- 75% of applicants lived in a 2-BR home

Towards the close of the program, the Housing Trust hosted a virtual presentation to connect Belmont's program participants to the state-funded rental assistance program, which by then was ready to receive applications and had substantial monies to help with additional household needs.

Metro West Community Development (MWCD) administered the Belmont program. They also administered six other towns' programs which were all somewhat similar and funded by a combination of CPA and town foundations. Over 18 months MWCD disbursed approximately \$5 million to 500 households comprising a total of 1,346 people, including 526 children.

The table below shows the six area towns whose temporary rental assistance programs MWCD administered.

Town	Funds Pledged	Households Served
Belmont	\$350,000	83
Easton	\$250,000	34
Groton	\$200,000	9
Needham	\$170,000*	23
Newton	\$3,500,000	253
Watertown	\$415,000*	83
Westborough	\$100,000	15

Testimonials from Participating Households and Landlords

MWCD issued a survey to Belmont program households and another survey to all participating households. The following quotes are from survey responses.

- *"The emergency housing assistance has helped me tremendously. As a single mother, I need to be home with my son during this time. The emergency housing assistance has given me peace of mind without having to go into more debt or miss payments on my current bills."*
- *"My tenant has only been making partial rent payments for over 9 months. I, however, have not received any relief from my mortgage company, nor has the Town of Belmont assisted with any property tax or water or sewer rate reductions. Tenants are not the only ones experiencing financial challenges."*
- *"Very helpful! Our income continues to come in at 50% of what it used to be. And until Covid numbers go down, things won't change much. Thank you."*

Final Report for Town Meeting

Project: Police Station Exterior (FY2020) and Front Steps (FY2021)

CPA Category: Historic Preservation

Original CPA Grant: Police Station Exterior:
 Architect design= \$21,000
 Exterior work = \$787,575.10
 Front Steps = \$100,000

CPA Spending to Date: Architect Design = \$21,000
 Exterior = \$785,176.30
 Front Steps = \$77,680.98

Turnback: Exterior = \$2,398.80
 Front Steps = \$22,319.20

Update Submitted By: Anne Marie S. Mahoney, Chair, DPW/BPD Building Committee

Submission Date: February 22, 2022

Project Description

The DPW/BPD Building Committee requested three grants from the Town's CPA funds: The initial design work for the architect to determine the amounts needed for the exterior work; renovation of the historic exterior of the Belmont Police Station; and replacement of the Police Station front stairs while preserving their historic materials and character.

Original Goals and Objectives

Historic Exterior of the Police Station: replace windows and doors; repair slate roof; repair masonry; paint with historic colors; seal foundation; generally restore the exterior of the original 1931 building to preserve it for another fifty years.

Front steps: Analyze the underpinnings of the stairs given the damage they have sustained in the past decades; replace and reset brick and stone steps and landings using historic materials and colors; restore and reset wrought iron railings; restore two poles with lights; repair and restore wood door trim and step.

Current Status

Police Station project is complete, and the building is fully occupied. All invoices relating to CPA funded work have been paid.

Community Preservation Committee

Final Report for Town Meeting

Project:	Consulting Services for Payson Park Reconstruction
PA Category:	Recreation
Original CPA Grant:	\$35,000.00 (FY2022)
CPA Spending to Date:	\$33,930.00
Turnback:	\$1070.00
Update Submitted By:	Sue Croy, Dave Kane
Submission Date:	3/28/2022

Project Description

This project is the first phase in a two-phase plan to renovate Payson Park. The First Phase consisted of the hiring of a landscape architectural design firm to conduct and administer an assessment of existing conditions and to develop a conceptual design and opinion of probable construction costs for renovations to Payson Park.

Original Goals and Objectives

The goal was to work with the community through meetings and neighborhood feedback to develop a design for a renovated Payson Park. Some main considerations are to improve the safety and access and preserve a significant town asset at Payson Park

Current Status

Activitas was hired as the landscape architect. Through a series of three public meetings in the summer and fall of 2021, Activitas created several designs. Through Community input and the assistance of the DPW and Recreation Department, a concept design was finalized. It is with that concept design that the Payson Park Revitalization Phase II - Construction CPA application was submitted in the fall of 2021 and unanimously approved with no contingencies by the Recreation Commission and the Community Preservation Committee in December 2021. Phase one is now complete.

