

Community Preservation Committee Meeting
Wednesday, June 16, 2021
7:30 p.m.
Great Hall at Wellesley Town Hall

Members Present: Barbara McMahon, Chair; Allan Port, Vice Chair; Raina McManus, Mark Wolfson, Emily Maitin, Janice Coduri, Stephen Murphy, Doug Smith (Advisory Liaison)

Members Absent: Mason Smith

Guests: Brandon Schmitt; NRC Director

This meeting was called to order by Barbara McMahon at 7:30 PM.

Citizens Speak: Nobody was present for Citizen Speak.

Update on the Hunnewell Playing Fields Lighting Consultant Report: Brandon Schmitt, the Natural Resources Commission Director, was present to discuss the Hunnewell Field consultant lighting report.

Mr. Schmitt began his presentation by providing an update of current CPA-funded projects, including Church Park, the Morses Pond harvester, Perrin Park, and the Fuller Brook Park fish ladder. He also promoted the NRC staff's pollinator kits, where residents can receive a free pollinator pot. The giveaway will be on June 26th.

The Hunnewell Fields lighting review, funded last year by a CPA appropriation, was completed by Bob Parks. This report was submitted to the CPC prior to the meeting. The goals of the assessment were to evaluate the existing conditions, verify the existing lighting plans, calculate baseline lighting levels, and calculate the costs and benefits of adding lighting. Adverse impacts on new lighting would include light trespass, glare, sky glow, and ecological impacts.

Mr. Park's assessment of existing lighting at the Diane Warren Field, tennis courts, and Reidy Field were presented. Photos of what the existing light impacts are on the abutting areas were in the presentation. The evidence of ecological impacts was light; there are some impacts, but scientific research on this is up and coming. There was some discussion of energy consumption of existing lights.

For the track & field, initial findings were presented. The proposed LED fixtures would be the best option for all of the fields. Energy consumption using the HID lighting would drop by roughly 60%. An image of Wellesley College's lighting (which uses the proposed lighting) was presented. The cost estimate was also presented.

Mark Wolfson asked what the net would be if they were to update the existing lighting and install new lighting in terms of light trespass. Mr. Schmitt said it is the same amount of light for trespass on existing lighting. It will be more of an adjustment for people who have not experienced the lighting, but the exact number of increased lumens is not known. Mr. Wolfson clarified his question as the net for the Town as a whole, to which Mr. Schmitt answered that it is dependent on the game schedules.

Mr. Parks' recommendations are to have town wide outreach, use the appropriate lighting class, use an app to control the lighting, and to update the existing lighting first to see what these new lights will look like. Mr. Schmitt indicated that the NRC and Mr. Parks have received many questions regarding this lighting report and some information would be added and updated.

Ms. McMahon mentioned that there has been much discussion in town regarding the lighting of the track and field. Mr. Port asked what the NRC's position is on the lighting requests. Mr. Schmitt answered by saying the NRC is showing support for updating the existing lights, but has not yet taken a stance regarding the new proposed lighting.

Ms. Coduri asked why there is a new desire to have lighting at the track and field. Mr. Schmitt explained is a desire for lighting because of a high demand for field usage and scheduling issues Ms. McMahon noted that the CPC was heavily involved in the track and field renovations in 2016 & 2018, and they were clear to not endorse lighting. Mr. Port also shared that the CPC cannot appropriate funds for a "stadium", and if the track and field is considered to be a stadium or not.

Mr. Murphy further elaborated that the NRC is the steward for the fields, and asked how they might approach the high school process. Ms. McManus replied by saying they have reached out to the school, the main stakeholder, asking what their priorities are. They are prioritizing bathrooms, team rooms, and a light project. In the NRC policy book, there is criteria regarding change of land use and lighting the field would fall into this category. The School Committee will need to submit an official request to light the track and field. The NRC has already decided to move ahead with a plan to update the existing lighting.

Ms. McMahon asked the Committee if they would entertain the idea of approving funds for updating and renovating the existing lighting. This project is CPA eligible. The costs from the presentation that Mr. Schmitt were revisited. These costs do not include the cost of labor. Mr. Port shared that he would be interested in seeing if the Town would help by matching CPA funds. Mr. Schmitt mentioned that the Green Communities Grant has funded similar projects to this and could be pursued.

Discussion/Vote to Use CPC Administrative Funds for MA NAHRO Program – Update on WHA Projects:

Ms. Coduri updated that the Wellesley Housing Authority (WHA) closed out its contract with Tise and agreed to pay the final bill. The report did answer the question of could (re)development be possible on Barton Road but lacked detailed information of possibilities for the Morton Circle/ Washington Street property. She mentioned the next steps are developing a road map of next steps which will be presented next week. Part of this will include an assessment regarding Morton Cir. and Washington St.

Ms. Coduri shared that MA NAHRO reached out regarding participation in a capital needs assessment of public housing properties. The WHA properties at Morton Circle/Washington Street meet the criteria for this program which would cost \$4,500/building, \$9,000 total. The WHA is seeking CPA funds to move ahead with this program.

Ms. McMahon shared that there is consensus that additional study of these properties would be beneficial and the information gained from this special program would be very helpful to the WHA and CPC in determining future project needs. Ms. McMahon expressed her support with going forward and

using CPA Administrative Funds to fund this project. Mr. Port shared that Administrative Funds can only be used to help the CPC do their job. Ms. Coduri mentioned that the WHA was going to ask for CPC help, and getting to be a part of this program would help move the project forward. Ms. Maitin shared her support and asked what the final report may look like. Ms. Coduri mentioned that this is a new project for MA NAHRO so there are not any existing reports to share.

Mr. Port made a motion to approve an expenditure of up to \$10,000 from the CPC Administrative Funds for the purpose of the CPC to work with the Wellesley Housing Authority to participate in the Mass NAHRO Capital Needs Assessment Program for Washington Street and Morton Circle. Mark Wolfson seconded the motion and it passed by an 8-0 vote.

Old Business/New Business:

- **Housing Working Group:** Mr. Port shared that he observed that the Select Board decided not to move forward on the Affordable Housing Trust and questioned why that decision was made. He said that it was his understanding that funds could not be appropriated to reserves to the Wellesley Housing Development Corporation because they were not a housing trust. Ann-Mara sent along Mr. Ports question to Tom Harrington and he replied with a statement on what housing money could and could not be used for. His opinion was that money could be appropriated for Wellesley Housing Development Corporation program. That is different from putting funds into a reserve. There is still confusion on this question.
- **Recreation Department:** Mr. Wolfson shared that Morses Pond is open and they are offering what they can based on what the state allows due to Covid. They are also working with Weston & Sampson on their feasibility study.

Approve Meeting Minutes: Ms. Maitin had an edit to the May minutes.

Stephen Murphy made a motion to approve the minutes of the May 12, 2021 minutes as revised and distributed. Emily Maitin seconded the motion and it passed with an 8-0 vote.

Adjourn: The meeting was adjourned at 8:50 PM.