

Community Preservation Committee

Wellesley Police Station, Kingsbury Room

Wednesday, October 17, 2018

7:30 PM

Members Present: Barbara McMahon; Catherine Johnson; Emily Maitin; Mark Wolfson; Raina McManus; Mason Smith

Members Not Present: Allan Port; Don Kelley; Ellen Gibbs

Guests: Anna Dorset, Wellesley Library; Brandon Schmitt, Director of Natural Resources Commission

Public Voice

7:32 PM

No one was present for citizen speak.

Digitization of the Wellesley Free Library

7:33 PM

Anna Dorset, Reference Librarian for the Wellesley Free Library, was present to represent the Wellesley Free Library's map digitization project. She gave a history of the project and stated that about two summers ago, the Wellesley Free Library was given a small donation and was able to digitize 19 maps with that money.

The Wellesley Free Library wants to digitize their maps because they want to adapt to things going digital/online, they want to help preserve their old maps and save these resources for the future, and they want to provide access beyond their walls.

They also envision that there could be collaboration with other Town Departments. A. Dorset stated that there is potential for a Town-wide shared collection online in the future

A. Dorset stated that she received quotes from three different companies:

1. Northeast Document Conservation Center

Quote: \$21,051/21,431

Higher Quality, uses PPI instead of DDP

A. Dorset explained that they used this company for their first batch of maps.

2. Boston Photo Imaging Digital

Quote: \$20,420.50

Lower Quality, uses DDP instead of PPI

3. Joseph-Merrit and Company

Quote: \$13,920

Lower Quality, uses DDP instead of PPI

A. Dorset explained that this company is currently digitizing their yearbook with a private fund that they received.

The CPC agreed that if they are going to take the time to do this work, then they want good quality maps. C. Johnson asked how long the process usually takes, and A. Dorset stated that it could take roughly a month. She said that large maps could be time consuming and the condition of the maps is a factor. A. Dorset stated that they will be insured for any damage.

When asked which quality she preferred, A. Dorset recommended going with the 400 PPI (higher quality), even if it is more expensive.

M. Wolfson asked what the conversion is between DDP and PPI. A. Dorset explained that DDI (dot) and PPI (pixel) are different methods. The DDI is used for physical print; it is not typically meant to be interactive or zoomable. The PPI is used for digital format and has the capability to be interactive.

A. Dorset mentioned that the Boston Public Library is digitizing items for free, however, their backlog is huge. The BPL has had the Wellesley 1935 spiral-bound atlas in their possession for two years and the WFL still has not received or heard anything. She also stated that if they waited for BPL to digitize their maps, then they would need to have their digitized maps on a site that has access and control issues.

A. Dorset said that the WFL already incorporated the Digital Commonwealth membership fee into their operating budget. She stated that they still need to do copyright research, but believe they will qualify for fair use since the maps will be used for education and research purposes.

The CPC suggested that they bring in samples of each company's maps so that they can compare to see which is better or if there is a difference at all.

Natural Resources Commission Update

8:00 PM

B. Schmitt, Director of Wellesley's Natural Resources Commission, was present to provide an update on the NRC's current projects. He stated that the NRC is extremely grateful for CPC support and could not do this work without it.

Morses Pond

B. Schmitt stated that the automatization of the phosphorous unit has reduced costs for this project. He said that the project has been hugely successful, and that water quality is as good as it has ever been. The invasives at the pond is the remaining hurdle.

Morses Pond Erosion Study

B. Schmitt stated that they have not submitted a short form for the recommendations that came from the CPC-funded study but plan to do so. He expects that this will be a multi-year project that could cost more than \$500,000. He said that they will be working with two teachers from Bates Elementary School who will be using the erosion study as a learning point for their classes.

Comprehensive Pond Plan

B. Schmitt stated that the water harvester arrived two days ago. This came with a trailer and the machine. He said that it worked fine when they tested it. B. Schmitt said that it is unclear what they will do with the old one; they might try to sell it for parts. B. Schmitt said that the mobile phosphorous inactivation unit came in significantly under budget. Some of the ponds were treated twice, while others were only treated once. This had to do with the size of the ponds and the schedule. B. Schmitt stated that the phosphorous inactivation is treating the incoming storm.