Progress Report for Town Meeting

Project:	Sherman Gardens Redevelopment Feasibility Study
CPA Category:	Community Housing
Original CPA Grant:	\$173,000 (FY2018)
CPA Spending to Date:	\$129,978
Turnback:	N/A
Update Submitted By:	Allison MacMartin, Margaret Moran, Joe De Larauze
Submission Date:	April 4, 2022

Project Description

Sherman Gardens is an 80-unit elderly/disabled state public housing property in Belmont. It was built in 1971 and consists of six, two-story brick masonry buildings. Half of all units are located on the second floor, without elevators, making the property functionally unusable for its current population. Given its elderly/disabled population, Sherman Gardens' unit sizes, layouts, and overall conditions is not suitable. The feasibility study was needed to determine what the Belmont Housing Authority's (BHA) options were for improving accessibility, improving the buildings and units, and to potentially add more units to the property.

Original Goals and Objectives

The goals of the Redevelopment Feasibility Study were to determine the options for the improvement of this property: these include light and substantial rehabilitation, redevelopment (1:1 unit replacement), and redevelopment with increased density. Given the current property's configuration and needs, a redevelopment option is preferred, as it would create a more efficient and accessible building type, brand new units, improved community spaces, and the potential for additional units.

Current Status

An architect, Leonardi Aray, was originally selected to complete this feasibility study. The Cambridge Housing Authority (CHA) took over management of the Belmont Housing Authority in June 2020. In 2021, the CHA's Planning and Development team was also selected as development consultant to the BHA after the termination of their contract with Leonardi Aray.

Since they began their engagement with the BHA, the CHA's Planning and Development team and one of the design teams they have under contract have been finalizing the Sherman Gardens feasibility study under an assumption to redevelop the existing buildings while increasing accessibility, maintaining neighborhood character, and increasing the number of units on site. As they finalize the feasibility scenarios, they are planning to engage Sherman Gardens residents and the BHA board to present their recommendations.

Progress Report for Town Meeting

Project:	McLean Barn Stabilization
CPA Category:	Historic Preservation
Original CPA Grant:	\$175,000 (FY2019)
CPA Spending to Date:	\$162,737.98
Turnback:	N/A
Update Submitted By:	Lisa Harrington (Chair, HDC)
Submission Date:	March 30, 2022

Project Description

The McLean Barn Stabilization Project was completed to arrest further deterioration and provide structural and envelope stabilization of the historically significant structure until a plan for use for the building can be determined by the Town. Restoration Architects Spencer, Sullivan & Vogt completed a CPA-funded Conditions Assessment and Stabilization Recommendations Report for the Town in 2018. Based on the findings of this report, SSV completed Construction Documents for the stabilization work. The scope of work included cleaning of masonry, graffiti removal and application of anti-graffiti coating, masonry repointing in areas of deteriorated mortar and mortar loss, rebuilding of displaced masonry, removal of a non-historic addition on the rear, slate roof repairs, repair and painting to exterior wood elements, interior structural repairs, securing access to the building, and installation of exterior lighting and a surveillance security camera.

Original Goals and Objectives

As mentioned above, the goal and objective of the McLean Barn Stabilization Project was to arrest further deterioration and provide structural and envelope stabilization of the historically significant structure until a plan for use for the building can be determined by the Town.

Current Status

The Mclean Barn Stabilization Project was completed in late 2019. Vandalism has continued to be a problem. Graffiti as well as break-ins have occurred. Additional lighting has been installed, as well as reinforcement of doors and lock systems. The Belmont Historic District Commission as well as the Land Management Committee will work together on a plan for reuse options with an outside consultant and will engage the citizens of Belmont in developing a new use that best suits the Barn and Community needs.

Community Preservation Committee

Progress Report for Town Meeting

Project:	Community Path Phase 1a (Alexander Ave. Underpass) Design
CPA Category:	Recreation/Open Space
Original CPA Grant:	\$400,000 (FY2019)
CPA Spending to Date:	\$276,411.58 (as of 05/11/2022)
Turnback:	N/A
Update Submitted By:	Russell Leino, Chair, CPPC
Submission Date:	04/01/22

Project Description

Phase 1a of the Belmont Community Path is comprised of a proposed underpass at Alexander Avenue/Channing Road and a path spur to Concord Avenue via the Belmont High School/Middle School campus, with connections to proposed phase 1b of the community path (running from Brighton Street to the Clark Street Bridge via Belmont Center) and the existing bicycle facilities on Concord Avenue.

Original Goals and Objectives

Procure and contract with a design consultant for phases 1a and 1b of the community path, and complete 100% design plans for phase 1 of the project.

Current Status

The Town contracted with Nitsch Engineering in August 2019 for phase 1 design services. The 25% design plans were completed in November 2021 and submitted to the Massachusetts Department of Transportation (MassDOT) for review, with MassDOT's formal design public hearing expected later in 2022.

