



Ruthanne Fuller
Mayor

Barney S. Heath
Director of Planning and
Development

**COMMUNITY
PRESERVATION
COMMITTEE**

Eliza Datta, Chair
Susan Lunin, Vice Chair
Mark Armstrong
Dan Brody
Byron Dunker
Jennifer Molinsky
Martin Smargiassi
Judy Weber

www.newtonma.gov/cpa

Program Staff

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COMMUNITY PRESERVATION COMMITTEE

AGENDA

May 14, 2024 at 7:00 P.M.

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: **865 2435 9427**

To join this meeting on your computer, go to: <https://newtonma.gov.zoom.us/j/86524359427>. One tap mobile: **16469313860,,86524359427#**

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

7:00 P.M. – Final Report for [Gath Pool](#)

OTHER BUSINESS

- 1) Review of Existing and Potential Future Projects
- 2) Review of Current Finances
- 3) Approval of January, March and April Minutes
- 4) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



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COMMUNITY PRESERVATION COMMITTEE

Staff Memo

May 14, 2024 at 7:00 P.M.

1) Final Report for Gath Pool

Attached is the *written* final report for the Gath Pool project. Photos have not been included in the packet, as the project is moving very quickly, but will be presented at the meeting.

Gath Pool received a total of \$7,034,362 in CPA funds for the Phase III Construction: \$5,834,362 originally approved in June 2023, and an additional \$1,200,000 in October 2023. These funds were authorized as 30-year bonds, and funded 100% of the construction cost. The new A vote to approve this report would release the final 10% of funding (\$703,436.20).

2) Finances at a Glance

I have included the most recent copy of the Finances at a Glance, as well as the budget presentation that was approved at the Zoning and Planning meeting April 30, 2024.

3) Current Projects List

I am continuing to update the current project list. I have also included an active pre-proposals list, as we have a few full proposals we are expecting.

4) Minutes

Attached are the revised January (Jen), March (Martin), and April (Judy) minutes.

5) Other

- Coalition's "CPA Bootcamp" Webinar - Tuesday, June 18th
- Reimbursement for Homeowner's Assistance



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse, Building Commissioner

Telephone (617) 796-1600
Facsimile (617) 796-1601
TDD/tty # (617) 796-1608

May 10th, 2024

The Gath Pool Project is financed by funds from the Community Preservation Account, ARPA and other funds from Mayor Fuller, and a state earmark grant secured by Representative Kay Khan.

The \$9.28M project is breathing new life into the Gath Pool facility. This project is replacing the leaking 59-year-old pool, associated pool systems, and cracked pool deck, with a new fully accessible expanded aquatic complex.

This exciting project includes but is not limited to:

- A new expanded competition pool with diving boards and accessible ramp so that people of all abilities can enjoy this incredible asset.
- A new zero-depth entry recreational pool with a fun and exciting slide and walking lanes that will welcome people of all ages and abilities.
- Two new splash pads designed with elements of interest to children of all ages.
- An expanded pool deck with increased seating capacity.
- Outdoor showers, drinking fountains, and outlets to charge your phones and other electronic devices.
- Shade structures that will allow for fun in and out of the sun.
- An updated bathhouse with new fully accessible family changing rooms, new finishes, and other improvements.

This transformative project has been a joint effort of the Public Buildings and Parks, Recreation, and Culture Departments, with tons of input and collaboration from the Friends of Albemarle, the Bluefish League, elected and appointed officials, and the community.

The project is on schedule and within budget. We will be opening the pool for the start of the swim season in June, with a formal Ribbon Cutting to occur in July. Once a date for the Ribbon Cutting is selected, we will be sure to get e-invites out to everyone.

I look forward to sharing the latest project photos, providing additional information, and answering any questions at the upcoming Community Preservation Committee meeting.

Sincerely,

Josh Morse
Public Buildings Commissioner

**Community Preservation Act Funds
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY23	Athletic Fields Construction Funding	Three Sites - Albemarle Park, McGrath Field and the Burr School Fields	Recreation	\$9,099,787	\$0	\$9,099,787	Part existing funds, part bonding. Work to begin in 2024.
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$188,442.37	\$231,558	Work in progress - Parks and Rec working with two consulting firms who will share the design work
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,793,160	\$421,462	Compleio report shared at February meeting
FY21, FY23	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$523,002	\$506,111	\$16,891	Design work nearly complete - contract extensions required to complete existing payments at this time.
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$229,203.00	\$130,797.00	Project on hold since 2018.
FY23	Gath Memorial Pool Enhancements - Phase II	256 Albemarle Road Newtonville	Recreation	\$486,500	\$70,600	\$415,900	In Progress - Bargmann Hendrie + Archetype will complete once Phase I finalized
FY23	Gath Memorial Pool Enhancements - Phase III Construction	256 Albemarle Road Newtonville	Recreation	\$7,034,362	\$3,254,595	\$3,779,767	Construction underway with demolition of existing pool All funding approved Oct. 2023
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$164,454	\$44,246	Retaining wall work complete, Project Design has been changed to eliminate chain link fencing. Will install bollards along parking lot property line and leave rest open.
FY23	Jackson Homestead Basement Rehabilitation, Phase I	537 Washington Street, -2458	Historic Resources	\$75,000	\$22,050	\$52,950	Consultants Habeeb & Associates hired to complete assessment
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$2,200	\$26,790	Project originally delayed to 2022 - now working with new vendor and fende posts are being milled for possible installation this fall.
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$1,440,344	\$0.00	Work Completed- in closeout
FY23	Newton Affordable Housing Trust	Various	Community Housing	\$1,948,056	\$0	\$1,948,056	Trust waiting for future applications.
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kessler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$762,723	\$133,815	\$628,908	Refunded \$88,000
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$419,183	\$80,817	Roof work complete, HVAC equipment purchased
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	10/4/22 - Working with MassDOT to coordinate design/build contract with upcoming work on I90 and would like to use CPA funding to integrate this project into the larger construction work. Anticipate requesting a time extension for this work
FY24	Second Church in Newton	60 Highland Ave West Newton	Historic Resources	\$125,500	\$0	\$125,500	First invoice this week
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY22	West Newton Armory Affordable Housing Development	1135 Washington Street	Community Housing	\$3,000,000	\$616,999	\$2,383,001	City Council approved funding July 11, 2022. Grant Agreement under review by applicant.
Project Totals				\$36,932,798.90	\$26,064,319.50	\$10,868,479.40	

