

DRAFT
Town of Wellesley
Community Preservation Committee
Minutes-October 28, 2009

The Community Preservation Committee met in Kingsbury Room at the Wellesley police station on October 28th, 2009 at 7 PM.

Present were Stephen Murphy, Joan Gaughan, Tony Parker, Kara Cicchetti, Rose Mary Donahue, Allan Port, Jack Morgan, Jim Conlin, and Susan Minio, (CPC administrative assistant), Neal Seaborn (Chair of the Natural Resource Committee), Barbara Searle (Chair Board of Selectmen), Bob White (Chair of the Trails Committee) . Bob Goldkamp was absent.

The meeting was called to order by the Chair at 7:07pm.

There were no other citizens who attended or chose to speak.

The Committee reviewed and approved the September 16 and October 14 minutes. Rose Mary Donahue motioned and Kara Cicchetti seconded. The Committee unanimously approved the minutes which will be posted to the CPC web site and sent to Kathleen Nagle (Town Clerk's Office).

LOWER FALLS DCR BRIDGE ACCESS PROJECT

Barbara Searle, Chair Board of Selectmen, with Neal Seaborn, Chair, Natural Resource Committee, and Bob White, Trails Committee, gave a short presentation and answered questions on Lower Falls DCR Bridge Access project. The Chair stated that the Committee would not discuss its position on the project at this meeting.

The total request amount is \$60,000. The first \$20,000 would cover the cost to construct a temporary linear pathway on the edge of 27 Washington Street leading down to the Charles River. The initial thinking is that the pathway would be crushed stone and at least eight feet wide to accommodate handicapped accessibility. Some of the land is a parking lot and the remaining is vacant land. A second request for \$40,000 (estimated) would be to cover the cost of an in-depth and detailed design study.

Additional conversations are still to take place between the interested committees and National Development (developers working on the 27 Washington Street construction) to coordinate final project plans, pathway location, costs, and final design.

Background on the project:

The Department of Recreation and Conservation (DCR) will reconstruct the bridge and the land on the Newton Side (owned by DCR). The space will be viewed as passive recreation- walking, bike riding, etc. - and provide one of the few access-ways to the Charles River in Wellesley. The DRC has requested the creation of this access-way and also requires that the path (both temporary and final) be handicap accessible. They will be using the Wellesley side of the project for all staging – therefore the linear path cannot be constructed until the construction of the bridge is completed.

There were a number of questions around the involvement of National Development, the cost of the design phase, and the timeline. In addition, there are other committees that need to discuss this project including Wetlands Protection Committee, The Selectmen, and the corresponding committees in Newton. There were brief discussions around other possible locations for this pathway, the maintenance costs for the path, and how many years this project may take to get to completion since it is tied in with the work to be completed by National Development on the western boundary of the land.

The CPC is to send all questions to Barbara Searle by next week. CPC Chair recommends that the requests be clearly positioned as the first phase of a bigger project.

UPDATE ON ELECTRIC SUBSTATION PROJECT PLANNING

Barbara Searle, Chair of the Board of Selectmen, presented an update on this possible project. Currently, there are two interested parties: The Wellesley Cable Access Channel and the Wellesley Historical Society. Hans Larsen, Town Executive Director, has had conversations with the Wellesley Cable Access Channel management. They have expressed possible interest and have money set aside for new space. The current estimate is that it would cost close to \$750,000 to renovate and build out a studio in the Substation. The cost breakdown is estimated at \$500,000 to construct useful space and an additional \$250,000 to create a viable studio space. The building is currently owned by Municipal Light and Power (MLP). The Committee had some discussion around the possible involvement on the Town's part to do the basic work on the core of the building and then have the leaseholder (whomever that is) complete the work that is specific to their individual needs. There was skepticism that this project could gel quickly enough to be considered for funding at the 2010 ATM.

