

Community Preservation Committee
Warren Building, Room 008
November 7, 2018

Members Present: Barbara McMahon, Chair; Alan Port, Vice Chair; Raina McManus; Ellen Gibbs; Mark Wolfson; Emily Maitin

Members Not Present: Mason Smith; Don Kelley

Others: Bob Furlong, Advisory Liaison; Danielle Marini, NRC Clerk

Guests: None

7:34 PM Official Start

Public Speak

7:34 PM

No one present for public speak.

Wellesley Free Library Digitization Project

7:36 PM

B. McMahon gave an overview of the Wellesley Free Library Digitization Project. She explained that the library would like to digitize antique maps. Depending on the pixelization of the digitization, it could be easier or not to zoom in. For the antique maps, the ability to zoom in will be more of a necessity. This ability will result in an increased cost. The original request was for \$20,000. This has been adjusted a bit for a new quote with a different vendor. The new total request for the project is \$21,051.

B. McMahon stated that Anna Dorste has accepted a job at a different library. B. McMahon stated that at the moment, Sue Hamilos, Anna's supervisor at the Wellesley Free Library, will be the new point person on this project. The CPC decided that they will hold off further discussion on this project until the new point person comes in to talk with the CPC.

Natural Resources Commission Requests

7:43 PM

R. McManus discussed the Natural Resources Commission (NRC) requests further. She stated that the Morses Pond Erosion Remediation project intends to protect water quality and recreation resources. There are 11 sites along the shoreline that need remediation. Ten of those are town-owned, and the other is owned by the Wellesley Conservation Council (Pickle Point). The NRC has a wetlands permit issued by the Wetlands Protection Committee for this work. R. McManus stated that the NRC is working on prioritizing these sites and will be presenting this at the December CPC meeting. The entire project was quoted to cost around \$516,000, but volunteers should bring this cost down.

R. McManus also discussed the Church Park Rehabilitation project. The space in front of the church is tired and worn out. The NRC wants to plant native species and rehabilitate this area. She stated that this project should cost \$30,000.

The Duck Pond Bridge project should cost \$87,000. The Duck Pond Bridge is in disrepair and does not meet accessibility measures. This project is already in the CPC's financial plan. It was noted that the DPW's report on the bridge last year gave a breakdown of the costs. The CPC had originally planned to spend \$82,500 on the restoration of the bridge.

The CPC noted that the Church Park project seems to be requesting a lot of money for that area and would like a breakdown of those costs. They also wondered whether or not the Congregational Church should fund some of those costs since they will benefit from the project. R. McManus stated that it is town-owned property, but will have Brandon Schmitt, NRC Director, reach out to the church to make them aware of the project and to see if they are willing to assist in the cost. This area was once a bus stop, but it is no longer a bus stop, and there are no plans to make it one in the future. The CPC requested to have Cricket Vlass come up with a planting plan to help with the breakdown of the costs.

The CPC asked what was done with the Duck Pond Bridge last year. The CPC appropriated money for a more in depth study of the bridge and for a design. Last year, the DPW Engineering Department identified structural issues with the bridge. A design is in progress for the bridge and should be ready by the next Town Meeting. It was noted that the bridge is expensive because it will be ADA compliant. The CPC is allowed to spend CPA money to make open space areas in town ADA compliant. The NRC will research whether there should be further input from the Historical Commission.

For the Morses Pond Erosion Remediation Project, the CPC stated that as long as all of the projects are being classified the same way, it does not matter that part of the land is owned by the Wellesley Conservation Council and not the town. If the work in these areas are classified differently (rehabilitation vs. preservation), then they may need to pull out the Wellesley Conservation Council location.

Old and New Business

8:05 PM

B. McMahon stated that the WFL and NRC requests are the only projects in front of the CPC so far. She does not expect any other requests.

M. Wolfson said that there are some things in the works for Recreation, but no official requests yet. They have money set aside for FY21.

The bathrooms at the track and field were discussed again. Their quotes were three times higher than what was expected, so they are testing out a different product right now. M. Wolfson stated that they are looking for options that will be acceptable for everyone.

North 40 Updates

8:15 PM

E. Gibbs gave updates on the North 40 project. She stated that Phase II is completed. There is a report with conclusions on the site conditions. Analysis of the landfill material suggests that there is no reason

for continued remediation. It is suggested that we are nearing the ending of the analysis aside for one small hot spot in the surface soil level. The appropriation for the remediation work has been pretty much used up. She stated that there has been a suggestion to have additional analysis take place so that environmental partners and the town can conclude that there won't be a need for a cap on the landfill. She also stated that any issues that have come up in the soil analysis can be dealt with. Right now, there is a 2.1-million-dollar place holder for the cap for the landfill. If this wasn't needed, then there would be significant savings. E. Gibbs stated that it is likely that nothing can happen until December 2020. This is the deadline for all work to be completed. However, that does not mean that the town can't move forward at other levels, such as the CPA-required deed restriction or alternate uses of the property.

It was noted that the area for the conservation restriction should be equal to the percentage of CPA funds used against the purchase price. E. Gibbs stated that it could possibly be 18.25 acres.

E. Gibbs stated that she imagines there will be a time when the Selectmen and CPC will want to get together and have a conversation about the North 40 and its potential uses. Housing, schools, and open space are all on the list for potential uses of the North 40. She also said that they are hoping to get the deed restriction while at the same time being sure that they don't reduce options for the land down the line. It was stated that the deed restriction needs to be filed at some point as it is a requirement for the CPC.

Future Selectmen Requests

8:25 PM

E. Gibbs stated that there has been some discussion from the Selectmen about needing a full time position, or assignment of responsibilities, for providing coordination around housing in town. This position might provide administrative support to the housing development corporation, and would provide assistance with all of the 40Bs and 40R development projects. This was a recommendation in the Housing Production Plan. She stated that they will be making a strong push on housing in the next few years. E. Gibbs stated that there is also interest in having a Preservation Planner in the Planning Department at some point. She asked whether the CPC thought that CPA funds could be used for the support of these two positions.

The CPC stated that they will have to do some investigating, but that CPA funds cannot go towards an operating budget. The funds could possibly be used to hire consultants. It was noted that CPA funds cannot be used to pay salaries, and that the funding is supposed to be project oriented. The CPC stated that Town Counsel will also need to weigh in on this matter.

Announcements and Administrative Business

8:35 PM

- Fells Library Open House – B. McMahon stated that on November 16th, the Fells Branch Library will be having an open house and everyone is invited. She stated that the roof is looking great and the inside is very nice.
- Approval of October Meeting Minutes – The CPC decided to wait until the December meeting to approve these meeting minutes because not everyone has had a chance to review them.
- Next CPC Meeting – The next CPC meeting will be held on the second Wednesday of December (December 12th).
- CPC Emails – B. McMahon stated that she will send a note to Stewart that the CPC members are not getting his emails. B. McMahon will forward the email chain about the CPA Church project supreme court case to the rest of the CPC members.

Adjournment

8:41 PM

E. Maitin made, and M. Wolfson seconded, a motion to adjourn the meeting. The CPC voted 5-0 in favor of adjourning the meeting at 8:41 PM.