

- **Belmont Housing Trust** Minutes for December 15, 2011

- **In Attendance**— Alisa Gardner- Todreas, Helen Bakeman, Ann Verrilli, Charles Clark, Jonathan Jacoby, Ann Silverman
-
- **Absent**—Charles Laverty III, Gloria Leipzig, Judie Feins
-
- **Guests**—Steve Leferriere, Anne Goldenberg
-
- **Minutes**—The minutes for November 17, 2011, were approved as amended.
-
- **Executive Session**—After convening in open session Chair Alisa Gardner-Todreas presented a motion to go into executive session to consider the purchase or lease of real property after which the board would reconvene as a public body. A vote was taken with all present (Alisa Gardner-Todreas, Helen Bakeman, Ann Verrilli, Charles Clark, Ann Silverman, Jonathan Jacoby) in support of the motion.
 - At 8:15 PM the board voted to reconvene as a public body.
 -
- **Community Preservation Act**—Paul Solomon, co-chair of the CPAC, has said that the committee has a good list of CPA eligible projects and needs estimates and priorities for them. Donna Brescia, the Housing Authority member of CPAC, needs suggestions of projects and priorities from the Trust. CPAC is going to use Lexington's plan as a model for its discussions.
-
- **Metro West Collaborative Developers**—A motion was put forward and unanimously approved to accept the Annual Report for the MWCD. A second motion was unanimously approved to pay the dues for the MWCD for the second half of 2011 from Belmont's HOME administrative funds.
-
- **Planning Board**—Charles Clark reported on the recent activity of the Planning Board which has been largely the solar energy by-law and a demolition delay act. The board's activity has been limited due to a lack of projects to review.
-
- **Housing Trust Annual Report**—The annual report to Belmont is due January 20, 2012. There was some discussion of what it should contain. Jonathan was to review the minutes for material.
-
- **Housing Corporation of Arlington**—Ann Silverman will invite David Levy to the January 19, 2012, meeting. He has been working in conjunction with Belmont on the issue of homelessness.
-
- **Executive Session**—Chair Alisa Gardner-Todreas presented a motion to go into executive session for the remainder of the meeting to conduct a strategy

session in preparation for contract negotiations with potential consulting agency regarding continuation of services. A vote was taken with all present (Alisa Gardner-Todreas, Helen Bakeman, Ann Verrilli, Charles Clark, Ann Silverman, Jonathan Jacoby) in support of the motion.

-
-
-
-
-

Submitted by Jonathan Jacoby

AGGREGATE LIST OF BELMONT'S COMMUNITY PRESERVATION NEEDS
12/12/11

ANNE MARIE MAHONEY

- 1.~ potential existing housing that could be purchased or rented for affordable housing
- 2.~ potential parcels to build affordable housing (such as the Murray Sandler property)
- 3.~ create a list of historic properties currently in private hands which the Town might want to purchase should they become available in order to preserve them

CONSERVATION COMMISSION

CPA potential projects for Open Space funding

- A Acquire lands of exceptional open space, historic, and recreational values. Criteria include: natural resources including wetlands, water, springs; habitat significance; agricultural; scenic; historic significance; linkage/connectivity; geologic factors; development potential

Examples

- Uplands, an undeveloped parcel of land connected to Little Stream, Little Pond, Alewife Reservation
 - land for bike trail
 - Belmont Springs
 - Andros Diner, adjacent to Beaver Brook and Beaver Brook Reservation
 - Chapter 61 lands
 - Belmont Country Club
 - Sergi Farms
 - Others? Belmont Hill Club, Belmont Tennis Club?
- B Acquire/purchase Conservation Restrictions/easements and trail easements (land still privately owned)
- CRs on lands of high environmental value (lands bordering streams, ponds, greenway connections, wildlife habitat etc.)
 - Reevaluating the potential sale of the town owned land off Woodfall Road
 - Easements for bike and pedestrian paths

- Path linking DCR Beaver Brook – Rock Meadow – DCR Beaver Brook North (former Met State land)

C Studies/Master Plans to **preserve** existing open space

- Long Term Master Plan for Rock Meadow
- Develop plans for “preserving” Clay Pit Pond and Little Pond
 - Develop plans for “preserving” our streams Clematis, Wellington and Winn Brook, possibly “day lighting” portions of streams
 - Evaluation of the wetlands and brooks between the incinerator site/landfill and the Lexington Border (wetlands are town owned), with the goal of developing a plan for their management
 - Develop a plan for Belmont’s Heritage Landscapes (similar to Newton)
 - Remove barn foundation in Rock Meadow

D Implement the Plans to **preserve** open space

- E Create a Reserve Fund for surveys, wetlands delineations, appraisals – so if land becomes available to acquire we can act quickly