Separately, the Boston Region Metropolitan Planning Organization (MPO) recently proposed allocating \$21,034,382 of state and federal Transportation Improvement Program (TIP) funding for construction of phase 1 of the community path in federal fiscal year 2026. Formal approval of this proposal by the MPO is expected in May 2022. The Town must complete 100% design in order to utilize this TIP funding.

Progress Report for Town Meeting

Project:	Community Path Phase 1b (Brighton St. to Clark St. Bridge) Design
CPA Category:	Recreation/Open Space
Original CPA Grant:	\$1,000,000 (FY2020)
CPA Spending to Date:	\$530,929.09 (as of 05/11/22)
Turnback:	N/A
Update Submitted By:	Russell Leino, Chair, CPPC
Submission Date:	04/01/22

Project Description

Phase 1b of the Belmont Community Path is comprised of a proposed off-road multiuse path connecting the existing Fitchburg Cutoff Path at Brighton Street to the Clark Street Bridge via Belmont Center, with connections to phase 1a of the community path (the proposed underpass at Alexander Avenue/Channing Road and path spur to Concord Avenue via the Belmont High School/Middle School campus).

Original Goals and Objectives

Procure and contract with a design consultant for phases 1a and 1b of the community path, and complete 100% design plans for phase 1 of the project.

Current Status

The Town contracted with Nitsch Engineering in August 2019 for phase 1 design services. The 25% design plans were completed in November 2021 and submitted to the Massachusetts Department of Transportation (MassDOT) for review, with MassDOT's formal design public hearing expected later in 2022.

Separately, the Boston Region Metropolitan Planning Organization (MPO) recently proposed allocating \$21,034,382 of state and federal Transportation Improvement Program (TIP) funding for construction of phase 1 of the community path in federal fiscal year 2026. Formal approval of this proposal by the MPO is expected in May 2022. The Town must complete 100% design by FFY 2026 in order to utilize this TIP funding.

Progress Report for Town Meeting

Project:	Clay Pit Pond – Preservation and Restoration of Vegetation
CPA Category:	Recreation
Original CPA Grant:	\$20,000 (FY2020)
CPA Spending to Date:	\$8,846.62 spent (\$11,153.38 encumbered)
Turnback:	N/A
Update Submitted By:	Mary Trudeau/Margaret Velie, Belmont Conservation Commission
Submission Date:	April 2022

Project Description/Goals and Objectives

Restore the vegetative buffer on the banks of the pond by removing non-native vegetation per the Landscape Plan for historic Clay Pit Pond Park.

Current Status

This FY '20 project was to be conducted over three years. While treatment of non-native and invasive plants has begun, delays in the completion of the treatment program are attributed to the Covid-19 pandemic, as well as conflicts with work ongoing at the Belmont High School. An extension to the CPA grant to December 2023 has been requested and received.

The contractor conducted initial clearing and cutting of non-native and invasive woody plants, with a follow up treatment of hand pulling and herbicide application in the fall of 2021. Work is expected to continue in the upcoming year. Tasks include continued removal of vegetation, particularly on the school side of Clay Pit Pond, and the continued monitoring and treatment of regrowth on the Concord Avenue portion of the park.

Progress Report for Town Meeting

Project:	Rock Meadow – Habitat Preservation: Control of Nonnative and Invasive Vegetation
CPA Category:	Open Space
Original CPA Grant:	\$24,400 (FY2020)
CPA Spending to Date:	\$0
Turnback:	N/A
Update Submitted By:	Mary Trudeau/Margaret Velie, Conservation Commission
Submission Date:	April 2022

Project Description/Original Goals and Objectives

The FY '20 project is to remove invasive and non-native vegetation in the meadow over three growing seasons.

Current Status

Initial treatments were delayed by the Covid-19 pandemic, with only limited mowing (and no herbicide application) during the first years of the program. As a result of the minimal work done in the initial years of the contract, the contractor agreed to extend the treatment period, at no cost, for an additional year. Over the past year, concerns with the use of herbicide in the vicinity of several beehives emerged, resulting in a second, delay of the treatment plan. Beekeepers will be meeting with the Conservation Commission in the spring of 2022 to review hive locations and evaluate concerns with the scheduled treatments.

An extension to the CPA grant to December 2023 has been requested and received.

