

**Community Preservation Committee  
January 25, 2023  
Hybrid Meeting Minutes**

**PRESENT:**

Chair Joseph Sheehan (In person)  
Vice-Chair Catherine Walsh (In person)  
Julie Barbour-Issa (In person)  
Cheryl Doyle, (In person)  
Maria Gallesyan (Remote)  
Matt Lane (In person; left at 7:07 P.M.)  
Patricia Griffin Starr (In person; left at 7:02 P.M.)  
John Hall (Remote)  
Joe Greeley (In person; arrived at 5:50 P.M.)

Kristen Phelps, Community Preservation Coordinator (In person)  
Emily Manning, Recording Secretary (In person)

**ALSO PRESENT:**

Tony Mazzucco, Town Manager (In person)  
John Cianciarulo, Budget Management Analyst (In person)  
Ted Mulvehill, Veterans Agent (Remote)  
Steve Keith, Morse House Subcommittee member (In person)  
Toni Eosco, Morse House Subcommittee member (In person)  
Judith Howard, Historical Commission (In person)

**CALL TO ORDER:**

The meeting was called to order at 5:37 pm

**APPROVAL OF MINUTES:**

**MOTION** made by Cheryl Doyle to approve the meeting minutes from October 12, 2022. Motion seconded by Matt Lane.

Roll Call Vote:

Julie Barbour-Issa: **Aye**  
Cheryl Doyle: **Aye**  
Maria Gallesyan: **Aye**  
Patricia Griffin Starr: **Aye**  
John Hall: **Aye**  
Matt Lane: **Aye**  
Catherine Walsh: **Abstain**  
Joseph Sheehan: **Aye**

**Result: 7-0-1 (Approved).** Joe Greeley was absent from the vote.

**Presentations by Community Preservation Act Applicants:**

***Winslow Park Feasibility Study***

Applicants Tony Mazzucco and Ted Mulvehill presented with a Power Point presentation. Tony explained that Winslow Park, located on Chapel Street, is a park dedicated to Disabled American Veterans; however that is not widely known by the public. Tony has been working with the Norwood

Veterans Office in order to figure out capital improvements for the park, focused on honoring those Disabled Veterans. The goal is to recognize the hidden wounds of war, or PTSD, and make it an open recreation space for quiet reflection.

Ideas for improvements to the park include the possibility of accessible walking paths, a garden, and a water feature. Tony stated a feasibility study would be the best way to determine what to do.

The park is about 4 acres, and currently does not get much use besides the adjacent churches having community events on Sundays. The last capital investment in the park was in 1964, when a flag pole was installed. Picnic tables were added a few years ago.

Veterans Agent Ted Mulvehill had spoken to Veteran agencies around town, all of whom were on board with the project and were struck by the idea. Ted stated he believes this a unique opportunity for the Town, not only for Veterans, but as a peaceful, tranquil space for all to enjoy. Ted pointed out that it could be a space for families to enjoy, specifically parents with strollers.

John Hall questioned whether or not Winslow Park's design will be suitable for the applicant's stated purposes for the property. What he gathered from the presentation was that it will not be a space where community events will be invited, it is more so a space for individuals to enjoy the peace and quiet. He also stated that the invitation to parents with strollers may ruin the serenity of the park. He pointed out that the area around the park is built up, and questions if the addition of trees around the park's border have been considered.

Tony Mazzucco stated that the park would not have active recreation spaces, and by controlling the amenities in the park, that should make it a more quiet area. He stated that the Town would not propose larger, organized events take place at the park, for example, he stated that the Concerts on the Common in the summertime, would not be moved to Winslow Park. He stated there are plenty of areas around town for event space. The capital improvements proposed would make it into a tranquil space. Tony stated the addition of trees would be something decided by the consulting firm hired to do the feasibility study. The quietness of the park would be aided by the proposed amenities added.

Joseph Sheehan questioned the current usage of the park. Tony Mazzucco responded that it is used very little. It is occasionally used as an overflow for a church in the area, which neighbors are concerned about. Mr. Sheehan also questions whether or not passive recreation would be welcomed in the park, for example a small group throwing a frisbee. Tony stated that there is plenty of space in the park for that type of activity.

