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## TOWN OF BELMONT COMMUNITY PRESERVATION COMMITTEE (CPC)

Minutes: Wednesday, January 9, 2019, Town Hall Conference Room #1, 5:00PM  
Present: Margaret Velie, Floyd Carman, Tom Caputo, Stephen Pinkerton, Elizabeth Dionne, Lisa Harrington, David Kane, Gloria Leipzig, Andy Rojas  
Other: Cortney Eldridge, Steve Dorrance, Jay Marcotte, Tomi Olsen, Michael Flamang, Glen Castro,  
Absent:

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

### **Approved Minutes**

- Motion to approve Public meeting minutes, as amended, for Thursday, November 15<sup>th</sup>, 2018, passed with 6 Yeas and 1 Abstentions.
  - Lisa Harrington moved to approve meeting minutes as amended.
- Motion to approve meeting minutes, as amended, for Wednesday, December 12<sup>th</sup>, 2018, passed with 6 Yeas and 1 Abstentions.
  - Lisa Harrington moved to approve meeting minutes as amended.

### **Update and Review Final Applications for May 2019 Town Meeting**

#### **Town Complex Hall Slate Roof \$100,000**

Margaret Velie stated concerns documenting the secondary damage. Stephen Pinkerton and Elizabeth Dionne inquired about the specifics of the \$50K for secondary damage. Steve Dorrance stated not recalling how the \$25K and \$50K discussion occurred. There were some emergency repairs done to the Town Hall roof, about 170 tiles need replacing/repairing and there still are leaking roofs. There are secondary damages beyond the painting in front of Human Resources office, including plaster falling off the ceiling. In the Board of Selectmen room there is a large crack in the ceiling. It is unknown what will find behind the loose plaster. With partial funding in the past, you get a band aid a fix. Steve Dorrance displayed a broken water pipe with claps from an electrical building.

Andy Rojas inquired if the \$50K include contingency. Steve Dorrance stated that \$75 takes care of the roof repairs and that more money was spent on the crane rental, \$40 per title and labor costs for two men.

**Andy Rojas made the motion to recommend favorable action at town meeting for the Town Complex Hall Slate Roof for \$100,000, passed unanimously.**

### **Town Field Playground Restoration \$738,000**

Jay Marcotte stated that Waterfield Design Group will provide construction documents. If there are no changes and town meeting approves the funding, the final construction bid document will be provided. The construction bid document is estimated to be 20% of bid designs. The \$25K paid for the site survey, the field concept plan, and the cost estimate for playground. As the project isn't that large, an owner's project manager (OPM) isn't needed. Frank Satori, Parks and Recreation Manager, was involved with the contractors during PQ Park Playground's rehabilitation, and that worked well. Andy Rojas inquired whether the current cost estimate includes an OPM. Jay Marcotte stated that it does not include an OPM.

Floyd Carman stated we should first approve or not approve this project, and then take a second vote on the timeline. Jay Marcotte stated July 2020 will go out to bid. Floyd Carman stated that monies available on 7/1/2019 (Fiscal Year 2020) will be used for preparing the construction bid documents for the project. The monies on 7/1/2020 (Fiscal Year 2021) will be used for the actual construction of this project. Stephen Pinkerton inquired about appropriating money at town meeting without having the money already available. Floyd Carman stated that the Belmont High School project was approved at town meeting without having the money.

**Floyd Carman made the motion to recommend favorable action in two phases at town meeting for the Town Field Playground for the total project cost \$738,000; and that the said sum of \$38,000 will be from a fundraising initiative; and that the said sum of \$60,000 be appropriated for the design in Fiscal Year 2020; and that the said sum of \$640,000 be appropriated for the construction in Fiscal Year 2021, passed unanimously.**

### **Payson Park Music Bandstand \$50,000**

Tomi Olsen stated she has not yet met with the Board of Selectmen in their role as the Board of Parks Commissioners. Jay Marcotte stated the Recreation Commission would like to get the bid and construction documents to move forward with the project. Tomi Olsen spoke with the architect. The bid construction document were asked for on Monday and couldn't get them for this meeting. The cost estimate for architect fee is about \$5K. The cost of materials could be slightly higher than \$50K. The building materials cost estimated at \$15K to \$20K and electrical cost not as high as the estimated cost.

Andy Rojas stated that using recycle plastic lumber couldn't be done as structural beams going short way and the big beam in the front creating the large opening. Is there any lighting? Tomi Olsen stated that dim lighting is solar powered. Gloria Leipzig inquired if neighbors were onboard with this project. Tomi Olsen stated one neighbor was concerned with loitering. Tom Caputo inquired if this group is about evaluating a project fits the criteria or passing judgement that this is the right thing to utilize these resources. Floyd Carman inquired who manages the

facility and scheduling. David Kane stated that there are no specific plans during off days and will have to work with June Howell, Recreation Department. Tom Caputo stated that we should guide Tomi Olsen in the process. Jay Marcotte will be communicating with Tomi Olsen and Peter Quinn, architect.

**Floyd Carman made the motion to table the Payson Park Music Bandstand to Wednesday, February 13<sup>th</sup>, passed unanimously.**

### **Belmont Tower Clock**

Floyd Carman stated that according to Nina Pickering how the application was constructed it opens up a potential lawsuit. The concern is with a national organization with money suing us. Floyd Carman stated from a Treasurer's perspective that it will be hard approving this project. Floyd Carman stated that if we assume town ownership it must be a Town sponsored project and the town Facilities Department will make sure the clock is maintained. Tom Caputo suggested memorializing ownership, with the church, through an agreement.

**Stephen Pinkerton made the motion to disapprove the Belmont Tower Clock based on concern on ownership and legal complications, passed unanimously.**

### **Timeline to Town Meeting (Selectmen, Warrant and Capital Budget Committees)**

- Tom Caputo will schedule project before the Board of Selectmen.
- Elizabeth Dionne and Floyd Carman will meet with the Warrant Committee.
- Floyd Carman will give Anne Marie Mahoney a call Chair, Capital Budget Committee.

### **Citizens Forum Article**

Margaret Velie and Stephen Pinkerton will be working on the article for citizen's forum.

### **Other**

Margaret Velie noted that per the email with Stuart Saignor the Rock Meadow should be classified as an open space project (versus historic). She noted that although an historic asset Clay Pit Pond is best classified as a recreation project.

### **2018 Annual Report**

Glen Castro will follow up with Matt Haskell on the CPA 2018 Annual Report template.

### **Project Updates:**

Gloria Leipzig questioned from a budget perspective where we stand where we are given the cost of the projected projects. She wanted to ensure that 10% of the revenues would be reserved for

housing, as there are no community housing projects this year. Floyd Carman gave an estimated amount \$1.6M. FY20 projected revenue \$1.3M.

The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Glen Castro