In addition, the Committee raised some specific questions for consideration: Had the ground been tested for PCBs or other contaminants? What equipment was in the building vs. outside the building? Does the space need to be officially declared surplus space? (It was noted that there is not enough space for the schools to have a use for the building at this time).

Tony Parker noted that Historical Society was still an interested party for the space. They are looking for space to store their artifacts and records. Tony Parker noted that they may have an application for a study on the viability of restoring the Dadmun-McNamara House. It was noted that the CPC would like to see a more comprehensive report on their

overall needs and plans for storage, display, and future needs. It was noted that this may not be a spring 2010 project.

FY11 PROJECT APPLICATIONS LIST AND DISCUSSION OF PROCESS / PRESENTATION SCHEDULE

- Lower Falls DCR Bridge Access – CPC has both the short and long applications for this project. CPC to collect questions and route them to Barbara Searle. There will be additional conversations around this project in November and perhaps December.
- Electric Substation – The Chair noted that this was a relatively complex project and it may not be on the agenda for this year. Important issues to resolve before this project is ready for consideration include: transfer of the building to the Selectmen, a good understanding of what the CPC can fund, and knowledge of the other possible parties involved in funding. As for documentation, CPC has an inventory document and the letter from the Historical Commission but no applications.
- Fuller Brook Park – The short application as well as descriptive brochure have been submitted. The full application is slated for delivery on or around November 25th. A joint meeting with the Advisory Committee is scheduled for December 2nd when the full plan will be presented and a more comprehensive conversation will take place. The NRC requested the CPC submit questions in advance and the NRC will begin to address these issues at the December 2nd meeting. Tony Parker noted that the NRC may want to consider looking for multiple funding sources. Rose Mary Donahue recommended that the project be thought through systematically with each part of the process broken out for funding options – much like the Morses Pond project.
- Belvedere / Abbott Road Sign – The short application has been submitted and Susan Minio will distribute copies electronically to the CPC.
- Cluster Zoning Bylaw Preparation – CPC has the short form and should receive the longer form shortly.
- WHDC Equity Grant – CPC has the short form in hand. The Chair will request an update from the WHDC on prior funding grants including \$350,000 and \$125,000 that have not been used.
- Historic Landmark Bylaw Preparation – Rose Mary Donahue has the short form and it will be distributed to the CPC
- St. James Property – No application has been submitted to date, however CPC understands it needs to be ready to act quickly if the opportunity arises.

- Historical Society Project – request for funds for study for the renovation/ restoration of DADMUN-McNamara House.

The Chair began to tentatively cluster the projects for presentation and further discussion:

November 12th meeting at the Warren Building, 7pm
The two bylaws, possible Belvedere/ Abbott Road sign.

December 2nd with Advisory - Fuller Brook 7:30 (Susan Minio to add this as an official CPC meeting with the Clerks Office).

Dec 9th - Lower Falls Bridge Park, WHDC, Historical Society

Dec 16th- Additional discussion around the Fuller Brook Project

January 13th – The CPC public hearing as well as a regular CPC meeting. Susan Minio will have this meeting posted as such and the required Notices published in the *Townsmen*.

The Committee also recommended to the NRC that they conduct public outreach and meetings around the Fuller Brook project before a vote by CPC or Advisory on this project.

The above schedule should remain flexible until all parties have their applications in and can attend the meetings as needed to present their projects.

FINANCIAL UPDATE

The Chair reported that the State matching funds were \$50,000 more than projected and noted that the match is projected to fall again next year to the \$225,000 range. He expressed no opinion on the likelihood of SP90 passing. Sheryl Strothers, Town CFO, and Jack Morgan are meeting on Friday to review the close up of past projects and get a complete picture of current funds. Additional conversation around the financials will take place at the November 12th meeting.

There was a brief discussion around any other projects that may come before the committee. It was noted that the possible project from Public Works for document preservation has not yet come forth.

At 8:45PM Allan Port motion to adjourn the meeting and Joan Gaughan seconded.