Progress Report for Town Meeting

Project:	Town Hall Roof Repairs
CPA Category:	Historic Preservation
Original CPA Grant:	\$100,000 (FY2020)
CPA Spending to Date:	\$0
Turnback:	N/A
Update Submitted By:	David Blazon
Submission Date:	March 9th, 2022

Project Description

Repair damaged Town Hall slate roof with like slate and colors

Original Goals and Objectives

Repair roof so water infiltration does not occur and create interior deterioration.

Current Status

Ted Galante from TGAS and his team have surveyed the entire roof structure physically from a boom lift and with drone technologies. A full specification document has been developed including plans and photos. Ted Galante and I have met and discussed advertising the chimney portion of the project then following up with slate roof repair. It was recommended that the chimney work be completed first so that any work on the chimney does not impact any previous roof repairs. TGAS is also reviewing original cost estimates to make sure there is enough funding to see both the projects through.

Progress Report for Town Meeting

Project:	Town Hall Chimney Repair
CPA Category:	Historic Preservation
Original CPA Grant:	\$125,000 (FY2021)
CPA Spending to Date:	\$0
Turnback:	N/A
Update Submitted By:	David Blazon
Submission Date:	March 9th, 2022

Project Description

Repoint and repair all identified areas from the structural assessment team at TGAS.

Original Goals and Objectives

To make the three Town Hall Chimneys safe and structurally sound.

Current Status

Ted Galante from TGAS and his team have surveyed the entire roof structure physically from a boom lift and with drone technologies. A full specification document has been developed including plans and photos. Ted Galante and I have met and discussed advertising the chimney portion of the project then following up with slate roof repair. It was recommended that the chimney work be completed first so that any work on the chimney does not impact any previous roof repairs. TGAS is also reviewing original cost estimates to make sure there is enough funding to see both the projects through.

Progress Report for Town Meeting

Project:	Town Field Playground Restoration
CPA Category:	Recreation
Original CPA Grant:	\$680,624 (FY2021)
CPA Spending to Date:	\$180.98
Turnback:	NA
Update Submitted By:	Cortney Eldridge – Friends of Town Field Playground
Submission Date:	March 23, 2022

Project Description

Town Field playground and courts are located at the intersection of Beech and Waverley Streets. It is a highly utilized recreational space for both children and adults. The area we look to revitalize includes the current Town Field playground, four pickleball courts, one basketball court, and the tennis wall.

Original Goals and Objectives

The goal of this project is to rehabilitate the Town Field playground and courts. Key components include improved safety, fun, and applicability to a wider audience (ages and abilities).

Current Status

We received a favorable vote at Town Meeting in the fall of 2021, but when we went out to bid, all bids came in overbudget. We are requesting additional funds so that we can move forward with the build/installation. We hope that we have cushioned the request and can turnback funds to the CPC.

This project kicked off in 2016 with a handful of neighbors. Throughout 2017 and 2018, we conducted surveys and received feedback to understand what was important to our community. In 2018, we received preliminary Phase I funding, and in 2019 we received another round of Phase I funding due to the increased scope of the project. Originally it was solely to replace the play equipment, but when the DPW informed us that the courts had not been addressed in 30 (or more!) years, they recommended we include that in our scope. In 2020, we achieved our fundraising goal. In 2021, we received a favorable vote from Town Meeting and went out to bid. Unfortunately, all bids came back over budget, due in significant part to inflation and pandemic supply chain issues.

There has been no change to the scope of the project since 2019. The funding we request at this time is to fill the deficit so we can build the playground for which Town Meeting Members voted in favor.

Progress Report for Town Meeting

Project:	Window Restoration – 1853 Homer House
CPA Category:	Historic Preservation
Original CPA Grant:	\$100,000 (FY2021)
CPA Spending to Date:	\$27,497.25
Turnback:	N/A
Update Submitted By:	Wendy Murphy
Submission Date:	March 7, 2022

Project Description

Restoration and repair of 43 windows in the historic 1853 Homer House, located at 661 Pleasant Street, Belmont.

Original Goals and Objectives

Restore and repair 43 windows to functionality, safety and beauty. The windows in the Homer House have never been repaired and were in dire need of restoration. Most were inoperable; many had broken glass and/or broken mechanical parts that prevented the windows from being opened. This made it impossible for the house to be ventilated, which contributed to the risk of mold and made it unsafe for use by the public and renters.

Current Status

The contractor, Window Woman, is restoring the windows in phases. Seven windows were removed during the first round and were repaired and reinstalled several months later. Three additional windows have since been removed and brought to the Window Woman workshop for repair. These are two from the third floor and one from the second floor. The third-floor windows require rebuilding, which is a more extensive process compared to the repair of most other windows. These three have not yet been reinstalled but are scheduled to be returned in April 2022. It should be noted that the entire process will likely take several years given the time-consuming nature of the work. The Woman's Club will need an extension of the current CPA grant schedule when it nears expiration.