Finances At a Glance

As of April 23, 2024

*Expenses as %
of total current
year revenue*

Fiscal Year 2024

Revenue

Beginning balance	4,323,992
Local CPA surcharge	4,120,278
State match	
Budget for this FY	800,135
Additional from prior FY	703,910
Total Available Resources	9,948,316

Actual FY23 State Match 20.01%

Expenses

Bond repayment obligations	694,853	12%
New funding authorizations	2,242,619	40%
Administrative costs	182,907	3%
Total Expenses	3,120,379	55%

*Webster Woods
Includes funding recommended by CPC*

Current Fund Balance 6,827,937

Fiscal Year 2025

Revenue

Beginning balance	6,827,937
Local CPA surcharge	4,264,488
State match	
Budget for this FY	741,650
Additional from prior FY	3,981
Total Available Resources	11,838,056

Expenses

Bond repayment obligations	1,495,779	30%
New funding authorizations	-	0%
Administrative costs	163,717	3%
Total Expenses	1,659,496	33%

Webster Woods, Gath Pool, and Athletic Fields
Includes funding recommended by CPC*

Projected Fund Balance 10,178,560

*The Gath Pool and Athletic Field Bonds will be issued in FY24 - repayment obligations are estimated at this time

Spending Compared to Program Area Targets

Comparisons Based on % of Current Spending

As of April 23, 2024

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	
Most Recent Five Years						
Spending	16,802,948	1,868,132	3,973,075	6,790,564	765,085	30,199,805
% of Total	56%	6%	13%	22%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	21%	-14%	-7%	2%	-2%	
Most Recent Ten Years						
Spending	25,191,172	6,403,171	4,080,575	11,309,311	1,386,427	48,370,657
% of Total	52%	13%	8%	23%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	17%	-7%	-12%	3%	-2%	
Entire Life of Program						
Spending	37,647,002	14,872,585	13,192,453	17,476,806	2,659,425	85,848,272
% of Total	44%	17%	15%	20%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	9%	-3%	-5%	0%	-2%	

