

**Community Preservation Committee**  
**Meeting Minutes for Public Hearing Presentations**  
**January 30, 2019 7:00 PM**  
**Town Hall Annex. Second Floor Conference Room**

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In attendance were: Eric Helmuth  
Charlie McCabe  
Eugene Benson  
Leslie Mayer  
Richard Murray  
Charles Tirone

Not in attendance: JoAnn Robinson  
Ann Woodward

Also in attendance: Jim Feeney, Assistant Town Manager  
Amy Fidalgo, Management Analyst  
Christine Bongiorno, Director of Health and Human Services  
Ali Carter, Economic Development Coordinator, Department of Planning and Community Development  
Stacey Mulroy, Acting Director of Recreation  
Clarissa Rowe, Select Board Member  
Michael Ruderman, Resident  
Henry Brush, Resident  
Juliet Moir, Resident  
Phil Tedesco, Resident  
Leah Broder, Resident

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1. Eric Helmuth opened the meeting at 7:00pm.
2. Applicant Presentations:
  - a. Whittemore Robbins Cottage Rehabilitation Project: Christine Bongiorno, Director of Health and Human Services reviewed the first CPA grant received by Health and Human Services that went towards the Whittemore Robbins Carriage House. The current request is to perform exterior work on the Cottage structure. Christine Bongiorno reviewed the history of the three properties, and their historical significance. Christine Bongiorno reviewed the funding sources for the remainder of the cost to renovate the interior of the property in future fiscal years. A twelve month rehabilitation timeline was presented, with work slated to be completed by June 2020.

Eric Helmuth asked how much of the contingency was used on the Carriage House project. Jim Feeney said approximately 80% was used on that project. The Committee commented that this looked like a great project for CPA funding. Richard Murray asked if maintenance would be needed for this project. Christine Bongiorno commented that the Facilities Department would be adding this property to their list of preventative maintenance.

Michael Ruderman asked if the rent from this property would go back into the general fund. Christine Bongiorno confirmed. Michael Ruderman asked if anyone was currently living at this property. Christine said the property has been vacant for numerous years.

- b. Whittemore Park Revitalization Project: Ali Carter, Economic Development Planner, provided background on the Whittemore Park Revitalization Project, including an overview of the location and its proximity to surrounding town properties. Ali Carter presented the three phases of the plan; phase I is the only phase requesting CPA funding. Public outreach sessions were summarized. Ali Carter spoke to the Tree Inventory Management Plan that is part of this project, and discussed how this is an important part of the overall project. An overall timeline of the project was presented, and the Phase I budget was reviewed. The funding request has been increased to \$540,429 in order to include funding for design and contingency costs.

Eric Helmuth asked who would sign off on the final design plan. Ali Carter said the Redevelopment Board would make those determinations. Various members of the Committee asked for clarification on the new budget, and specifically the budget line called "new work". Ali Carter discussed that tree work, sod work, and walkway work could be done within the original budget figure, but a more detailed design plan and consultation fee would be covered within the revised budget figure. Charlie McCabe commented that a lot of the trees on the property are invasive species.

Eugene Benson asked for clarification of what the end result of Phase I would actually look like. Ali Carter reviewed the various deliverables of each phase. Chuck Tirone discussed the Conservation's Commission reluctance to agree to conceptual plans, and asked for clarification on this process. Ali Carter explained how the ARB and Historical Commission will be involved in this process as it moves forward. Ali Carter reiterated that Phase I can be achieved within the original budget and the level of amenities will be determined by the funding available.

Chuck Tirone asked if the Tree Warden has been consulted at this time. Ali Carter confirmed that the Tree Warden has been consulted. Richard Murray asked which phase would address the walkway from Mystic Street to the Park. Ali Carter said that would be addressed in Phase II. Leslie Mayer asked if the phasing of this project has been approved by the ARB at this time. Ali Carter said not at this time, but the ARB is aware of how the project is planning on being phased.