Community Preservation Committee

Progress Report for Town Meeting

Project:	Belmont Village Redevelopment Feasibility Study
CPA Category:	Community Housing
Original CPA Grant:	\$173,000 (FY2021)
CPA Spending to Date:	\$1,055
Turnback:	N/A
Update Submitted By:	Allison MacMartin, Margaret Moran, Joe De Larauze
Submission Date:	April 4, 2022

Project Description

Belmont Village is a 100-unit family state public housing property located in 25 four-unit residential buildings on approximately 9 acres, owned and managed by the Belmont Housing Authority (BHA). The intent of this project was to review the site's physical characteristics and zoning regulations, assessing neighborhood features that should be considered as part of the design, and producing site layout and massing options that meet stated goals for the redevelopment.

Original Goals and Objectives

Initial goals for this Redevelopment Feasibility Study are to:

1. Assess the opportunities for redevelopment of the existing 100 units for family/disabled households, improving livability, unit layout and functionality; optimizing space utilization and substantially improving energy and water efficiency. Options to maintain a portion of the existing buildings should also be considered.
2. Create new housing units, with the potential of adding new homeownership units.
3. Optimize the site by incorporating other uses that are complementary to the residential complex and contribute to the abutting area.
4. Provide common open space for community interaction.
5. Incorporate sustainable design principles and Enterprise Green Communities Criteria, to minimize operating costs and improve habitability.

Current Status

Since the 2021 award of CPA, the Belmont Village Feasibility Study has progressed towards a number of options for redevelopment, under the joint supervision of the BHA, its development consultant the Cambridge Housing Authority (CHA), and their design team.

The design team is putting together a number of redevelopment and site layout scenarios to optimize the Belmont Village property, to fit in with the surrounding neighborhood character, and to provide improved programmed community and outdoor spaces for resident use.

The design team has also procured a traffic study to understand the amount of traffic that the site roadways will be able to accommodate under a redevelopment scenario.

Progress Report for Town Meeting

Project:	Community Path Phase 1 Preliminary Right-of-Way Activities
CPA Category:	Recreation/Open Space
Original CPA Grant:	\$200,000 (FY2022)
CPA Spending to Date:	N/A
Turnback:	N/A
Update Submitted By:	Russell Leino, Chair, CPPC
Submission Date:	04/01/22

Project Description

Phase 1 of the Belmont Community Path is comprised of a proposed off-road multiuse path connecting the existing Fitchburg Cutoff Path at Brighton Street to the Clark Street Bridge via Belmont Center, including a proposed underpass at Alexander Avenue/Channing Road and path spur to Concord Avenue via the Belmont High School/Middle School campus.

Original Goals and Objectives

Complete preliminary right-of-way activities for phase 1 of the community path, concurrent with ongoing design activities.

Current Status

The Town contracted with Nitsch Engineering in August 2019 for phase 1 design services. The 25% design plans (including initial right-of-way plans) were completed in November 2021 and submitted to the Massachusetts Department of Transportation (MassDOT) for review, with MassDOT's formal design public hearing expected later in 2022. The Town may begin preliminary right-of-way activities after MassDOT's approval of the 25% design, following the design public hearing.

Separately, the Boston Region Metropolitan Planning Organization (MPO) recently proposed allocating \$21,034,382 of state and federal Transportation Improvement Program (TIP) funding for construction of phase 1 of the community path in federal fiscal year 2026. Formal approval of this proposal by the MPO is expected in May 2022. The Town must complete design and right-of-way activities in order to utilize this TIP funding.

Progress Report for Town Meeting

Project:	Winn Brook Tennis Courts
CPA Category:	Recreation
Original CPA Grant:	\$190,000 (FY2022)
CPA Spending to Date:	\$34,050
Turnback:	N/A
Update Submitted By:	Brandon Fitts
Submission Date:	3/28/2022

Project Description

The construction phase of this project will add a fifth tennis court to the existing four tennis courts at Winn Brook Elementary School.

Original Goals and Objectives

- Evaluate the community need to add a 5th and/or 6th tennis court to the existing tennis court structure at Winn Brook
- Design and engineer the expansion
- Construct an additional court to the existing tennis court complex at Winn Brook Park.