Spending Compared to Program Area Targets

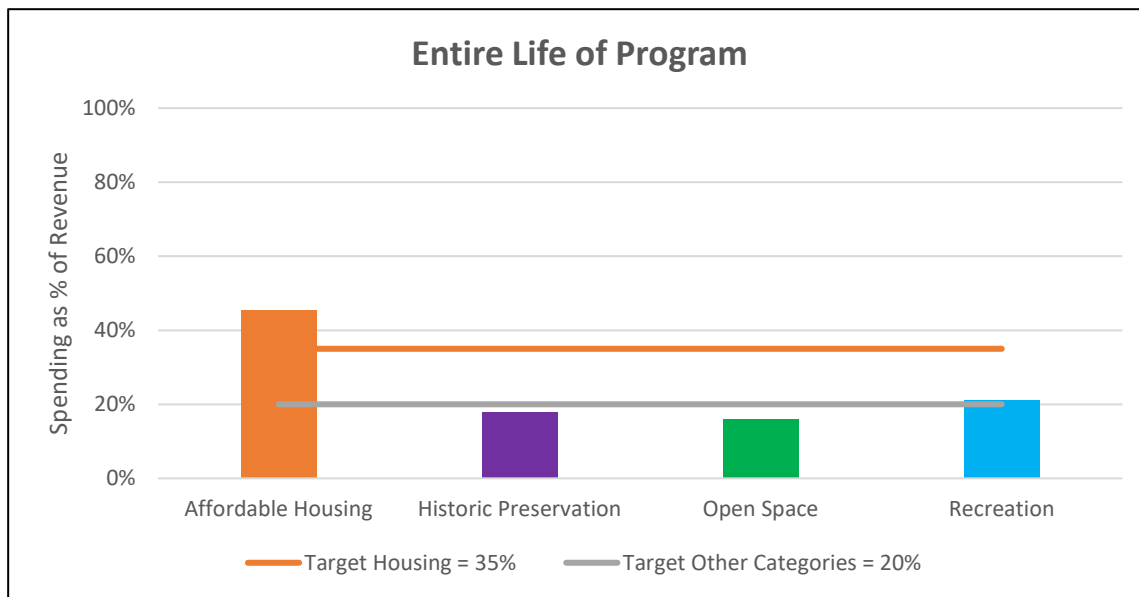
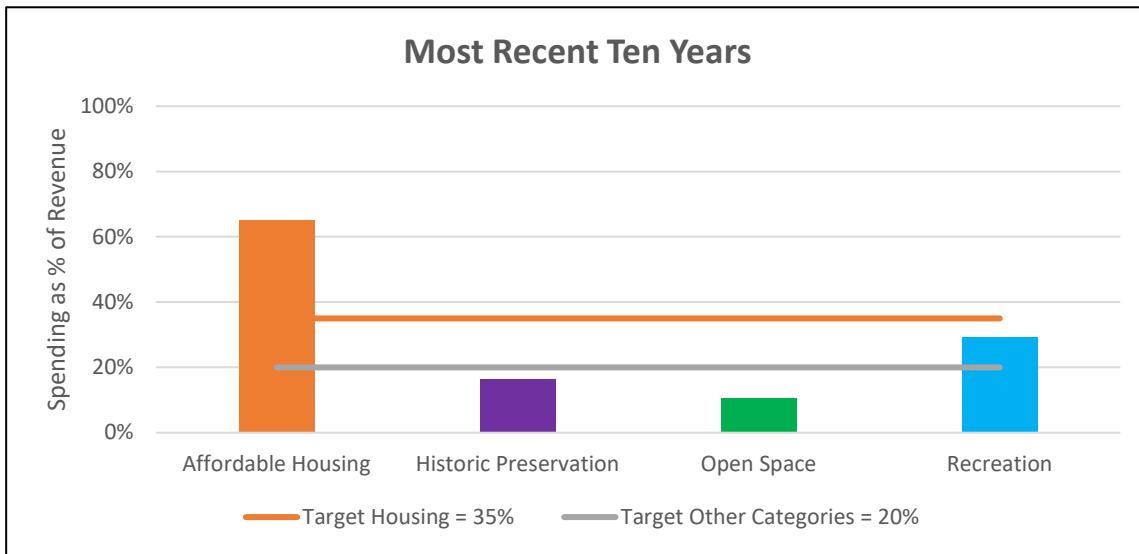
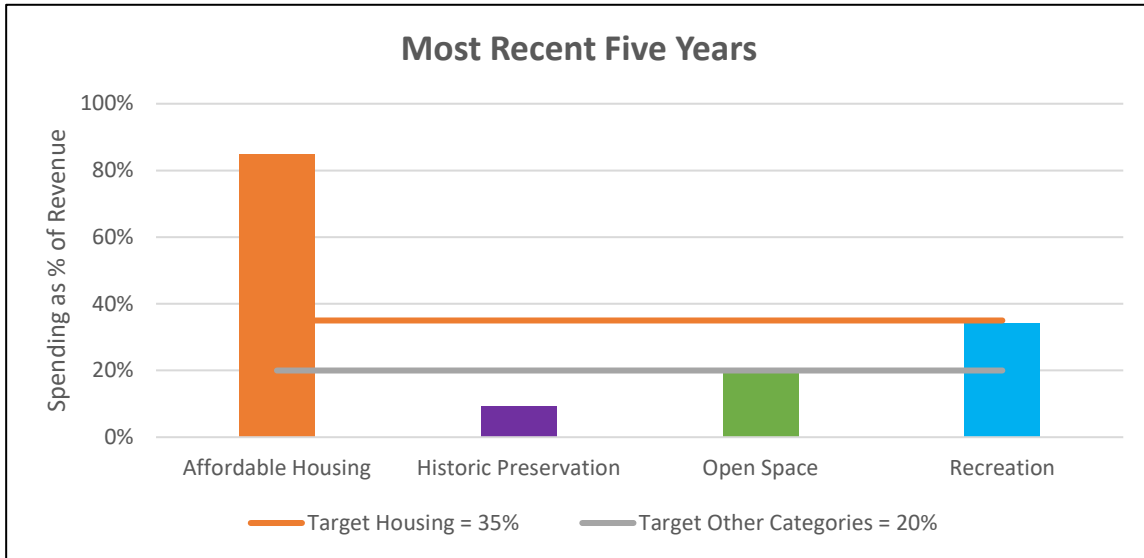
Comparisons Based on % of Current Revenue