Clarissa Rowe said that the design is beautiful, but is concerned that the project is being rushed. Clarissa Rowe suggested that the construction drawings get completed first, and then the department should come back for construction funds. Leslie Mayer added that the Committee needs to make sure enough money is allocated for the construction, and the Town needs to consider how it intends to use this property in the future.

Michael Ruderman said that he lives close to Whittemore Park and attended one of the public meetings for this project. He stated that he thinks Phase III is good, and Phase II is critical to accessibility to the galleries, but he sees a lot of problems with Phase I. Michael Ruderman stated that 9,000 people showed up for the beer garden event last year, and therefore does not see this property as being underused in its current state.

He also added that since there are so few tree canopies along Mass Ave, this tree canopy should be left as is. Chuck Tirone commented that the roots of Norway Maples kill surrounding bushes and shrubs, so the trees and the tree canopy need to be addressed at this location. It was noted that another tree found in the park is ailanthus, another non-native invasive tree that should be removed. Michael Ruderman stated that the only public input from the meetings that have been incorporated at this time relate to keeping the railroad tracks. He added that the etchings on the granite slabs are historically significant and should not be overlooked, or left as a final design detail.

- c. North Union Playground: Stacey Mulroy provided an overview of the North Union Playground. This is a highly utilized park with equipment that has exceeded its useful life. A timeline for the project was presented, with the playground expected to be completed by April 2020. Jim Feeney added that the RFP process could begin in fiscal year 19, but funds would not be awarded until fiscal year 20.

The Committee discussed the possibility of adding shade trees to the playground. Jim Feeney said this has been a topic of discussion. Richard Murray and Eugene Benson said they were supportive of this project. Eugene Benson asked what the end result will look like. Stacey Mulroy said that they have not finalized that aspect of the project yet, but provided clarity on the budget being in line with the standard price of an updated playground. Chuck Tirone asked if the footprint of the playground would be expanded. Stacey Mulroy said it will stay the same size; the nearby basketball court will also remain. Chuck Tirone asked if lights will be added to the property. Leslie Mayer said lights are not typically added to playgrounds that don't have existing lights.

Juliet Moir said she was very excited about this project, and in particular making the project ADA compliant. There are numerous children in the neighborhood who are wheel chair users, and want to make sure they are able to use this playground as well. Leah Broder said she was excited about this playground project, and commented that there are serious accessibility issues at entrance points. Leslie Mayer commented that there has been an ADA study performed at numerous park locations throughout Arlington. Leah Broder asked for clarification on why the Whittemore Park project seemed to need more planning per the Committee, but this project appeared to be ready to move forward based on the Committee discussion. Clarissa Rowe said that this was based on the long history of playground renovations, and the team's experience with performing these renovations. Phil Tedesco stated that he enthusiastically supports this project, and commented that there is a lot of volunteer support for this project.

- d. Arlington Reservoir, Phase II: Stacey Mulroy reviewed the total cost of the Reservoir project, and the various funding sources expected to fund the full project. Phase I is scheduled to be completed by May 2019. Phase II expects to spend \$300k on design and engineering documents, and \$200k for demo and sit preparation. Stacey Mulroy reviewed the projected timeline of Phase II; the target completion date for everything is around April 2021.

The Committee discussed the capital funding that will be made available for this project, since the figures have changed since prior discussions. Eugene Benson asked if the CPA Committee should consider splitting this project over two fiscal years, since funding is

tight this year. Jim Feeney commented that since the Capital Plan is contributing the majority of this money, and it has been slated to be funded in one fiscal year, it wouldn't make any sense for the CPAC to spread the funding over two fiscal years.

Eugene Benson added that the Town's Energy Manager should be involved in this project to deal with incorporating solar panels on the building. Jim Feeney said this will be pursued separately from the CPA portion of this funding request. Chuck Tirone commented that the Conservation Commission would like to see more work on improving the resource area, such as addressing invasive species at the Reservoir. The Committee discussed the issue of invasive species at this location.

3. Meeting adjourned at 8:40pm.