Mr. Sheehan also wondered if parking would be an issue, given the fact that the park is located in a neighborhood. Tony stated this is something that the feasibility study or the Town Engineers would have to look into.

Matt Lane pointed out that the streets were recently updated in the area, and this is a park he frequented when he lived in that area. He asked Mr. Mulvehill what the state of the flagpole in the park was, and if it is something that would need to be looked into after the feasibility study if the project moves forward. Mr. Mulvehill stated that the design committee would take that into consideration, in the past the flagpole had been the target of vandalism and theft. The only way the flag can currently be changed is by a bucket truck from the Light Department or DPW. He would welcome the idea of displaying the flag at the park.

Catherine Walsh asked about the background on the park being named for disabled veterans. Mr. Mulvehill is not sure when that happened, but believes it was around the time of the return of soldiers

from the Vietnam War. It was made as a formal request to the Town. Tony Mazzucco stated in the research he has done, it was named sometime after World War II.

Maria Gallesyan wondered about the park not allowing dogs, especially given the amount of disabled veterans with service animals. Tony stated the signage is old, and changing that as a part of the project is something to consider bringing before the Board of Selectmen.

Cheryl Doyle questioned if the flagpole is lit, Ted Mulvehill stated a few years back, former DPW foreman Mike Driscoll installed 3 spotlights at the base of the pole. Ted followed up on if they actually worked or not, and Mike Driscoll had moved on from the DPW at that point and is unsure on their current functionality. Ms. Doyle questioned the fact that the American Flag is supposed to be lit up if it is being flown 24 hours a day. Mr. Mulvehill responded that is correct. Cheryl also wondered if the water feature would be one that may cause an injury. Tony Mazzucco is not sure yet, but believes a safety feature would be added. The intention is that the water feature would not be one that someone would want to enter.

Joe Greeley stated there are multiple places of worship in the area. He stated that it may be worthwhile to include those groups in discourse over the park, as they sometimes petition the Selectmen to use Winslow Park.

John Hall pointed out there is an area in the Highland Cemetery dedicated to Disabled American Veterans. There is no clear information on when Winslow Park was named for Disabled Veterans.

### ***Annual Town Reports***

Applicant Tony Mazzucco presented. The General Manager's office has a collection of Annual Town Reports dating back to the very first Town Report. All of the Town Reports have been preserved digitally, however they want to make sure all of the physical copies are preserved. The first batch of reports is set to be picked up by the Manager's office in February.

Joseph Sheehan wondered what happened to the reports after restoration. Tony stated they are currently in a case in the Manager's Office, but they would be willing to move them elsewhere. Anybody wishing to view the reports can make a request to the Manager's Office.

John Hall stated that the Morrill Library has a lot of Norwood resources, and would potentially be a good place for the restored reports, where they would be available to the public. Mr. Hall also questioned if the Historical Commission had weighed in on these projects, and inferred the Manager's Office had not heard back from them. Tony Mazzucco stated that the Chair and Vice Chair of the Historical Commission were present at the meeting if they would like to weigh in.

Judith Howard, Chairwoman of the Historical Commission, stated that all of the projects Mr. Mazzucco was referring to at the meeting, were on the agenda for the next Historical Commission meeting.

Toni Eosco, Vice Chair of the Historical Commission, stated as a personal comment, that she is thrilled these projects are being done. She has used the digital records, but prefers the original copies. She also stated she believed the Library would be a great location for the records, however the Town Hall may be better given the fact that there are few copies of each Report.

Julie Barbour-Issa questioned the pickup date of the first batch of Reports. Tony confirmed that they are being picked up sometime in February, it is a matter of scheduling with the vendor. Julie wondered if by then, the Committee would have a feel for how the preservation job was done. Tony stated yes, and that

some of the documents brought in were very old ones. Tony also stated he can bring in a completed Report and one that needs to be preserved to see the difference.

### ***1890 Norwood Directory***

Tony Mazzucco offered to pass around the physical copy of the 1890 directory to the Committee. He explained that it is an original, unique document donated to the Town, mostly consisting of advertisements, with some history of Norwood included. The document is in rough shape, and will cost around \$3,000-\$4,000 to restore. Tony also stated the Manager's Office would like to preserve it digitally.