As of April 23 2024

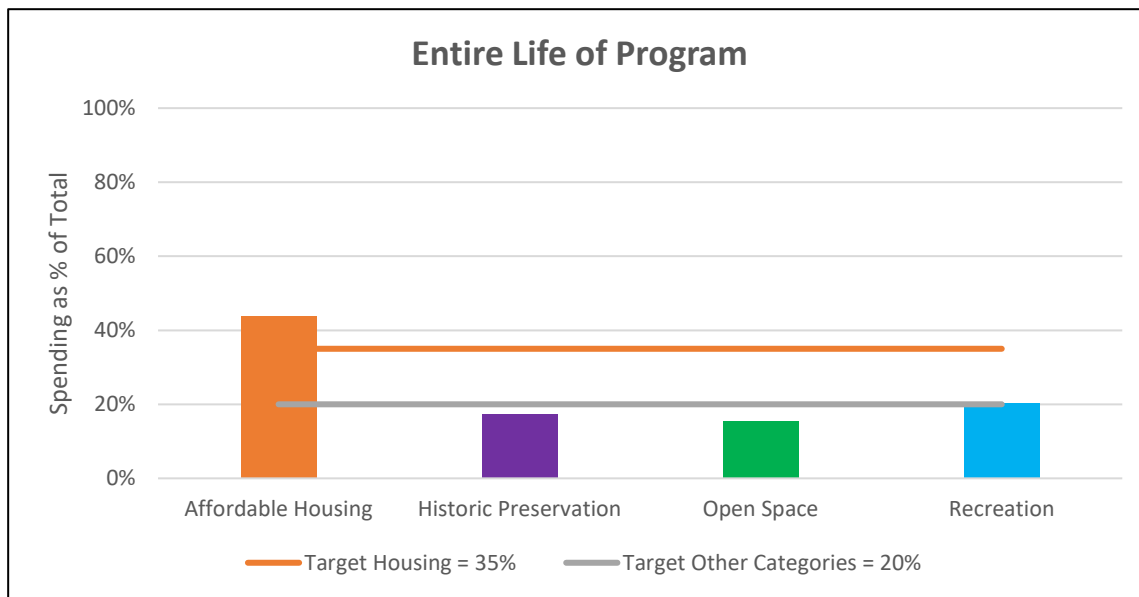
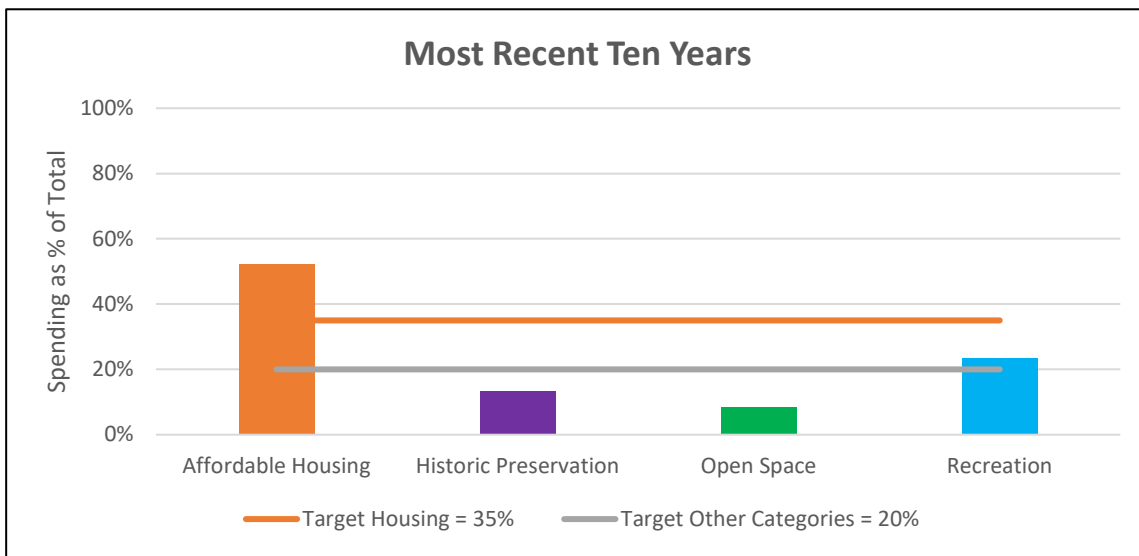
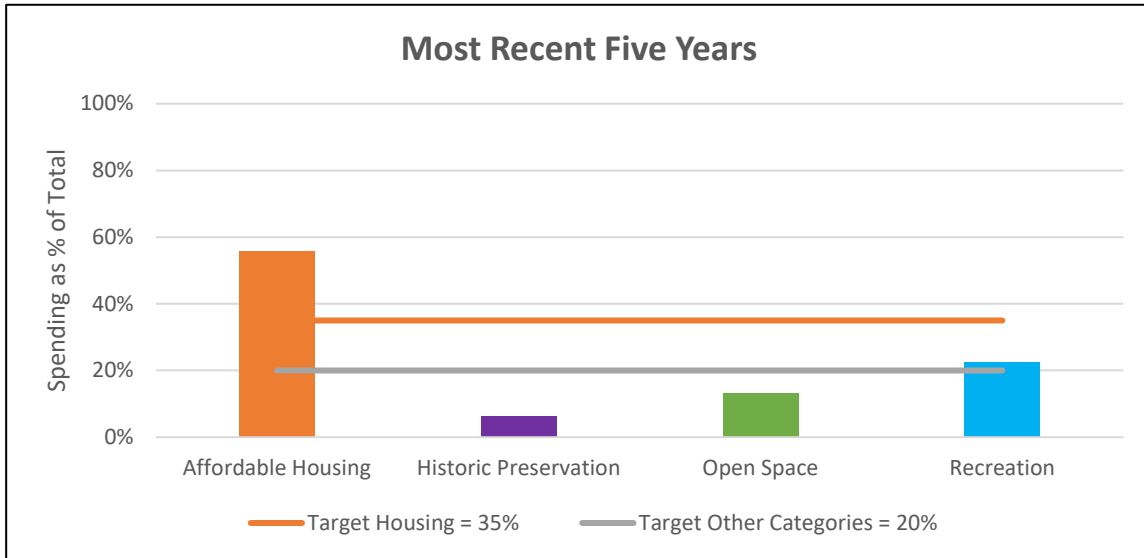
Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
Most Recent Five Years							
Spending	16,802,948	1,868,132	3,973,075	6,790,564	765,085	30,199,805	19,835,596
% of Total Current Revenue	85%	9%	20%	34%	4%		152%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	50%	-11%	0%	14%	-1%		
Most Recent Ten Years							
Spending	25,191,172	6,403,171	4,080,575	11,309,311	1,386,427	48,370,657	38,777,574
% of Total Current Revenue	65%	17%	11%	29%	4%		125%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	30%	-3%	-9%	9%	-1%		
Entire Life of Program							
Spending	37,647,002	14,872,585	13,192,453	17,476,806	2,659,425	85,848,272	82,934,061
% of Total Current Revenue	45%	18%	16%	21%	3%		104%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	10%	-2%	-4%	1%	-2%		

Spending as % of Program Revenue, Compared to Guidelines



Spending as % of Annual Spending, Compared to Guidelines



Future Debt Service as % of Total Revenue



NEWTON COMMUNITY PRESERVATION PROGRAM

FY2025 BUDGET

Presentation to Zoning and Planning Committee

April 30, 2024



Open Space



Community Housing



Recreation



Historic Resources

How does CPA Funding Work?

