

**Community Preservation Committee**

Peter McFarland, Chairman  
Patricia Griffin Starr, Vice Chairman  
Toni Eosco  
Joseph Greeley  
John Hall  
Matt Lane  
Joseph Sheehan



**Director of Community  
Planning and Economic  
Development**

Paul Halkiotis, AICP

**Assistant Town Planner**

Patrick Deschenes

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**Community Preservation Committee Meeting**

**1/13/2021**

**5:30 P.M.**

**Remote Meeting**

**PRESENT:**

Julie Barbour-Issa  
Toni Eosco  
Patricia Griffin Starr  
Joe Greeley  
John Hall  
Matt Lane  
Peter McFarland  
Joe Sheehan  
Catherine Walsh  
Patrick Deschenes, Assistant Town Planner

**ABSENT:** Paul Halkiotis, Town Planner

**Call to Order**

The meeting was called to order at 5:36pm by Chairman McFarland.

**Introduction of New Committee Member — Julie Barbour-Issa**

Julie Barbour-Issa was welcomed to the Committee. She shared some of her background with members:

- Moved to Norwood eleven years ago
- Has two children enrolled in the Norwood Public Schools
- Works as a civil engineer at a private design company in Weymouth on residential, commercial, medical facility, and open-space projects

**Approval of Minutes — December 9, 2020**

**MOTION** made by John Hall to approve the minutes of December 9, 2020. Motion seconded by Patricia Griffin Starr.

*Vote:* Peter McFarland, Chairman: **Approve**  
Patricia Griffin Starr, Vice Chairman: **Approve**  
Julie Barbour-Issa: **Abstain**  
Toni Eosco: **Approve**

Joseph Greeley: Approve  
John Hall: Approve  
Matt Lane: Approve  
Joseph Sheehan: Approve  
Catherine Walsh: Approve

**Result: 8-0-1 (Approved)**

**Discussion of Carillon Rehabilitation Funding Request for Special Town Meeting**

A supplemental funding request for the Carillon has been submitted by Lee Leach. Cathy Carney, Director of Administrative Services in the Town's Purchasing Department, is providing assistance with the procurement process for tower painting and bell work. The funding request is for an additional \$200k; \$137k is for painting.

Cathy Carney stated that she has been working with Patrick Deschenes and Lee Leech. Contingency monies have been included: 20% for bell work and 15% on painting, as there are a great deal of unknowns with regards to what may be found when the bells are taken down for repairs. Any unused funds would revert back to the CPA.

Joe Greeley shared that it will be helpful for the CPA to convey why they are coming back to Town Meeting for supplemental funding which doubles the project's cost. Lee Leech is drafting a letter to the Board of Selectmen outlining the cost variance. This document will be an important part of the presentation at Town Meeting.

Toni Eosco asked where the additional funds would be drawn from. Chairman McFarland believed it would be from unrestricted funds, but is subject to further discussion at the public hearing.

Cathy Carney stated that she does not anticipate similar scenarios in the future, as the process now requires applicants to meet with her in order to develop cost estimates in an effort to provide accurate information to the CPC.

**MOTION** made by Toni Eosco to accept the supplemental funding request for the Carillon Rehabilitation Project and move to a public hearing. Motion seconded by Joseph Greeley.

*Vote:* Peter McFarland, Chairman: Approve  
Patricia Griffin Starr, Vice Chairman: Approve  
Julie Barbour-Issa: Approve  
Toni Eosco: Approve  
Joseph Greeley: Approve  
John Hall: Approve  
Matt Lane: Approve  
Joseph Sheehan: Approve  
Catherine Walsh: Approve

**Result: 9-0-0 (Approved)**

**Special Town Meeting Discussion**

January 27, 2021 Public Hearing

The public hearing is scheduled for Wednesday, January 27 at 5:30pm.

Lee Leach thanked the Chair and the Committee for its diligence and indicated that he will be available to attend the public hearing.

Special Town Meeting Presentation

Training for Town Meeting members on the virtual platform are being offered. Virtual Town Meeting is scheduled for Thursday, February 4.

Patrick Deschenes asked for feedback on how to approach the CPC's presentation. He will work with Chairman McFarland on this.

Toni Eosco suggested having Norwood Community Media (NCM) rebroadcast presentations on the projects as a refresher for the community. NCM will work to accomplish this.

Matt Lane stated the he believes the CPC's article is eleventh out of 25.

CPA Business and Updates

Ongoing Projects

The Committee discussed the process to close the Saint Gabriel's Chapel project, which was completed nearly two years ago.

Joseph Greeley reported that approximately \$87,800 remains. The last correspondence with the PBCC was in June 2020 and they have not met for nearly one year. Town General Manager Mazzucco confirmed that status and that no constructive discussions have occurred in the past several months. Joe Greeley strongly suggests that the CPC take steps to close the project.

The Committee discussed that there was some indication of a desire to add heating to the chapel. Chairman McFarland indicated that that was beyond the original scope of the project. A separate project application would have to be put before the Committee.

**MOTION** made by John Hall to close the Saint Gabriel's Chapel project and, in accordance with terms, any remaining funds should be returned to the CPC. Motion seconded by Patricia Griffin Starr.

*Joe Greeley then shared a draft motion that he had prepared. The Committee reviewed it and John Hall and Patricia Griffin Starr agreed to the revised motion:*

**MOTION** made to notify the PBCC and the Board of Selectmen of our desire to close the FY'18 Saint Gabriel's Chapel project in its current status, at the earliest possible date. And furthermore, the project as originally approved by Town Meeting will be considered closed, no additional funds should be expended, and all remaining unspent and unencumbered funds should be returned to the CPA Unallocated Budgetary Reserve fund at the earliest possible date. Any future requirements/rehabilitation at the Chapel should be requested under a new application.

*Vote:* Peter McFarland, Chairman: **Approve**  
Patricia Griffin Starr, Vice Chairman: **Approve**  
Juie Barbour-Issa: **Approve**  
Toni Eosco: **Approve**

Joseph Greeley: Approve  
John Hall: Approve  
Matt Lane: Approve  
Joseph Sheehan: Approve  
Catherine Walsh: Approve

**Result: 9-0-0 (Approved)**

Patrick Deschenes indicated that he would draft a memo from the Chair to notify appropriate parties.

John Hall asked for an update on the reorganization schedule and renewal of Committee members. Chairman McFarland responded that this would be discussed at the February meeting.

**Adjournment**

**MOTION** made by Joseph Sheehan to adjourn the meeting. Motion seconded by Patricia Griffin Starr.

*Vote:* Peter McFarland, Chairman: Approve  
Patricia Griffin Starr, Vice Chairman: Approve  
Juie Barbour-Issa: Approve  
Toni Eosco: Approve  
Joseph Greeley: Approve  
John Hall: Approve  
Matt Lane: Approve  
Joseph Sheehan: Approve  
Catherine Walsh: Approve

**Result: 9-0-0 (Approved)**

The meeting adjourned at 6:18pm.

**Articles/Exhibits Used at Meeting**

- Bid bond from P. Moore Painting and Contracting Company for NGM-21-02/Painting of the Bell Tower, dated October 16, 2020
- Draft meeting minutes of December 9, 2020 for the Committee's review and approval
- Invoice #702.2-1 from Gienapp Architects, LLC regarding the Memorial Hall Carillon, dated December 23, 2020

*Minutes respectfully submitted to the Committee by John Cianciarulo.*