Matt Lane wondered if it would be worth trying to find something older and preserving that instead, or was it random that it came into the Manager's Office. Tony Mazzucco responded that it was random, and was found by someone. Tony also stated that there are sometimes older things out there and the Town does have some, and they would be willing to look at things older prior to 1872 if people would like to donate them. Matt Lane asked Kristen Phelps if this is how other towns are approaching these projects, to which Kristen said yes. Matt stated he believed this would be a great use of funds.

John Hall stated that as part of his personal history project, he spent a lot of time going through town directories, and only a handful have survived online. He stated that this 1890 volume may be the first significant piece of Norwood history written.

Judith Howard wondered who donated the directory to the Town, and if that person had been thanked for their donation. Tony Mazzucco stated it was Doris Dickson who found and donated the document, and that while he personally thanked her, he will make sure something formal is sent out. Judith stated that the Historic Commission would be willing to thank her, to which Tony agreed.

Joe Greeley stated that as this is a unique piece of history, recognition should be given to the way it came back to the Town. Joe wondered if this piece would be digitized. Tony stated yes, and it should be fairly simple to do. Joe also wondered who the author of the directory was, and if the Town or Historical Society had anything like this, to which Tony stated A.A. Fox & Co. published the directory. Judith Howard stated the Historical Commission nor the Town have much like this to her knowledge.

Tony found a sticker in the directory that it was a gift for Wynn Everett. Joe Greeley wondered if the Historical Commission had seen anything also from Wynn Everett, as he has read several pieces from him.

Toni Eosco commented that because the Historical Commission was not developed until 1975, and because Historical Societies have been around significantly longer, the Historical Commission does not have a public space to store historical pieces or documents.

John Hall stated that this 1890 volume may be the first one to contain a full address directory. He believed it may be of interest to develop a map based off of the addresses. He also stated that the Boston Public Library contains a lot of directories from across the country, and may be a point of contact for the Town.

### ***Memorial Hall Furniture Restoration***

Applicant Tony Mazzucco presented. The Manager's office believes the furniture in Memorial Hall is original to the building. The furniture is in need of repair. Given the historic significance, they would like the furniture preserved by a company that does historic furniture restoration. Tony stated that Town Hall wants to get more use out of Memorial Hall.

Tony presented a slideshow of photos of the furniture. There is consistent ornamentation across the different pieces in Memorial Hall, leading them to believe that the furniture was all purchased at the same time. Town Hall was opened in 1928.

John Hall wondered how solid the evidence is that this furniture is original to the building. Tony stated that if it is not original to the building, it did not come in much later. Similar furniture is in the Selectmen's Chambers at Town Hall, which can be seen in photos dating back to the 1930's. The Manager's office is researching the Shaw Company, who built the furniture, to see exactly when the furniture was prepared. Tony stated at any rate, the furniture is at least 50 years old and should be preserved at some point.

John Hall asked if there is purchasing documentation relating to the furniture. Tony stated that the Manager's Office does have Manager and Town Council documents dating back to the 1930's, but not the 1920's, but it is something they can research. Town Hall has never had a full renovation since it was built, and is relatively unchanged.

Joe Greeley stated he was in agreement with the project. He also agreed with more usage for Memorial Hall.

Cheryl Doyle asked Tony if anyone had looked at the way the furniture was put together, as it was done differently back then. Tony stated they have reached out to a company who does historical furniture restoration to come in and take a look. The company should be able to state the timeframe of when the furniture was built.

Judith Howard, Chairwoman of the Historical Commission, spoke in favor of the project. She wondered if Tony would consider adding cushions to the benches in Memorial Hall. Tony stated while that is something they may consider down the road, it is a six-figure project.

### **Consideration of Accepting Late Application from Morse House Committee:**

Steve Keith and Toni Eosco presented. Mr. Keith explained the significance of the Morse House Subcommittee and their efforts to find a solution for the Morse House property, which is in need of repair. The idea is for a historical or cultural center, but nothing has been formally voted on, to be renovated in a three-phase process.