Newton's CPA Funding comes primarily from:

- Local revenue surcharge of 1% on property taxes
- State CPA Trust Fund match on the *prior fiscal year* local surcharge. For example, in FY24 Newton received a match of 20.01% of its FY23 CPA surcharge.

CPA Funding can be used in the year that it becomes available **OR** saved for future projects.

City of Newton COMMUNITY PRESERVATION FUND	Fiscal 2024 FINAL	Fiscal 2025 PROVISIONAL
Program Budget - Revenue		
Local CPA Surcharge	\$4,120,278	\$4,264,488
State Matching Funds - Estimated at 18% (In FY24 actual match was 20.01%. Current Estimate is at 18%, given Community Preservation Coalition announcement that match was expected to be below 20% in FY25)	\$796,154	\$741,650
Rollover – Previous Year State Match (Difference between Prior Year Estimated State Match and Actual Funds Received)	\$703,910	\$3,981
Additional Local Revenue: (assume \$0 in budget)		
TOTAL REVENUE	\$5,620,342	\$5,010,119

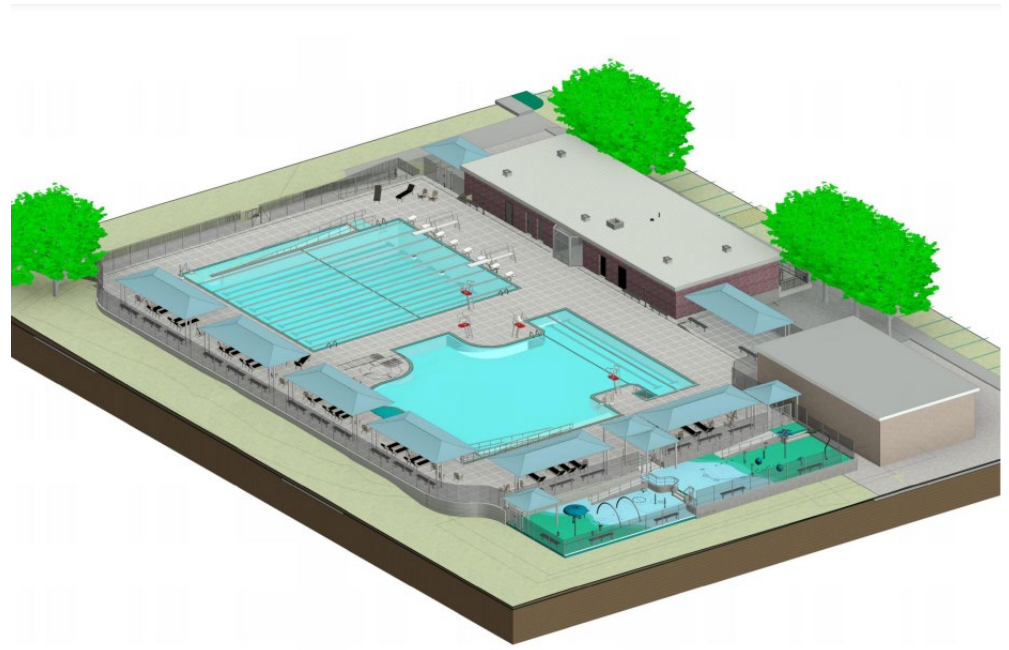


City of Newton, Massachusetts COMMUNITY PRESERVATION FUND	Fiscal 2024 FINAL	Fiscal 2025 PROVISIONAL
Program Budget - Expenditures		
Program Administration (max. 5% of annual new funds)	\$182,907	\$164,853
Debt Service Payments (after Open Space Reserves)	\$132,819	\$994,759
BUDGETED RESERVES		
Community Housing Reserve (10% minimum of Total Revenue)	\$562,034	\$501,020
Historic Resources Reserve (10% minimum of Total Revenue)	\$562,034	\$501,020
Open Space Reserve (10% minimum of Total Revenue)	\$562,034	\$501,020
General Reserve (unrestricted, any CPA purpose)	\$3,618,514	\$2,347,447
TOTAL EXPENDITURES	\$5,620,342	\$5,010,119

