

Community Preservation Committee

Wellesley Police Station, Kingsbury Room

Wednesday, September 12, 2018

7:30 PM

Members Present: Barbara McMahon; Allan Port; Don Kelley; Mark Wolfson; Emily Maitin; Mason Smith; Ellen Gibbs(Board of Selectmen liaison)

Members Not Present: Raina McManus; Catherine Johnson

Guests: Jared Parker, President of the Wellesley Historical Society

Citizen Speak

7:30 PM

No one was present for Citizen Speak.

Wellesley Historical Society Update

7:31 PM

J. Parker, President of the Wellesley Historical Society, was present to discuss updates for the Wellesley Historical Society (WHS). He stated that he met with B. McMahon at the beginning of the summer, along with the new Executive Director of the WHS. They discussed ongoing WHS projects and concerns about the CPC continuing to fund WHS archiving projects. CPC has questions about whether that activity should be considered part of the operating budget. CPA funds are not used to fund regular operating budget items.

J. Parker went on to describe a future project at the Stanwood House on 323 Washington Street. He said that they will be updating the ramp and bathroom and making them ADA compliant. The WHS received a \$200,000 donation from a local organization to help pay for the ramp and the bathroom. The WHS is also working with the Unitarian church as a number of trees between the two properties need to be taken down in order for the driveway to be in ADA compliance. Mr. Parker reported that their original plan to update the entire house would cost \$4,000,000, but they could not reach that goal with fundraising.

J. Parker noted that Kathleen Fahey, the curator with whom the CPC has worked most recently, has resigned to take a new position. A potential candidate for the position has been identified. A past board member donated money for a board retreat, and the WHS board has done some reorganization is moving forward with a more streamlined board of 12 members. The WHS will be holding a Fall Fundraiser at the Wellesley College Club.

B. McMahon asked if the house needs to be completely renovated. J. Parker replied that it depends on different thresholds. If the society spends more than \$147,000, then they are required to make the house fully ADA compliant. This would require them to install an elevator. J. Parker stated that the house is in decent shape and does not require a full renovation yet. They are working on a three-year plan of repairs and replacements including the necessary HVAC work. The location for the elevator that will be required for ADA compliance has been identified.

Mr. Parker reported that the Wellesley Historical Society will not be seeking CPA funds for archiving at this time as they are continuing that work with the funds appropriated at the last ATM. Also, no funds will be requested for any storage units at the new building.

Grant Agreement Discussion

8:00 PM

B. McMahon stated that the Grant Agreement document went out to all groups receiving CPC funding. So far, Facilities Management and the NRC have sent their Grant Agreement documents back. B. McMahon thanked E. Maitin for all of her work creating this working document. B. McMahon stated that she anticipates notes or comments on the document.

The CPC discussed their desire to streamline the Grant Agreement process. They discussed wanting recipients to be able to pull the Grant Document off the website, sign it, and then upload it back to the website. As of right now, D. Marini will need to upload each Grant Agreement to the website.

The CPC reiterated that the Grant Agreement document was a suggestion from the Community Preservation Coalition and Town Counsel. The Wellesley CPC did not have a formal grant agreement in place, and they believed this would help clarify expectations. As the CPC continues to use this document, there may be suggestions that other boards pass along to better accomplish this process.

Current Projects Update, Old Business, and New Business

8:15 PM

E. Maitin reported that the Wellesley Historical Commission had run into some significant issues with the group under contract to complete the research on historical buildings in town and as a result there is a backlog on the historic plaque program. Wellesley Historical Commission will not be paying researchers for poor quality work. E. Maitin stated that the Wellesley Historical Commission is interested in getting through their backlog quickly. They are interested in hiring a researcher who is known to them. Homeowners have been requesting historical plaques. When this occurs, research needs to be done on these properties. The Wellesley Historical Commission believes it will cost between \$3000-\$5000 to accomplish this. E. Maitin stated that they will be starting the process to move forward with a new RFQ. WHC chose the lowest

bidder last time because they thought that they had to. She stated that WHC will not request additional funding anytime soon, and that there is still some money left.