HISTORIC DISTRICT COMMISSION

1. The Underwood Pool – Renovate and restore the Underwood Pool. Constructed as the first outdoor pool in the country in 1912, the Underwood Pool helped to realize the early 20th century ideal of facilitating public recreation. Its unique configuration should be retained so that it may continue to reflect the pond that it replaced, originally given to the Town by the Underwood family as a safe place for children to learn how to swim.
2. The Brick Barn at Rock Meadow - Now that the Brick Barn has been given to the Town by McLean Hospital, its exterior could be restored and its interior renovated for use as an environmental/nature study center, appropriately located next to Rock Meadow and near both the Beaverbrook Reservation and the open space that is about to be made available at the former Metropolitan State Hospital property. Alternatively, the building could be rehabilitated and leased as an artists’ facility to replace the studios and art classrooms lost when the Kendall School burnt down.
3. Municipal Light Building and Police Station – Designed in the 1930’s in brick with handsomely executed classical detailing in order to harmonize with the three other buildings in the Town Hall Complex (the Town Hall, the School Administration Building, and the Homer Administration Building), both buildings have been recommended for inclusion in the Pleasant Street Historic District by the Massachusetts Historical Commission. The Town could renovate and expand the buildings, using CPA funds to restore their symmetrical Concord Avenue exteriors.
4. Town-wide Survey of Historic Resources – For CPA funding to work to Belmont’s

greatest advantage with regard to historic preservation, Belmont needs to recognize and prioritize the historic resources that are most important to the Town, whether they be archaeological, architectural, historically related to significant events or individuals, or representative of traditional landscapes. A new, more comprehensive survey of the Town's historic resources can identify buildings, neighborhoods, open spaces, and artifacts of cultural and historical significance, thereby helping the Town to make the wisest possible use of CPA funds.

6. Concord Avenue Railroad Bridge - CPA funds could be used to clean and repair the 1907 arched granite Concord Avenue Railroad Bridge which is listed on the National Register of Historic Places as part of the Pleasant Street Historic District.

HOUSING AUTHORITY PROJECTS:

Roofing with solar panels project(BV).....\$400,000
Roofing (no solar at Wav Oaks).....\$300,000
Ramping for Sherman Gardens\$~ 25,000

PARKS COMMISSION

major redesign and new equipment (including trees and bushes) for all of our parks, starting with Grove Street, and then Pequossette. ~I will seek consulting funds from the Selectmen's and Town Administrator's budget for some landscape architecture plans of what could be done. (Ralph Jones)

RECREATION COMMISSION

John Owens

11/02/11

The most pressing need for the recreation department and the large number of residents and their children who utilize the town's rec. facilities are more playing fields. The town is overstretched for space in this area. This is clearly illustrated in questioning the placement of the potential new library by both the school and recreation departments. Both groups are concerned about the loss of limited field space that the library's planned relocation would affect.

One solution I see would be to purchase open space, and if it is a large enough parcel build a "hybrid" facility with both active and passive recreation areas. The site could contain playing fields, potentially a pool or rink, and a hiking or undeveloped area.

This would obviously be a large investment but would benefit a much larger segment of the population than another nature preserve. Depending upon which figures you choose to use, Belmont currently has 3 to 10 times more passive recreation space areas than active recreation space areas.

Although some may have a warm spot in their hearts for the Underwood Pool, continually touted as the oldest public swimming pool in the country, the reality is that the pool is a wreck and is located in an area that is unsustainable, even if you were to rip it out and start from scratch. Essentially, the pool fills itself due to where it's located in the water table. Building a new pool at the current location would make about as much sense as constructing an outdoor ice skating rink in Death Valley; a reconstruction of the pool at it's current location would be a total waste of the tax payer monies.

TOWN CLERK

Scanning and access of Vital Records (births, marriages, deaths) from 1859 to the present

Scanning and access to permanent records of the town of Belmont: minutes, reports, etc.

Upgrade of the vault spaces to adequately address environmental controls to achieve "archival" quality level storage and access of the originals.