Gath Pool Renovation

Recreation

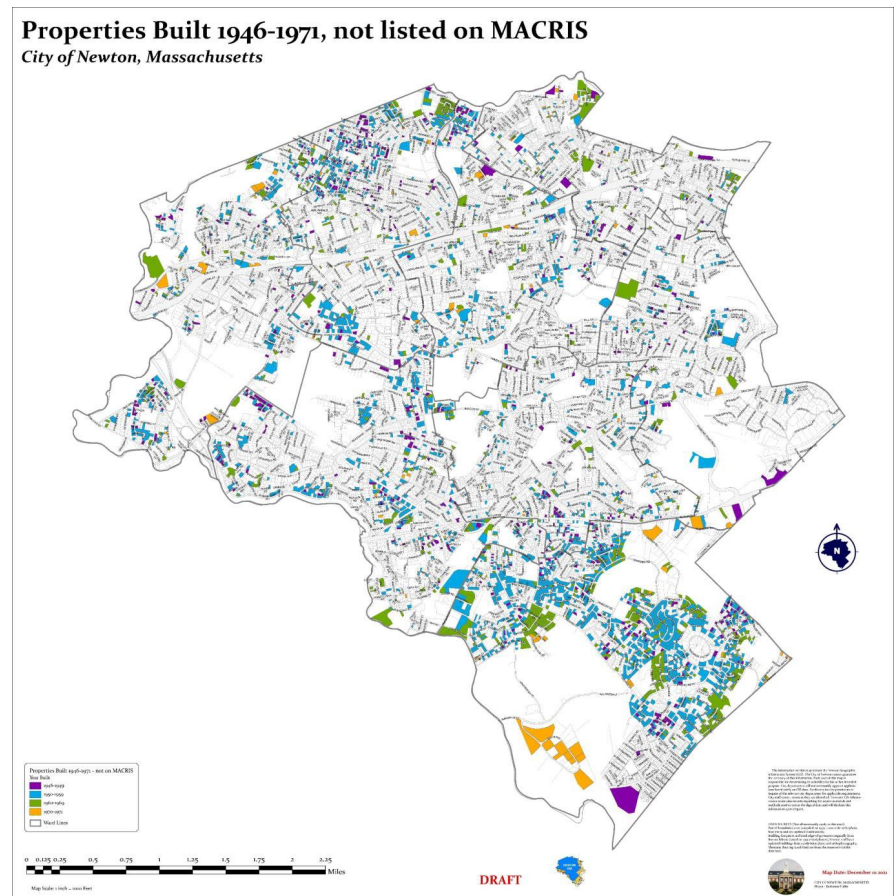
- Gath Pool received a total of \$7,034,362 in CPA funds for the Phase III Construction:
 - \$5,834,362 originally approved in June 2023, and an additional \$1,200,000 in October 2023
 - These funds were authorized as 30-year bonds.
- Previous Phases had received a total of \$545,500 in CPA funds, which allowed for an existing conditions survey and design work
- Gath Pool is currently finishing Phase III of the project, and is scheduled to be open in June.



Midcentury Architecture Survey

Historic Resources

- The City undertook a survey project to inventory Newton's mid-20th century architecture.
- \$17,500 in CPA Historic Resource funds were given to the project, with a 50% match from the Massachusetts Historical Commission Survey & Planning Grant program.
- Work was completed in September 2023, adding a total of 241 new inventory forms to MHC's historic buildings database.
- City staff is pursuing a second phase of the project, and has received another round of funding from MHC.



Haywood House

Affordable Housing

- The Newton Housing Authority requested \$3,000,000 in CPA housing funds in 2018, and an additional \$77,900 in 2020 for Haywood House.
- The project created 55 new units, which are restricted as permanently affordable one-bedroom rental units for residents 62+ years old.
- The project was completed in Summer 2023.



CPA FUND

“FINANCES AT A GLANCE”

Fiscal Year 2024

Revenue

Beginning balance	4,323,992
Local CPA surcharge	4,120,278
State match	
Budget for this FY	800,135
Additional from prior FY	714,416
Total Available Resources	9,958,822

Actual FY23 State Match 20.01%

Expenses

Bond repayment obligations	694,853	12%
New funding authorizations	2,242,619	40%
Administrative costs	182,907	3%
Total Expenses	3,120,379	55%

Webster Woods

Includes funding recommended by CPC

Current Fund Balance

6,838,443

Fiscal Year 2025

Revenue

Beginning balance	6,838,443
Local CPA surcharge	4,264,488
State match	
Budget for this FY	741,650
Additional from prior FY	3,981
Total Available Resources	11,848,562

Estimated at 18%, based on most recent information

Expenses

Bond repayment obligations	1,495,779	30%
New funding authorizations	-	0%
Administrative costs	164,853	3%
Total Expenses	1,660,632	33%

*Webster Woods, Gath Pool, and Athletic Fields**

Includes funding recommended by CPC

Projected Fund Balance

10,187,930



COMMUNITY PRESERVATION COMMITTEE

Minutes

January 09, 2024 at 7:00 P.M.

The Community Preservation Committee (CPC) held this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

Attendance:

Eliza Datta, Chair
Susan Lunin, Vice-Chair
Jen Molinsky, Member
Judy Weber, Member
Buzz Dunker, Member
Mollie Hutchings, Staff

Second Church in Newton Docketing Update

Ms. Hutchings provided an update on Second Church in Newton's expected timeline in appearing before the Zoning & Planning and Finance Committees. Ms. Hutchings also explained the process of docketing items and the selection of subcommittees, with items usually going to either ZAP or Land Use, depending on the nature of the project. She also mentioned that in some cases, projects might go to both subcommittees simultaneously. Ms. Datta and Ms. Hutchings discussed the possibility of influencing which subcommittee an item goes to, depending on the project.

