



Community Preservation Act Committee

Date: February 16, 2021

Time: 4:03 pm – 5:24 pm

Location: Conducted remotely due to Covid-19.

Minutes

Remote Participation: Eugene Benson,
Eric Helmuth,
Jim Feeney,
Pam Heidell,
Leslie Mayer,
Charlie McCabe,
JoAnn Robinson,
Clarissa Rowe
Ann Woodward.

Not in Attendance: Nick Mitropolous.

Also Attending Remotely: Julie Wayman.

Chair Eric Helmuth welcomed members and guests at 4:03 pm. Helmuth explained that due to Covid-19 the meeting was conducted remotely and read through the Town's disclaimers about remote meetings.

1. Meeting Minutes

- a. Eric Helmuth noted the meeting minutes are still in draft and we will review meeting minutes next month.

2. FY22 CPA Funding Summary Discussion

- a. Eric will be presenting the CPAC's preliminary FY22 proposed projects to the Select Board on February 22nd, Capital Planning Committee on February 25th, and Finance Committee on March 1st at 8:30pm. He said that after these consultations, the CPAC will convene in March to take final votes to recommend projects and a budget to Town Meeting.

Clarissa Rowe informed the committee that Charlie McCabe has resigned from the committee and this will be his last meeting. The committee thanked him for his service.

The chair noted that Drake Village may need to resubmit their request based on the reduction of ineligible pieces of the project.

Ms. Mayer noted that the potential combination of the North Beach and Spy Pond Playground work effect a slight reduction in the cost of the project.

Staff noted that we would have \$140K left over for future unrestricted CPA appropriation if we funded all FY22 projects.

3. FY22 Applications

Drake Village

The committee would like to see the revised budget and scope from the AHA, to include only eligible activities, not including paving and electronic door opener. Pictures of the doors of Drake Village show deterioration, certainly putting the building at risk. CPA will not be able to fund the ADA-compliant asphalt entrances, but noted that AHA indicated they have other funding sources for this.

Leasing Differential Somerville Homeless Coalition

The committee agreed it was a strong presentation. Ann Woodward added that the ability to use the funds for a market rate apartment is beneficial for both the resident and the landlord. Likely the SHC would come back to the committee in the future for funding. Leslie Mayer does not see a problem supporting this project, especially since we have not been receiving other housing projects. Ann Woodward did add that other projects will likely come before the committee as future developments progress. Clarissa Rowe noted they were a strong community partner.

North Beach Ramp at Spy Pond Park

No concerns.

Hurd Field

Leslie Mayer noted that the project will likely stretch over two fiscal years and will likely required additional CPA funding in the next cycle, though there is hope that capital might cover some of these expenses in the future.

Public Land Management Study

The committee was pleased that the applicant brought more examples of outputs and how the study would be used, and provided more examples of land that would be studied. Committee felt the examples and detail was very helpful. No objections.

Spy Pond Playground

The committee discussed the frequency with which people use our recreation spaces, even with the cold weather. No objections.

Foot of the Rocks

Clarissa Rowe noted that Arlington today received a federal designation from Secretary Buttigieg that we are a federal highway, which may help us receive federal money for this project. One of our most important historic resources and will become more important with this new federal designation. Would help to show matching Town funds to be doing this work. Clarissa Rowe is willing to take on some stewardship role of this. JoAnn Robinson would like to see a presentation to the Arlington Historical Commission and the Arlington Historic Districts Commission and she will help facilitate. The committee discussed the nature of the project as funding a study of a historic landscape to ultimately restore this site, which may include capturing some roadway/parking spaces. There may also be a preservation function– better delineating/making out a historic site to help keep it around in the future. Eugene Benson is concerned it may not fit into the CPA funding matrix. Clarissa Rowe said that historic landscape restoration often involves talking about the history of what happened at that site, and also said that schematic design, putting your idea down on paper, would be an important purpose for this project; the output would be a report or feasibility study that would allow the Town to have something tangible to look for future funding. Eric Helmuth suggested that the funding award would go to the Town Manager's office. Eugene Benson is still feeling skeptical about the eligibility of this project and would like to see a new, written description of the project.

Preservation on Jason Russell House

Eric Helmuth reported that the applicant generally prefers geothermal heat source, vs not air source heat pump, because they believe annual operating costs will be far lower, but they will continue to do their due diligence to determine if this is the best option. JoAnn Robinson supports the project especially because the cultural benefit is huge in that it would allow the house to be open year-round, and said that the value should not just be measured in energy savings and costs. Eric Helmuth agreed that the ability for the organization to operate the house more months of the year and display important artifacts is valuable and said it may be necessary to spend more money upfront in order to have feasible operating costs for this goal. The committee discussed potential risks to a geothermal system exposing contamination or historic artifacts. Eric Helmuth suggested that the CPAC consider funding a ceiling budget but require appropriate independent analysis of options and CPAC signoff before a system is chosen.

Old Schwamb Mill Barn Envelope/Structural Engineer Report

No concerns voiced.

Eric Helmuth asked for a preliminary vote to accept all applications and their funding requests with the understanding of the general scope and conditions as discussed tonight. Clarissa Rowe moved to approve, Charlie McCabe seconded. The vote was unanimous and taken by roll call: Charlie McCabe, Leslie Mayer, Eugene Benson, Ann Woodward, Clarissa Rowe, JoAnn Robinson, Pamela Heidell, Eric Helmuth.

Ann Woodward moved to adjourn, Leslie Mayer seconded. The vote was unanimous and taken by roll call: Charlie McCabe, Leslie Mayer, Eugene Benson, Ann Woodward, Clarissa Rowe, JoAnn Robinson, Pamela Heidell, Eric Helmuth. The meeting adjourned at 5:24 pm.