B. McMahon reported that the historic preservation-related costs for the new roof at the Fells Library had come in lower than estimated. She reminded the CPC that the CPA portion of costs was to cover the difference between the asphalt and cedar shaker shingles for the roof. There was a question of whether the CPA funds were to cover the costs to make the gutters and downspouts historically accurate. A. Port made, and M. Wolfson seconded, a motion to adjust the appropriation for the Fells roof wood shingle project to a maximum of \$17,000. The CPC voted 7-0 in favor of adjusting the appropriation for the Fells roof wood shingle project to a maximum of \$17,000. B. McMahon will follow up on any other historical work that needs to be done at the Fells Branch.

A. Port recognized B. McMahon for her hard work in trying to pin down costs for all CPC projects.

M. Wolfson stated that Recreation is pulling together an RFP/RFQ study to take a look at the bathhouse and waterfront area at Morses Pond. He stated that they will be meeting next week to discuss this. Andy Wrobel, a long-time Recreation Commissioner, has moved out of town so they will need to fill this vacancy. B. McMahon asked about the bathrooms at the Track and Field. M. Wolfson replied that this project has been stalled since the bids came in too high. There is nothing happening anytime soon with these bathrooms. He also stated that Recreation will not be seeking CPA funds for Morses Pond at the 2019 ATM.

B. McMahon ran through the NRC projects. She stated that the Memorial Grove project has been completed. The NRC received a grant of \$2000 for Memorial Grove. That money will go into a fund for the care and maintenance of the grove. The CPC will not see any money coming back from that project. They have already had to replace a tree at the grove. B. McMahon stated that they are in the process of building the weed harvester. The NRC carried forward all of the money for that project (\$130,000). B. McMahon stated that the NRC will be returning \$50,000 from the Mobile Phosphorous Inactivation unit project. And she stated that the NRC carried forward the Vernal Pool project money from the study to use for construction of the vernal pool boardwalk.

D. Kelley stated that the Department of Housing and Community Development (DHCD) would not approve the Wellesley Housing Authority budget unless they separated the joint management that they had with Needham. He stated that September 30th is the deadline to separate the joint management. D. Kelley also stated that the Executive Director and Assistant Executive Director have resigned. Wellesley needs to hire an Executive Director, and because they must follow certain protocols for hiring, they will be unable to complete this by the deadline. The Wellesley Housing Authority has requested an extension until the end of the year. D. Kelley stated that they will be having an emergency meeting tomorrow. Besides the disarray, the Wellesley Housing Authority generally likes the idea of separating the joint management. The DHCD has no issues with Wellesley moving forward with the Housing Study and want it to

happen. The Wellesley Housing Authority has not acted on the CPC funding for the comprehensive study of the WHA properties at Barton Road and Washington Street/Morton Circle Housing study due to the management issue.

B. McMahon stated that an RFP for the design of the softball fields is ready. Smith and Wollensky is a corporate sponsor of the softball fields project. She also stated that the library project for the digitization of the high school yearbooks has found another source of funding. They have not requested CPC funds at this point. B. McMahon also stated that the Wellesley Housing Development Corporation purchased two affordable housing unit with CPC funds.

B. McMahon stated that the Housing Production Plan meeting is on Monday, September 24th.

Approval Minutes June 2018

8:45 PM

E. Maitin stated that she would like to strike the statement in the minutes where it states that she said an individual could sponsor a CPC project but could not receive funds. She said that she does not believe she said that statement or that it is accurate.

D. Kelley made, and M. Smith seconded, a motion to approve the June 2018 minutes as amended. The CPC voted 6-0 in favor of approving the June 2018 minutes as amended.

Adjournment

9:00 PM

A. Port made, and D. Kelley seconded, a motion to adjourn the meeting. The CPC voted 6-0 in favor of adjourning the meeting at 9:00 PM.