Current Projects Status Update

Ms. Hutchings provided updates and responded to Mr. Dunker's query about the balance on the athletic field improvement fund. The committee, including Ms. Datta, Ms. Molinsky, Ms. Weber, and Ms. Lunin, discussed the upcoming bond payments, and brought up concerns about about future funding and the need to determine when the bonds would be sold. Ms. Hutchings agreed to seek further information from the Comptroller's Office.

Finances at a Glance and State Matching Concerns

Ms. Weber raised a concern about the discrepancy between the budget numbers and the percentage of state matching funds. Ms. Hutchings clarified the fundraising and matching process, stating that the City collected a certain amount, which the state matched. The state's financial situation was discussed, with Ms. Datta and Mr. Dunker noting potential issues with the expected surplus due to recent tax cuts. The distribution of funds among different communities was also discussed, with Ms. Datta asking Ms. Hutchings if she

knew what differentiated those groups. Ms. Hutchings suggested consulting Stuart Saginor from the Coalition for an answer.

Ms. Hutchings raised concerns about the impact of lower funding on the committee's priorities, to which Ms. Molinsky suggested that if we were to have fewer resources in the future we would want to think carefully with the Council and public about priorities. This transitioned into a discussion of the application criteria and form.

Ms. Lunin expressed optimism about reaching the "safe harbor" status, and emphasized the importance of asking applicants about their other sources of support.. Ms. Weber suggested telling applicants not to ask for more than half of the requested funding to manage expectations, while Ms. Datta emphasized the need for realistic and reliable budgets from applicants, and suggested the focus should be on understanding available funding and comparable projects.

Ms. Molinsky stressed the need for projects to align with the city's climate goal, and suggested applicants research sources of funding related to sustainability. Ms. Hutchings agreed with this, and noted that there were probably similar goals and funding related to accessibility.

Application Process and Advising Applicants

The committee discussed the funding application process, with Ms. Hutchings clarifying what type of references are sought by the committee. Ms. Datta and Ms. Weber added that the committee looks for references from community groups, supporters, and other funding sources, with Ms. Weber emphasizing the importance of demonstrating the project's impact. The committee also discussed the implications of the affordable housing aspect being removed from their responsibilities, with Mr. Dunker and Ms. Lunin highlighting the importance of councilors' endorsements, and encouraged Ms. Hutchings to ask if applicants had explored other funding sources.

Future Meetings and Minutes

The committee discussed and unanimously voted to approve the minutes from July, August, and September 2023. They also touched upon the need to approve the November 2023 minutes in the upcoming meeting. Ms. Datta confirmed that the next meeting, which will include a discussion on the West Newton Cinema Proposal, would be in February. At the end of the meeting, they voted to adjourn.



COMMUNITY PRESERVATION COMMITTEE

Minutes

March 12, 2024

Attendance and Opening

The Community Preservation Committee convened a meeting on March 12, 2024, with Mr. Brody leading in the absence of the usual Chair or Vice-Chair.

Dan Brody, Acting Chair

Judy Weber, Member

Martin Smargiassi, Member

Buzz Dunker, Member

Jennifer Molinsky, Member

Mollie Hutchings, Staff

Spears Park Community Garden Pre-Proposal Discussion

The new business item discussed was a pre-proposal for the Tasun Community Gardens at Spears Park, which was presented by Luis Perez Demorizi, Director of Parks and Open Space for the city, and Assistant Director Ahron Lerman. The proposal process was explained by Mr. Brody, noting that a pre-proposal is first presented to the committee members, followed by a public hearing if the committee invites the applicants to submit a full proposal. There was discussion about whether the meeting was open to public comment, with Mr. Brody clarifying that public testimony would be taken only when the full proposal comes before the committee.

Mr. Perez Demorizi introduced the Spears Park Community Garden project, which is aimed at filling gaps in open space resources in the city. The project has received support from the Friends of Tasun Community Gardens group and some funding through state earmarks, grants, and the allocation of ARPA funds. The project is currently in development and has been in progress for a few years. Ms. Hutchings clarified that the Parks Department had applied specifically for construction funding, as they already completed their design.

Design Presentation

Mr. Lerman discussed the design for the community garden. He highlighted the area's history and its current informal use. The new plans would install inclusive garden beds, stone dust pathways, and yard hydrants. He also emphasized the importance of maintaining a safe, clean, and pest-free garden, which would be enclosed with fencing.

Mr. Lermon also mentioned plans for the following amenities:

- a small storage container
- benches/a picnic table,
- a bike rack, and
- pollinator plants to buffer noise
- a community notice board and a welcome sign to make the space inviting and community-oriented.

Mr. Lermon discussed the approved park layout concept and ongoing design tweaks, including changes in garden bed orientation and reducing the size of the fenced-off area. The team had worked with the City Forestry Department to identify problematic trees, leading to design changes. The revised design was currently in progress.

Budget Presentation

The budget for the project, as presented by Mr. Perez Demorizi, was estimated at \$349,519, with allocations for staff time and planning. The request for the CPA is \$150,000. Mr. Perez Demorizi confirmed the city's maintenance department's involvement in the upkeep, and the reliance on volunteers and gardeners to maintain their plots.

Discussion

Ms. Weber, Mr. Perez Demorizi, and Mr. Lermon discussed the design of a community garden. They clarified that raised beds would be used to maintain tidiness and aesthetics, and that a fence would be constructed around the garden for protection. Ms. Molinsky expressed support for the project and asked about the management of pesticides and other environmental concerns. Mr. Perez Demorizi responded they would rely on a strong Friends group to manage those concerns, and also referenced a handbook that is used for the operation of the existing community garden in Nahanton Park.

