

**Community Preservation Committee  
Meeting Minutes  
December 11, 2017  
7:30pm**

**Second Floor Conference Room, Town Hall Annex**

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In attendance were: Andrew Bengtson  
Eric Helmuth  
Leslie Mayer  
JoAnn Robinson  
Clarissa Rowe

Not in attendance: Eugene Benson  
Richard Murray  
Chuck Tirone  
Ann Woodward  
Jim Feeney, Assistant Town Manager

Also in attendance: Amy Fidalgo, Management Analyst

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1. **Meeting Opened:** Eric Helmuth called the meeting to order at 7:35pm. The minutes from October 17, 2017 will be reviewed and approved at the next meeting.
2. **CPA Financial Update:** The Committee reviewed the funds that would be available for appropriation for FY19 projects. The FY18 state match, based on FY17 collections, was deposited by the Treasurer's office in November in the amount of \$232,965.00.
3. **Final Application Review:** Eric Helmuth suggested each application be assigned to a Committee member in order to field questions and touch base with applicants if necessary, prior to the December 21, 2017 meeting. Clarissa Rowe will field questions for Hardy Elementary Playground Study, Eric Helmuth will field questions for the Restoration of the Jason Russell House, Ann Woodward will field questions for the Downing Square Broadway Initiative, Leslie Mayer will field questions for the Mill Brook Linear Park Pilot, JoAnn Robinson will field questions for the Old Schwamb Mill, and Andrew Bengtson will field questions for the Arlington Reservoir Design Project.
  - a. Hardy Elementary Playground Study: Andrew Bengtson said he was happy with the change in this application to make this a study. Clarissa Rowe said the Capital Plan still has funding reserved for this project as well. The Committee discussed that there are varying opinions about how to best use this play space at Hardy, and this might result in a request for additional funding request. The Committee requested more information regarding who will be the point person for this project on the school side, and who is part of the team for this study.
  - b. Restoration of Jason Russell House: The Committee discussed that the 20% contingency included in the application is appropriate. Andrew Bengtson said he was pleased to see that this request for funding did not assume that the Jason Russell House will receive a

Mass Historic Grant.

- c. Downing Square Broadway Initiative: Clarissa Rowe expressed concern over specific funds not being assigned to Downing Square and Broadway Initiative separately. The Committee discussed asking HCA specifically how the money will be spent for this project. Andrew Bengtson asked if the Committee should consider giving HCA a commitment in a lesser amount until HCA secures their tax credits.
  - d. Mill Brook Linear Park Pilot: The Committee discussed the timeline of the Mill Brook Linear Park project. MyRWA did not get their grant award on time, so Phase 1 did not start when they wanted it to. Leslie Mayer expressed concern over the application referencing “100% design and construction documents”, and that the work being described in the application is beyond the work contracted with Weston and Sampson at this time. The Committee expressed concern over how much MyWRA has met with abutters. The Committee discussed if this application is premature, given the timeline for Phase 1. Leslie Mayer will discuss the Committee’s concerns with Nat Strosberg, Senior Planner.
  - e. Preservation of Exterior Envelope of Old Schwamb Mill: The Committee discussed that painting the building is an important aspect of protecting the envelope. The Committee would like to see a contingency closer to 20%. The Committee also requests more clarification about the preservation restriction at this property.
  - f. Arlington Reservoir Design and Engineering and Phase 1 Construction: The Committee discussed that there is no open space protection for this land currently. Leslie Mayer said that the survey has been done but the documentation is not complete. It was intended to be included in the application as an appendix. The Committee discussed the protection of open space in Arlington and Lexington. Clarissa Rowe asked if the Park and Recreation Commission plans on applying for a PARC grant to help with this project. Leslie Mayer outlined some recent issues with applying for a PARC grant on the Spy Pond project. The Committee discussed that they were happy to see so many letters of support from neighbors. Andrew Bengtson requested a more fine-tuned budget for the pump building renovation.
4. **Meeting schedule:** The next meeting is scheduled for December 21, 2017. The Committee will develop a plan for applicant presentations to be scheduled in the month of January.
  5. **Other business:** Clarissa Rowe moved to adjourn at 9:15pm. JoAnn Robinson seconded. All voted in favor.