Current Status

After multiple public meetings and a thorough design and engineering phase in consultation with Activitas, the project went out to bid in the Fall of 2021. Three companies submitted bids for the project. Per the public bid opening on January 27, 2022, for the Winn Brook Elementary School Tennis Court Renovations, Vermont Recreational Surfacing & Fencing, Inc. is the apparent low bidder at \$139,991.00. Add Alternate 1 (to install wind screening on the school side fencing) is \$2,815.00 and Add Alternate 2 (to resurface the existing court to match the new court surfacing) is \$14,500.00. Vermont Recreational has worked on several tennis court projects in Belmont with Activitas (including the last Winn Brook Tennis Court Renovation) and they have been successful. If funds are available, Activitas recommends the add alternates be accepted as part of the contract. The project is set to begin construction in June 2022 with a targeted completion date of July 2022.

Progress Report for Town Meeting

Project:	Housing Trust: 2020 \$250,000 Funds Set Aside
CPA Category:	Affordable Housing
Original CPA Grant:	\$250,000 (FY2022)
CPA Spending to Date:	\$0
Turnback:	NA
Update Submitted By:	Betsy Lipson, Co-Chair
Submission Date:	April 10, 2022

Project Description

In 2021, Town Meeting approved a \$250,000 CPA award to the Housing Trust to be used to increase housing units where new housing is being built, provide incentives to developers to develop affordable housing units, or fund pre-development work to determine if sites are suitable for community housing development. This grant is similar to the 2018 award the Housing Trust received, the purpose of which Town Meeting agreed to expand in 2020 to develop and administer an emergency short-terms rental assistance program to assist eligible Belmont households who lost income due to the COVID-19 pandemic.

Original Goals and Objectives

Funds will likely be used for:

- Pre-development due diligence: site surveys, phase I environmental work, title search, etc.
- Leveraging state and private funds to increase number of affordable units
- Helping to purchase land with developers to build deed-restricted housing
- Buying down additional affordable units in developments

Current Status

This spring the Trust will distribute a request for proposal (RFP) to developers and build awareness of the opportunity through marketing/outreach. The Trust developed an accompanying RFP scoring matrix to evaluate proposal responses when multiple proposals are submitted. Factors such as sustainability, affordability, site reuse, financing commitment, and demonstrated capacity will all be considered.

Community Preservation Committee

TOWN OF BELMONT								
COMMUNITY PRESERVATION COMMITTEE								
CPA Project Statuses								
May 2022								

FY 2014								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
(Belmont Village) Electric Service Upgrade Underground Wiring	Donna Hamilton	\$ 147,000	\$ 128,161	100.00%	\$ 18,839	CLOSED	UPGRADE	Community Housing
(Town Hall) Concord Avenue Door Remediation	Kevin Looney	\$ 72,000	\$ 71,871	100.00%	\$ 130	CLOSED	REMEDICATION	Historic Preservation
Building Survey and Investigation of the William Flagg Homer House	Susan Smart	\$ 10,000	\$ 9,500	100.00%	\$ 500	CLOSED	SURVEY	Historic Preservation
Comprehensive Cultural Resources Survey	Lisa Harrington	\$ 115,000	\$ 115,000	100.00%	\$ -	CLOSED	SURVEY	Historic Preservation
Irrigation Improvements at Rock Meadow Community Gardens	Mary Trudeau	\$ 10,000	\$ 9,024	100.00%	\$ 976	CLOSED	RENOVATION	Recreation Land
Joey's Park Rehabilitation	Eileen Schreiber	\$ 100,000	\$ 100,000	100.00%	\$ -	CLOSED	RESTORATION	Recreation Land
Landscape Plan for Intergenerational Walking Path at Clay Pit Pond	Mary Trudeau	\$ 20,000	\$ 18,970	100.00%	\$ 1,030	CLOSED	DESIGN	Recreation Land
Preserving and Digitizing Belmont's Vital Records	Eileen O'Brien Cushman	\$ 100,000	\$ 86,604	100.00%	\$ 13,396	CLOSED	PRESERVATION	Historic Preservation
Underwood Park (Plan & Design)	Peter J Castanino	\$ 298,000	\$ 298,000	100.00%	\$ -	CLOSED	DESIGN	Recreation Land
		\$ 872,000	\$ 837,130	100.00%	\$ 34,870			