Vernal Pool Boardwalk

B. Schmitt stated that there is a portion of the project within the vernal pool habitat that still needs to be permitted by the Wetlands Protection Committee. The stone dust path outside of the vernal pool habitat is under construction and should be completed soon. B. Schmitt stated that they have only received one call asking about the project. They will be looking for volunteers to help build the boardwalk.

Memorial Grove

B. Schmitt stated that this project has been completed. It honors the Veterans in a nice way and brings the area to light. He did not expect many people to sit there, but it has become a nice place for reflection.

Gas Leak Detector

B. Schmitt stated that the NRC had contracted Bob Ackley of Gas Safety USA to map the gas leaks in town. The NRC used CPC funds to purchase a gas leak detector similar to B. Ackley's, so that they could document existing leaks and track tree mortality. He said that the gas leaks detector will help them make smarter decisions about investments in the tree planting program. B. Schmitt stated that they ask people to call the National Grid when they smell gas.

There is legislation in place that states if the National Grid gets a call, they must investigate and classify the suspected leak. There are three classifications:

Class 1 – Repair Immediately

Class 2 – Repair eventually, but can wait

Class 3 – Does not require action

The lockout is still going on which has halted the NRC's use of the gas leak detector. The workers are not striking; they have been told not to come to work until the contracts are negotiated.

Fuller Brook Fish Ramp

B. Schmitt stated that the NRC originally requested \$5,000 to create a fish ramp at Fuller Brook with different grades of stone. With the current design of the brook, the fish have a difficult time making it up the brook. B. Schmitt stated that when they met with a fluvial geologist, he questioned why they left this particular structure in. The NRC is trying to determine how to keep the rustic nature of the brook, while still allowing the fish passage. The stream velocity post heavy storms will cause the proposed ramp materials to roll downstream, and could create blockages. The NRC does not want to give up and is looking at other options but the solution could be a lot more expensive. B. Schmitt stated that they are exploring the DCR Dam Removal fund, but are not sure that they will qualify.

Projects for FY20

Town Duck Pond Bridge Restoration

B. Schmitt stated that the NRC received \$38,500 from the CPC last year for the design of the Town Duck Pond Bridge. They will be asking \$82,500 for the construction of the bridge. B. Schmitt said that they were originally quoted more, but when the NRC reviewed the project with the engineer, the estimate was adjusted.

Morses Pond Shoreline Erosion Remediation

B. Schmitt stated that the NRC has some capital funding that they can carry over to use for this project. There are a total of 11 sites for this project, one private and the rest public-owned land. The estimate for this work with only professionals doing each project is \$569,000. B. Schmitt stated that the actual cost for repairs with help from volunteers will be \$430,000. The CPC suggested separating volunteer ready projects and professional projects, and stated that they did not believe this would be split bidding. B. Schmitt stated that he recommends phasing this project over several years. He said that the NRC will bid out one or two sites at a time, and that everything is not immediately urgent. B. Schmitt said at this time, the NRC is asking \$50,000 from the CPC to accomplish most of the work along the aqueduct. He mentioned that the NRC is interested in having the Wellesley Conservation Council co-sponsor this project since they own part of the land that the NRC would like to repair. B. McMahon stated that she will look into this and see if it is allowed.

The CPC asked how many sites there are total. B. Schmitt replied that there are 22 sites total, but some are privately owned, so their project was going to focus mainly on the publicly owned sites. He mentioned that most of the private sites would be relatively simple projects. The CPC stated that it might be a benefit to the town to fix the private sites as well.

The CPC agreed that this should be thought of as a multi-year project. B. Schmitt stated that they have a wetlands permit for this work. The permit is valid for three years but can be extended. The CPC suggested determining which projects need professionals, which projects can use volunteers, and which projects are a priority. B. Schmitt stated that Horsley Witten scored each site based on if they could be handled by volunteers or if they need professionals. The NRC needs to determine the timeline of the projects and which sites need to be repaired first.

Church Park Restoration

B. Schmitt stated that the NRC is interested in restoring Church Park. The park is located right in front of the congressional church. He stated that this park has irrigation already. The plants there are old and tired, and there is also a large concrete path that will be pulled up. B. Schmitt stated that Cricket will plant new native material in this area. The NRC will be asking for \$30,000 for the engineering work and materials.