The Morse House Committee conducted a study back in 2021, which called for a seven figure renovation project on the property. The proposed project would not be as extensive as what the study called for. The exterior of the building would need the most work.

Joseph Sheehan wondered how urgent the structural repairs to the building would be. Cheryl Doyle pointed out that the gutters on the building are rotted, and will start leaking through into the interior if not fixed. The subcommittee is in the process of getting quotes for those repairs.

Kristen Phelps confirmed for the committee that while the application period has passed, there is still the process of submitting recommendations to Town Meeting. Kristen stated that this project would most likely make it to the Fall 2023 Town Meeting.

Catherine Walsh wondered what the scope of work for this project would be. Toni Eosco referred back to the 2021 study. She stated the engineering firm who conducted the study concluded that the Morse House is in fair condition and can withstand repairs.

Toni Eosco explained the reasoning behind the delay in coming before the committee, and doing so out of schedule. Many avenues on what to do with the house were explored, but the best use seemed to be a cultural, historical, and/or educational center. This has not been voted on by the committee. She stressed the need for exterior work. Toni also pointed out that Town Manager Tony Mazzucco believed the Morse House is an asset to the community and it is in great need of repair.

Steve stated that the committee cannot submit a formal application until they receive their formal estimates, which he expected they would receive soon.

John Hall commented that based on the rapid deterioration of the house, the CPC should work closely with the subcommittee in order to get the application taken care of.

Toni Eosco stated that the next subcommittee meeting was on Monday January 30. She wondered if she would be able to bring an answer from the CPC to the meeting.

Joseph Sheehan asked the committee their thoughts. All members spoke in favor of supporting the late application. Joe Greeley stressed that there would need to be a deadline on when the application needs to be received, and also the idea that this would be a preservation project, not maintenance. John Hall suggested that someone from the CPC should assist the subcommittee in getting the application taken care of.

**MOTION** made by Cheryl Doyle to accept a late application from the Morse House Subcommittee. Motion seconded by Julie Barbour-Issa.

Roll Call Vote:

Patricia Griffin-Starr: **Aye**

Catherine Walsh: **Aye**

Julie Barbour-Issa: **Aye**

Cheryl Doyle: **Aye**

Maria Gallesyan: **Aye**

Joe Greeley: **Aye**

John Hall: **Aye**

Matt Lane: **Aye**

Joseph Sheehan: **Aye**

**Result: 8-0-0 (Approved)** Although Patricia Griffin Starr voted in favor of the project, she was not present for the roll call vote. While the vote is noted for the record, it is not tallied in the resulting total.

Cheryl Doyle offered to work with the subcommittee on the application.

## **FINANCIAL REPORT**

Kristen Phelps presented a standard update of expenditures incurred since December 31, 2022. Kristen also presented a report breaking down all projects dating back to 2018.

The Stearns & Elliot park project was  $\frac{2}{3}$  of the way done at the time of this meeting. The State was allowing the commission to use additional grant funds toward this project. Kristen anticipated the project will be done by the summer.

There was a kickoff meeting for Cooper Park the week prior, a consultant was hired to draft the final design. The Town Reports and rendering have been completed, but are awaiting pickup by Town Hall

staff. The RFP was written for the University Ave. trails project. Kristen was working with vendors to get signs for the Carillon Tower and Murphy Park.

Joseph Sheehan wondered where the sign for the Carillon Tower would go. Kristen stated there are two potential spots: one going up the main staircase of Town Hall, and one leading up the stairs to the Carillon.

The completion of the Saint Street Lot was discussed by Joe Greeley and Joseph Sheehan.

### **ADJOURNMENT**

**MOTION** to adjourn made by Cheryl Doyle. Motion seconded by Julie Barbour-Issa.

Roll Call Vote:

Catherine Walsh: **Aye**  
Julie Barbour-Issa: **Aye**  
Cheryl Doyle: **Aye**  
Maria Gallesyan: **Aye**  
Joe Greeley: **Aye**  
John Hall: **Aye**  
Joseph Sheehan: **Aye**

**Result: 7-0-0 (Approved)**

The meeting was adjourned at 7:20 P.M.