FY 2015								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Belmont Community Moving Image Archive	Jeffrey Hansell	\$ 12,000	\$ 11,964	100.00%	\$ 36	CLOSED	IMAGING	Historic Preservation
Daniel Butler School Playground Project (Phase II)	Michael McAllister, Princi	\$ 66,524	\$ 64,488	100.00%	\$ 2,036	CLOSED	CONSTRUCTION	Recreation Land
(Belmont Village) Electrical Upgrade Interior Wiring	Donna Hamilton	\$ 165,000	\$ 165,000	100.00%	\$ -	CLOSED	RENOVATION	Community Housing
First Time Homebuyer Assistance	Helen Bakeman	\$ 375,000	\$ -	100.00%	\$ 375,000	CLOSED	AFFORDABLE HOUSING	Community Housing
JV Field Irrigation Upgrade	Jim Fitzgerald	\$ 8,700	\$ 8,700	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
Underwood Pool	David Kale	\$ 2,000,000	\$ 2,000,000	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
Winn Brook Field Renovation	Peter Thomson	\$ 100,000	\$ 96,374	100.00%	\$ 3,626	CLOSED	RENOVATION	Recreation Land
		\$ 2,727,224	\$ 2,346,525	100.00%	\$ 380,699			

FY 2016								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Belmont Veterans Memorial Project	Kevin Ryan	\$ 60,000	\$ 26,800	100.00%	\$ 33,200	CLOSED	RESTORATION	Historic Preservation
Electrical Upgrade	Donna Hamilton	\$ 522,500	\$ 522,500	100.00%	\$ -	CLOSED	UPGRADE	Community Housing
Digitization of Belmont Newspapers (1890-1923)	Emily Reardon	\$ 17,923	\$ 17,105	100.00%	\$ 818	CLOSED	DIGITIZATION	Historic Preservation
1853 Homer House Rehabilitation and Restoration	Wendy Murphy	\$ 100,000	\$ 99,900	100.00%	\$ 100	CLOSED	RESTORATION	Historic Preservation
Pequossette Tennis Courts Rehabilitation and Restoration	David Kale	\$ 295,000	\$ 210,047	100.00%	\$ 84,953	CLOSED	RESTORATION	Recreation Land
Wellington Station Exterior Restoration and Rehabilitation	Emilio E Mauro, Jr.	\$ 26,300	\$ 26,300	100.00%	\$ -	CLOSED	RESTORATION	Historic Preservation
		\$ 1,021,723	\$ 902,652	100.00%	\$ 119,072			

FY 2017								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Construction of Intergenerational Walking Path at Clay Pit Pond	Mary Trudeau	\$ 228,350	\$ 228,350	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
Preserving Belmont's Original Vital Records*	Eileen Cushman	\$ 80,000	\$ 25,000	31.25%	\$ -	OPEN	PRESERVATION	Historic Preservation
Digitizing Belmont's Town Meeting Records*	Eileen Cushman	\$ 85,000	\$ 61,827	72.74%	\$ -	OPEN	DIGITIZATION	Historic Preservation
Town Hall Exterior Railings Improvements	Gerald R. Boyle	\$ 75,000	\$ -	100.00%	\$ 75,000	CLOSED	RENOVATION	Historic Preservation
PQ Playground Revitalization (Phase I)	Julie Crockett	\$ 25,000	\$ 25,000	100.00%	\$ -	CLOSED	REVITALIZATION	Recreation Land
Winn Brook Tennis Courts	Jay Marcotte	\$ 325,000	\$ 268,000	100.00%	\$ 57,000	CLOSED	CONSTRUCTION	Recreation Land
		\$ 818,350	\$ 608,177	90.45%	\$ 132,000			

FY 2018								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Grove Street Tennis Courts	Jay Marcotte	\$ 336,000	\$ 322,857	100.00%	\$ 13,143	CLOSED	REPLACEMENT	Recreation Land
Assessment and Project Redevelopment of Sherman Gardens	Jaclyn Martin	\$ 173,200	\$ 127,424	73.57%	\$ -	OPEN	REDEVELOPMENT	Community Housing
Belmont Headquarters Sons of Italy - Historical Artifacts Preservation	Cynthia Pasciuto	\$ 24,125	\$ 24,051	100.00%	\$ 74	CLOSED	PRESERVATION	Historic Preservation
Grove Street Park Intergenerational Walking Path Construction Site Plan	Donna Ruvalo	\$ 35,000	\$ 35,000	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
PQ Playground Revitalization Project Phase 2	Julie Crockett	\$ 615,000	\$ 591,965	96.25%	\$ -	CLOSED	REVITALIZATION	Recreation Land
		\$ 1,183,325	\$ 1,101,297	94.19%	\$ 13,218			