Projects Beyond FY20

Pollinator Corridors

The NRC wants to create pollinator corridors all over town. B. Schmitt noted the success with the pollinator garden at the Police Station. This garden was funded with a grant. B. Schmitt stated that the NRC wants to take this concept and use garden beds that already exist. The NRC has \$5,000 in alternating years to help keep these plant materials moving. The CPC asked if there was participation from the garden clubs. B. Schmitt and R. McManus stated that there has not been as much participation as they would like. It is hard to maintain consistency with the gardeners, and they each have different goals. The CPC asked if there could be better coordination with traffic circles/islands. B. Schmitt stated that they have talked with Cricket and the DPW to clean up those areas. The NRC is hoping to replace the beds in town and contact residents who live nearby to help replace what they have at their homes. The NRC will possibly look to fund this project next year.

Tree Mapping Interface

B. Schmitt said that they did not have much information on the Tree Mapping Interface when they first presented this project but liked this idea. B. Schmitt said that they now

have a prototype working with GIS right now. They are unsure if this will be a future CPC funding request.

Large Harvester Replacement

B. Schmitt stated that they are looking to replace the large harvester in the future. The CPC said that they have seen this on the capital plan for the town. B. Schmitt stated that the total cost for the harvester will be \$270,000, plus \$43,000 for the trailer. B. Schmitt said that they put the harvester on their budget for 2022 to mark the 15th year anniversary of the purchase.

Open Space and Recreation Plan

B. Schmitt stated that the last Open Space and Recreation Plan was done in 2015. They are typically good for 5 years, but the state allows a 2-year extension. The NRC has their open space plan in the capital budget for 2021, and the plan will be due in 2022.

The CPC recommended that the NRC submit more materials for their FY20 projects, and then return to the next CPC meeting in December.

B. Schmitt stated that the bathroom prototypes are at the Track and Field. The prototypes are similar to “enhanced porta potties” along the lines of what are used at concert and sporting venues.

R. McManus stated that she is happy with the RFP’s for the girls’ softball field. She wants all of the sites to be looked at to make sure the best site is chosen for the softball field. The project team will be choosing an engineering firm soon for the softball fields.

Current Projects Update

9:00 PM

C. Johnson stated that a 40R at Wellesley Office Park will be coming to Town Meeting. She said that a 40R is mixed use. The building will be 300+ units of affordable housing. She stated that they will be meeting with John Hancock to finalize plans to bring to Town Meeting. They will be creating a neighborhood/village in that area. C. Johnson stated that it is a 26 acre site, and has significant wetland resource areas and floodplains. John Hancock has done this type of project in other towns. C. Johnson said that not all of the units will be affordable housing.

M. Wolfson stated that they met with three candidates for Recreation Commissioner. One candidate they really like, and they think one will be great next Spring. He also stated that they are close to having an RFQ ready to go out for the bathhouse project.

E. Maitin stated that the Historical Commission is reviewing an RFQ for the rest of the plaque project.

Grant Agreements

9:05 PM

B. McMahon stated that they have received almost all of the grant agreements. She said that she will scan these documents and send them to D. Marini. D. Marini will then upload the documents to the website.

Meeting Minutes – September 12, 2018

9:06 PM

E. Maitin made, and M. Wolfson seconded, a motion to approve the September 12, 2018 meeting minutes. The CPC voted 6-0 in favor of approving the September 12, 2018 meeting minutes.

Upcoming CPC Meeting

9:10 PM

B. McMahon stated that the next CPC meeting is scheduled for November 14th. The CPC discussed that there may be a conflict with this date and discussed having their meeting on another night.

The CPC discussed whether or not a meeting in November is needed. B. McMahon stated that there might be a conversation with the Board of Selectmen. C. Johnson stated that they may be asking for money to redevelop the Great Hall in Town Hall.

The CPC will plan to meet on Wednesday, November 7th. D. Marini will check to see if the police station is available on that date.

Adjournment

9:15 PM

M. Smith made, and M. Wolfson seconded, a motion to adjourn the meeting. The CPC voted 6-0 in favor of adjourning the meeting at 9:15 PM.