

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)

2018 JAN 29 AM 9:00

Minutes: Wednesday, December 13, 2017, Town Hall Conference Room #1, 5:00PM
Present: Anthony Ferrante, Lisa Harrington, Edward Sanderson, Gloria Leipzig, Anne Marie Mahoney, Andy Rojas, Margaret Velie, Adam Dash, Floyd Carman
Other: Glen Castro
Absent:

Margaret Velie called the meeting to order at 5:00 PM.

Approved Minutes

Motions to approve minutes, as amended, for Wednesday, November 8, 2017 regular and public meetings, both passed with seven votes.

- Adam Dash and Andy Rojas abstained from voting as they did not attend

Review Final Applications

Payson Park Music Festival

Margaret Velie and Anthony Ferrante noted that there were no letters of support from Jay Marcotte, Director of Public Works, or from the Recreation Commission. The lack of site specific plans for the project is still a concern. Andy Rojas suggested that the final application submitted include: a Proposed Site Plan showing the new band shell, setbacks from nearby property lines, and any zoning implications; Plans and Elevations of the specific Music Hatch that is proposed with all relevant dimensioning; and, materials and products specifications.

Anne Marie Mahoney stated that at the community meeting residents would not have any information on the proposed structure; for example, the size of the structure in relation to the existing concrete pad or where on the structure the ramp would be? Anthony Ferrante noted that the drawings submitted with the Final Application were from Saratoga Springs, NY. In addition, the CPC noted that an abutter has concerns that the structure may attract homeless and with young kids using the shelter as a hangout. Andy had concerns with the project meeting access codes. Floyd Carman suggested inviting both Glenn Clancy and Jay Marcotte to the next CPC meeting January 10, 2018. Floyd Carman also suggested that the sponsor should consider applying for grant funding in the amount of \$5,000 to be used for site specific drawings.

McLean Barn Conditions Study and Stabilization

Lisa Harrington stated that only one proposal submitted for the structural and conditions assessment of the building, and that in January 2018 the sponsors will have a cost estimate for the stabilization work. Gloria Leipzig noted that costs to install fencing and for the removal of vegetation were not in the budget. Floyd Carman concerned that once the Mclean Barn has been stabilized what will the town do with it? Lisa Harrington noted that once the Barn is mothballed they will develop an adaptive re-use plan, this project is the first step. Floyd Carman inquired; what are we getting out of a building that cost \$200,000 for stabilization? Adam Dash inquired; what are other Towns doing as part of revenue generating; leasing the Barns? Andy Rojas inquired; that based on the square footage have some sort of specific uses.

Belmont Veterans Memorial Restoration and Enhancement

Lisa Harrington stated that the Historic District Commission (HDC) has not yet voted on the Veterans project, but that they will be meeting on January 9th. Floyd Carman has asked that Lisa Harrington email HDC votes to the CPC members.

Town Field Playground Restoration

Anthony Ferrante stated that letters of support from both Jay Marcotte, Director of Public Works and the Recreation Commission have been included with the final application. Andy Rojas stated that one proposal has top of the line equipment and that the proposals do not compare apples to apples. Adam Dash inquired if shade was provided for. Gloria stated that specifying the kinds of products would better allow product comparison.

Construction of Grove Street Park Intergenerational Walking Path

Anthony Ferrante stated that both Jay Marcotte and Belmont Youth Baseball and Softball Association are in support of this project. The path has slightly decreased in size from 8 ft. to 6 ft. Margaret Veile emailed the Community Preservation Coalition letter from Stuart Saginor on using CPA funds for an owner's project manager as well as a DOR letter regarding Administrative expenses. Anthony Ferrante stated that \$37,000 will be raised from the Friends of Grove Street Park of which \$25,000 would be contributed from the Belmont Youth Baseball.

Funds Set Aside to Housing Trust

Floyd Carman stated that if this project were approved, the funds will stay in the CPA account until requested and that they could be released within a week or two of the request. Gloria Leipzig that being able to access funds quickly will be useful in a market where real estate transactions can occur quickly. For example funds could be used to make a good faith down payment on a property while financing is finalized.

Community Path Discussion

Adam Dash stated that the Board of Selectmen (BOS) accepted the CPIAC recommendation. Anne Marie stated that the Capital Budget Committee may be asked 10% to 15% of the total project costs. Gloria Leipzig stated if total project cost is about \$30M; is the Town responsible for 10% to 25% of the total design cost? Adam Dash stated he doesn't know how much the cost would be but the construction cost would be paid by MRPC. Adam Dash stated that the Community Path Committee will need to find the money to conduct the design plans. Floyd Carman suggested the Community Path Committee come see the CPC in July 2018.

Other Business

- Floyd Carman stated that the state match is \$189,000.
- Next Meeting: Wednesday, January, 10, 2018 at 5pm

The meeting was adjourned at 6:42 pm.

Respectfully submitted,

Glen Castro