

Community Preservation Committee

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



**Director of Community
Planning and Economic
Development**

Paul Halkiotis, AICP

Assistant Town Planner

Patrick Deschenes

Community Preservation Committee Meeting

1/27/2021

5:30 P.M.

Remote Meeting

PRESENT:

Chairman Peter McFarland, Selectmen-appointed representative
Vice Chairman Patricia Griffin Starr, Housing Authority representative
Julie Barbour-Issa, Selectmen-appointed representative
Toni Eosco, Historical Commission representative
Joseph Greeley, Selectmen-appointed representative
John Hall, Selectmen-appointed representative
Matt Lane, Selectmen/Parks Commission representative
Joseph Sheehan, Planning Board representative
Catherine Walsh, Conservation Commission representative
Patrick Deschenes, Assistant Town Planner

ABSENT:

Paul Halkiotis, Town Planner

Call to Order

The meeting was called to order at 5:37pm by Chairman McFarland.

Approval of Minutes — January 13, 2021

MOTION made by Patricia Griffin Starr to approve the meeting minutes of January 13, 2021.
Motion seconded by Joseph Greeley.

John Hall noted that Mr. Leach's name was misspelled and asked that it be corrected.

The motion was revised to approve the amended minutes: **MOTION** to approve the meeting minutes of January 13, 2021, as amended.

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)

Chairman McFarland expressed his condolences to the Cooper family after the death of Assistant General Manager Bernie Cooper. The Committee echoed his sentiments.

Public Hearing — Carillon Rehabilitation Supplemental Funding

MOTION made by Joseph Greeley to open the public hearing. Motion seconded by Patricia Griffin Starr.

Result: 9-0-0 (Approved)

A supplemental application for the rehabilitation of the Carillon was submitted by Lee Leach. The project was originally approved at the Annual Town Meeting in 2019 for \$215k.

Sue Bartlett, a Town Meeting Member, expressed support for the project.

Mr. Leach stated that the original application was a “best guess,” and that this encompasses updated and reliable bids for the project work. He also noted that the carillon will likely be silent through mid-spring while work takes place.

Matt Lane stated that the Board of Selectmen unanimously supports moving forward with the project.

Joseph Greeley stated that the Committee has learned a great deal from this and the process moving forward with other projects with regards to up-to-date and reliable bids. Initially, the target on the project was moving and this was the best estimate at the time.

John Hall requested that the Committee memorialize the carillon in Bernie Cooper’s honor. It was agreed that this is something that would be under the purview of the Board of Selectmen.

The Committee expressed support for the project and discussed which bucket to draw funds from, exploring the potential of splitting the costs between historic preservation and unrestricted.

Sue Bartlett cautioned that, if funding is split between buckets, it needs to be returned to those buckets proportionally. Patrick Deschenes responded that this is current practice.

MOTION made by Patricia Griffin Starr to close the public hearing. Motion seconded by Joseph Sheehan.

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

Result: 9-0-0 (Approved)

MOTION made by Joseph Sheehan to recommend the supplemental project to Town Meeting for \$200,000. Motion seconded by Toni Eosco.

John Hall recommended funds be pulled 2:1 from unrestricted funds.

Catherine Walsh asked for clarification on when buckets are replenished. Chairman McFarland responded that it is done at the Annual Town Meeting each spring. She then asked Mr. Hall to explain his rationale for the split:

- When funds are replenished, 2/3 goes to unreserved and 1/3 is split among the three dedicated buckets.
- It is mindful of the remaining balance across each bucket, avoiding the allocation in a way that would crush any of the dedicated funds.
- The historic preservation balance can only account for 3/4 of the project cost.

Toni Eosco stated that she is not comfortable with this funding structure, believing it should all be drawn from the budgeted reserve of unrestricted funds, as there is a lot in the future for historic preservation.

Joe Greeley stated that the amount added to all three buckets last year was \$78k, with an additional \$80k for each account anticipated with the May 2021 Town Meeting. He believes that Mr. Hall's recommendation is both logical and fair.

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

Result: 9-0-0 (Approved)

MOTION made by John Hall to fund the project with \$66,000 from historic preservation and \$134,000 from budgeted reserve. Motion seconded by Patricia Griffin Starr.

The Committee further discussed the funding structure, reaching consensus on the split. Toni Eosco stated that this was not her preference, but agreed to defer to John Hall's motion. As the Historical Commission representative, she feels as though a healthy balance in that bucket is important.

Joseph Greeley expressed that there is a need to request periodic feedback on longer-term projects, building in a reporting mechanism.

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

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

Result: 9-0-0 (Approved)

Special Town Meeting Discussion

Special Town Meeting Presentation

Patrick Deschenes distributed slides to the Committee for use at the Town Meeting presentation. If more detailed questions are asked about a certain project, representatives of the Committee, the applicants themselves, or he himself would be able to respond.

Toni Eosco recommended including photographs of the projects on the slides. Patrick Deschenes responded that he would add them. Mrs. Eosco also thanked Norwood Community Media for rebroadcasting the public hearing so that the people are aware and informed of the CPC's projects.

Motion Discussion

Cathrine Walsh asked whether the \$200k for the carillon project was additional scope related to painting. Chairman McFarland responded that, yes, \$137k of that is for painting. She stated that the narrative should state that. Otherwise, it would appear to be escalation. It should affirm that this is additional scope is related to painting. Patrick Deschenes indicated that he would revise it.

CPA Business and Updates

John Hall asked that the Committee's letterhead or the minutes identify the members' representations.

Patricia Griffin Starr asked whether the Permanent Building Construction Committee had been notified of the St. Gabriel's project being closed. Patrick Deschenes stated that he would send a letter.

Patrick Deschenes has accepted a new position in Walpole. Chairman McFarland will be meeting with Director of Community Planning and Economic Development Paul Halkiotis to discuss the Community Preservation Committee's staffing. Mr. Deschenes stated that it had been a pleasure working with everyone.

Adjournment

MOTION made by Joseph Greeley to adjourn the meeting. Motion seconded by Toni Eosco.

Result: 9-0-0 (Approved)

The meeting adjourned at 6:00pm.

Articles/Exhibits Used at Meeting

- Draft Town Meeting presentation slides for Article 10 — Community Preservation Project

- Memo from P. Deschenes regarding the Committee's appointment dates and terms, dated January 25, 2021
- Letter from W. O'Donnell, Norfolk County Register of Deeds, to P. Halkiotis, regarding 2020 CPA funds, dated January 20, 2021
- Letter of resignation from P. Deschenes to A. Porro, dated January 22, 2021

Minutes respectfully submitted to the Committee by John Cianciarulo.