BUILDING SERVICES

New Lighting for Town Hall Auditorium \$42,000

Restoration of the 3 sets of double doors leading into Town Hall

Potential projects for funding through Community Preservation Act			
12/10/2011			
Project type	Priority	Description	Estimated cost/Point person
1	AFF HSG	Renovation/rebuild roofs on Sherman Gardens with solar panels	\$400,000 Donna
2	AFF HSG	Identify parcel of land to build new housing	Anne Marie
3	AFF HSG	Identify existing housing for purchase/rent as affordable hsg.	Anne Marie
4	AFF HSG	Research/ investigate first-time homebuyer opportunities in Town	Donna
5	AFF HSG	Ramping of Sherman Gardens stairs to make accessible to hp	\$25,000 Donna
6	AFF HSG	Roofing for Waverly Oaks	\$300,000 Donna
7	HIS	Create list of privately-owned, historic properties that Town might want to purchase should they become available	Anne Marie
8	HIS	Scanning and accessing of vital records (births,deaths, marriages) from 1859 through present	Floyd
9	HIS	Scanning and access to permanent records of Town of Belmont (minutes, reports, etc)	Floyd
10	HIS	Upgrade of vault spaces to adequately address environment controls to achieve "archival" quality/leve; story and access of original documents	Floyd
11	HIS	Renovate and restore the Underwood Pool	Lisa
12	HIS	Restore exterior of Brick Barn at Rock Meadow and renovate interior as an environmental/nature study center. Or could be leased as an artists' facility to replace Kendall	Lisa
13	HIS	Survey to recognize and prioritize the historic resources in the town (whether critical resources due to architecture, events, individuals, or design features)	Lisa
14	HIS	Clean and repair the 1907 arched granite Concord Ave Railroad Bridge	Lisa
15	HIS	New lighting for Town Hall Auditorium	Floyd
16	HIS	Restoration of 3 sets of double doors leading into Town Hall	Floyd
17	OPEN	Redesign and landscape all parks in Belmont	Ralph
18	OPEN	Acquire lands for exceptional open space, historic and recreational values: (Natural resources including wetlands, water, springs, habitat significance, historic significance, linkage/connectivity, geologic factors)	Margaret
19	OPEN	Funding for studies/master plans to PRESERVE Open spaces	Margaret
20	OPEN	Implement the plans to PRESERVE open space	Margaret
21	OPEN	Create a reserve fund for surveys, wetlands delineations, appraisals.	Margaret
22	REC	Purchase open space to be used as hybrid recreational space providing passive and active recreation opportunities	John
23	REC	Abandon Underwood Pool and identify a new location for a pool	John

- **Metro West Collaborative Developers 2011 Annual Report**
- **December 12, 2011**

-
-

Moraine Street: Active

- Updated financial projections

- Spoke with owner three times by phone
- Met with owner in March
- Made an informal offer in March
- Added a clarifying memo to address owner's questions and concerns.
- Had meeting with Town Planning staff to discuss property
- Advocated against the Town initiating a 40R zone there.
-
- Imler House: Active
- Did some initial feasibility work to ascertain its potential for affordable housing.
- Explored the pros and cons of buying and/or leasing the property.
- Met with potential service providers
- Researched the availability of project-based vouchers for shared group living units.
- Did a zoning analysis.
- Met with Town Planning staff to discuss the zoning.
- Toured the property to get a better sense of how it could be converted into group supported living space.
-
- Palfrey Square properties: Active
- Flett/Trapelo Road (263 Trapelo)
 - Analyzed our proposal for 263 Trapelo Road against the proposal for 307 Trapelo.
 - Spoke with property owner who indicated they are not willing to sell at this time.
 - Owner expressed interest in selling 288-292 Trapelo Road.
 - Owner pledged to keep lines of communication open if and when they decide to sell.
- 288-292 Trapelo Road
 - Explored neighboring properties (280 Trapelo) for additional opportunities
 - Did a zoning analysis
 - Determined highest and best use may be to combine with 280 Trapelo Road
- 280 Trapelo Road
 - Spoke with current lessee
 - Ascertained timeline for potential future sale
-
- McLean ARC Property: Active
- Spoke with Northland Residential about the property three times
- Researched the Assisted Living Zoning District
-
- 20 Moraine Street: Active
- Looked into the history of the property
- Gathered some information about the owner of the property

-
- Waverley Opportunity: Active
 - Researched the feasibility of a potential mixed-use development in Waverley Square.
 - Did a zoning analysis
 - Researched commercial rents
-
- Purecoat: On hold
 - Monitored the politics surrounding the site
-
- Cushing Village: On hold
 - Kept track of the progress of this redevelopment effort.
-
- Town-owned properties
 - Did a search of vacant Town properties and briefly looked into the following:
 - 108 Woodfall: Inactive
 - 0 Lamoine: Active
 - 751 Pleasant: Inactive
 - 130 Orchard: Inactive
-
- Murray Sandler: Inactive
 - Followed the purchase of the site and eventual permitting for commercial redevelopment.
-
- Thayer Road: Inactive
 - Researched dilipated properties.
 - Contacted owner of property, found out owner uninterested in Selling.
 - Offered the BHT as a resource, particularly for finding financing and creating affordable housing.
-
- 948-1000 Pleasant Street: Inactive
 - Property sold to another party
-
- 300 Trapelo Road: Inactive
 - Spoke with owner who plans to pass on the property to her son, not sell it.
-
- Miscellaneous Properties: Inactive
 - At the request of the Trust, briefly explored the following vacant properties:
 - Select Café and Shore Drug: 289-301 Belmont Street
 - Rancatore's: 275-285 Belmont Street
 - Andro's Diner
-
-
- Program Accomplishments

- Applied for and received a grant from MAPC to produce a housing production plan.
- Met with Town Planning Staff twice (not including MAPC grant meetings or drop-in conversations) to discuss various opportunities for developing affordable housing.
- Prepared a report for each of the Belmont Housing Trust's 11 meetings.
- Attended five Belmont Housing Trust Meetings (and plan to attend their December meeting) in order to discuss various opportunities and get direction from the Trust.

-
-

-
-