FY 2019								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Town Field Playground Restoration	Cortney Eldridge	\$ 25,000	\$ 24,658	98.63%	\$ 342	CLOSED	RESTORATION	Recreation Land
Architectural Drawings for Music Bandstand at Payson Park	Tomi Olsen	\$ 5,000	\$ 3,660	73.20%	\$ -	CLOSED	A. DRAWINGS	Recreation Land
McLean Barn Conditions Stabilization	Eileen Cushman	\$ 175,000	\$ 162,738	92.99%	\$ -	OPEN	PRESERVATION	Historic Preservation
Belmont Veterans Memorial Restoration and Enhancement	Angelo Firenze	\$ 103,000	\$ 103,000	100.00%	\$ -	CLOSED	RESTORATION	Historic Preservation
Funds Set Aside to Housing Trust	Judith Feins	\$ 250,000	\$ 250,000	100.00%	\$ -	CLOSED	RENTAL ASSISTANCE	Community Housing
Construction of Grove Street Park Intergenerational Walking Path	Donna Ruvalo	\$ 780,087	\$ 696,640	89.30%	\$ 83,447	CLOSED	CONSTRUCTION	Recreation Land
Community Path Off-Cycle Project Alexander Avenue Underpass	Patrice Garvin	\$ 400,000	\$ 400,000	100.00%	\$ -	OPEN	DESIGN	Recreation Land
		\$ 1,738,087	\$ 1,640,696	94.40%	\$ -			

FY 2020								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Belmont Police Station	Anthony Ferrante	\$ 787,575	\$ 785,176	99.70%	\$ 2,399	CLOSED	RESTORATION	Historic Preservation
Town Hall Complex Slate Roofs	Steve Dorrance	\$ 100,000	\$ -	0.00%	\$ -	OPEN	RESTORATION	Historic Preservation
Community Path Phase 1b (Brighton Street to Clark Street Bridge) Design	Patrice Garvin	\$ 1,000,000	\$ 650,000	65.00%	\$ -	OPEN	DESIGN	Recreation Land
Clay Pit Pond: Preservation and Restoration of Vegetation	Mary Trudeau	\$ 20,000	\$ 20,000	100.00%	\$ -	OPEN	PRESERVATION	Recreation Land
Rock Meadow: Habitat Preservation Control of Non-native & Invasive Vegetation	Mary Trudeau	\$ 25,400	\$ -	0.00%	\$ -	OPEN	PRESERVATION	Open Space
Town Field Playground Restoration	Cortney Eldridge	\$ 60,000	\$ 60,000	100.00%	\$ -	CLOSED	DESIGN	Recreation Land
		\$ 1,992,975	\$ 1,515,176	76.03%	\$ 2,399			
FY 2021								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Chimney Repair	Steve Dorrance	\$ 125,000	\$ -	0.00%	\$ -	OPEN	RESTORATION	Historic Preservation
Belmont Police Station Exterior Stairs	Anthony Ferrante	\$ 100,000	\$ 77,681	77.68%	\$ 22,319	CLOSED	PRESERVATION	Historic Preservation
Phase Two Emergency Rental Assistance Program	Besty Lipson	\$ 100,000	\$ 100,000	100.00%	\$ -	CLOSED	RENTAL ASSISTANCE	Community Housing
Town Field Playground & Court Restoration	Cortney Eldridge	\$ 680,624	\$ 181	0.03%	\$ -	OPEN	RESTORATION	Recreation Land
Homer House Window Restoration	Wendy Murphy	\$ 100,000	\$ 100,000	100.00%	\$ -	OPEN	RESTORATION	Historic Preservation
Feasibility for the Redevelopment and Creation of New Affordable Housing Units at Belmont Village	Jacklyn Martin	\$ 173,000	\$ -	0.00%	\$ -	OPEN	AFFORDABLE HOUSING	Community Housing
		\$ 1,278,624	\$ 277,862	21.73%	\$ -			
FY 2022								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Consulting Services for Payson Park Renovation	Linda Oates & Susanne Groy	\$ 35,000	\$ 33,883	96.81%	\$ -	OPEN	RESTORATION	Recreation Land
Community Path Right of Way Acquisition	Jon Marshall	\$ 200,000	\$ -	0.00%	\$ -	OPEN	DESIGN	Recreation Land
Tennis Court Expansion-Winn Brook School	Jon Marshall	\$ 190,000	\$ 174,128	91.65%	\$ -	OPEN	CONSTRUCTION	Recreation Land
Transfer to Belmont Housing Trust	Betsy Lipson & Rachel Heller	\$ 250,000	\$ -	0.00%	\$ -	OPEN	RENTAL ASSISTANCE	Community Housing
		\$ 675,000	\$ 208,011	30.82%	\$ -			