

RECEIVED  
TOWN CLERK  
BELMONT, MA  
2017 OCT 16 AM 9:54

**TOWN OF BELMONT**  
**COMMUNITY PRESERVATION COMMITTEE (CPC)**

Minutes: Wednesday, September 14, 2017, Town Hall Room #1, 5:30PM  
Present: Floyd Carman, Adam Dash, Lisa Harrington, Anne Marie Mahoney, Margaret Velie  
Absent: Anthony Ferrante, Karl Haglund, Gloria Leipzig, Andrés Rojas  
Other: Debbie Lockett, Steve Pinkerton, Donna Ruvolo, Michael Trainor

---

Margaret Velie called the meeting to order at 5:35 pm.

Approve Minutes

Motion to approve minutes of August 9, 2017 passed with four votes.

- Anne Marie Mahoney abstained from voting as she did not attend the August 9, 2017 meeting.

Friends of Grove Street Park – Walking Path Plan Discussion

Donna Ruvolo and Steve Pinkerton presented the updated plan that has been created for the Grove Street Park Walking Path. The plan satisfies the three key components detailed in their prior year CPA application: making the path ADA compliant, performing much needed landscaping, and adding additional benches and seating areas. Given their current progress, the Friends of Grove Street Park plan to apply for CPA grant in September to fund the construction of the walking path.

Floyd Carman inquired if there would be any potential encroachment on the soccer field. Donna Ruvolo confirmed that it would be “a tight squeeze along the existing soccer field,” but it is currently a common practice to split the soccer field in two smaller court segments for separate games and practices. The original footprint would still be used for larger games, but splitting the field when possible could help separate the walking path and soccer field. It may also be possible to create more usable space by moving the soccer field a little further south, away from the walking path.

Steve Pinkerton confirmed that an area has been left for potential batting cages. Batting cages are not part of the current project, but if Belmont Baseball wishes to explore this option in the future they will have the space available. It was also confirmed that the walking path will be hardtop instead of crushed stone or composite material in order to make it more resilient. While the scope of the project does not include improving parking in the area, Glenn Clancy has been consulted to see if this issue can be addressed through the Office of Community Development.

CPA Coordinator

Floyd Carman approached Glen Castro from the Selectmen’s Office to gauge his interest in becoming the new CPC Administrative Coordinator. Glen Castro is very knowledgeable about procurement laws, public finance, and how the Town operates overall. He expressed interest in taking on this new role as it would help broaden his knowledge even further.

Anne Marie Mahoney and Adam Dash supported hiring Glenn Castro, having worked with him

in other capacities and finding him to be both hardworking and detailed-oriented.

Floyd Carman also recommended hiring Glenn Castro, but acknowledged that he will need some assistance getting acclimated with the various duties of the new position. Therefore, it was suggested that Michael Trainor provide additional support during the transitional period, not to exceed the Final Application phase of the CPA timeline.

- Motion to hire Glenn Castro as the CPC administrator support was approved unanimously.
- Motion to keep Michael Trainor as additional support during the transitional period was approved unanimously.

#### Budget Reserve/Stabilization Fund

Discussion tabled until the next meeting.

#### Chair Succession

Discussion tabled until the next meeting.

#### Project Closures

- *Belmont Village Electrical Upgrade, Interior – FY 2016*
  - Voting and discussion tabled until the next meeting.
- *Pequossette Park Playground Phase I (Design) – FY 2017*
  - Motion to close the Pequossette Park Playground Phase I (Design) was approved unanimously.

#### Project Updates and Project Monitor Reports

##### **FY15 Project Monitor Reports**

*Daniel Butler Playground Project (Phase II)* – Floyd Carman will contact Andrés Rojas for an update.

##### **FY16 Project Monitor Reports**

*1853 Homer House Rehabilitation and Restoration* – After some delays due to a change of project leadership, the Invitation For Bids has been drafted.

*Wellington Station Exterior Rehabilitation and Restoration* – Project sponsors and the Town of Belmont are currently addressing the issue of where the vendor trucks can be parked during the construction.

#### Other Business

- Motion to approve payment of \$1,010.25 (25 hours @ \$40.41) to Michael Trainor for August/September passed unanimously.

- Edward Sanderson has been appointed to the CPC but has not yet been sworn in by the Town Clerk. He will be replacing Floyd Carman, who had previously stated to the Selectmen that he would be willing to step down should they find suitable replacement. Floyd Carman will be available to help during the transition period.
- The Historic District Commission and Town Clerk Ellen Cushman will be submitting a joint CPA grant application for mothballing the Mill Street Barn. At this point, the project sponsors are only focusing on fixing the barn, and not determining any future potential usages for the building. There is a conservation restriction on the property and it is listed on the National Register of Historic Places.

While the lack of a defined purpose for the Barn troubled some of the members of the CPC, it was ultimately agreed that the Town has an obligation to maintain the property according to the terms of the deed restriction. Lisa Harrington, representing the Historic District Commission, was advised to include both the study and the rehabilitation work in the scope of the Preliminary Application. The project sponsors will likely be able to obtain a firmer cost estimate and create a more detailed timeline by the end of October 2017, which will be used to better define the scope of the project when drafting the Final Application.

The next meeting is scheduled for Wednesday, October 11, 2017 at 5:00PM, Town Hall Conference Room 1.

The meeting was adjourned at 6:29pm.

Respectfully submitted,

Michael Trainor