Ms. Hutchings clarified that there is no public comment on the pre-proposal but noted to anyone attending that committee members have received letters and emails regarding the project.

The committee voted unanimously (5-0) to invite the Parks Department to submit a full proposal.

As a side note and in answer to Ms. Weber's question, Mr. Perez Demorizi shares that construction on the Gath Pool (another Parks Department project that received CPA funding) is going well, with no construction hiccups and no major supply chain issues to date.

Overview of Finances at a Glance

Ms. Hutchings presented the revised Finances at a Glance Spreadsheet. Changes included City Council's approval of the Second Church in Newton and an updated state match number. She also mentioned that the Coalition expected the State match for the next fiscal year to be below 20% for the first time in a long time. Ms. Hutchings noted that this would not affect this year's budget, but would be reflected in the FY25 budget section of the front page.

Minutes and Miscellaneous Items

Mr. Brody then discussed the presence of three sets of minutes in the packet, leading to a discussion about minor proofing edits. Ms. Molinsky pointed out that a sentence in the November minutes seemed vague and Ms. Hutchings agreed to revise it for clarity. The January minutes were held for discussion in the next meeting, while the November and February minutes were approved. The team also discussed an upcoming webinar from the Community Preservation Coalition, with the exact date TBD. There was a discussion about two presenters, Mr. Perez Demorizi and Mr. Lerman, and their roles in ongoing projects, with the team expressing satisfaction with their performance. Mr. Brody proposed a motion to adjourn, which was seconded by Ms. Molinsky and approved by the rest.



COMMUNITY PRESERVATION COMMITTEE

Minutes

April 9, 2024

Attendance and Opening

Eliza Datta, Chair
Susan Lunin, Vice-Chair
Dan Brody, Member
Judy Weber, Member
Buzz Dunker, Member
Jennifer Molinsky, Member
Mark Armstrong, Member
Mollie Hutchings, Staff

Ms. Weber volunteered to review the April minutes.

Community Gardens at Spears Park – Full Proposal Hearing

Parks Department Presentation

Luis Perez Demorizi and Ahron Lerman presented a request for funds to complete the Tasun and Community Gardens at Spheres Park, a joint initiative between the city of Newton's Parks, Recreation and Culture Department and the Friends of Tasun Community Gardens. Situated on a third-of-an-acre site in a between Newton Corner and Nonantum neighborhoods, Spears Park will be the first community garden in Newton north of the Pike. The project, which has been in development for several years, aims to transform the site into a green space complete with accessible raised beds, stone dust pathways, a water line for irrigation, and fencing to protect against pests. Mr. Lerman discussed the ongoing community improvements and tree work along Washington Street, the updated design for the community garden, and the project's goals, which primarily aimed to improve city parks and increase access to open spaces, particularly in areas currently lacking such amenities.

Mr. Lerman also presented a budget estimate for the project, highlighting that some tasks would be handled internally, with the City Forester offering assistance. Mr. Lerman and Mr. Perez Demorizi reported on the remaining budget for the construction and design project, which is \$308,000 going forward. Mr. Perez Demorizi and Mr. Lerman clarified that some funds had already been spent, bringing the total project budget to \$349,000. The presentation concluded with the allocation of funds, including purchasing trees and plantings and collaboration with DPW on the water connection.

Committee Member Discussion

- Ms. Datta asked about the parking along Washington Street, which Mr. Lerman confirmed would remain.
- Ms. Lunin praised the project's community engagement, particularly with Eagle Scouts, and asked that the Eagle Scout come back and give a report to the CPC.
- Mr. Armstrong asked clarifying questions about the setbacks for the fence. Mr. Perez Demorizi clarified that the final design of the fence would only enclose the community garden space and not the entire area. Mr. Armstrong asked about the height of the fence, which Mr. Lerman confirmed was 4 feet.
- Ms. Weber expressed gratitude towards Mr. Perez Demorizi and Mr. Lerman for responding to committee questions from the pre-proposal meeting.

Public Comment

The Chair invited further questions and comments from the committee members and the public.

- Marcus Breen praised the Spear's Park Community Group for their efforts and highlighted potential improvements, such as safety measures and reduced dust.
- Jennifer Frenette expressed her concerns about the garden's impact on the immediate neighborhood, citing potential issues regarding traffic, fence heights and the potential for pest problems. Mr. Perez Demorizi responded to the concerns by identifying the design elements that would help with these problems, including the raised beds and closed containers.
- Ms. Frenette also asked questions about the allowed use of the parcel, considering it has been restricted for open space. Mr. Perez Demorizi clarified that the legal department had reviewed the garden plans and assured they complying with the restricted open space use.
- David Frenette asked about the budget for maintenance, which Mr. Perez Demorizi confirmed was included in the full proposal.
- Councilor Alison Leary addressed concerns about the project potentially becoming untamed, which she felt had been happening in the Nahanton Park gardens, but assured that the design at Spears Park prevented similar issues in this location. Mr. Breen emphasized the Friends of Tasun Garden's commitment to beautifying the neighborhood and building a strong, long-term relationship with the City.

Action

Ms. Lunin moved to recommend the project for funding to City Council, which Ms. Molinsky seconded. The proposal was then put to a vote.

Project Updates and Bonding Projects Discussion

Ms. Hutchings reviewed the current projects lists and Finances at a Glance spreadsheet, before giving a brief presentation on the bonded projects. Ms. Hutchings indicated that the actual payments were less than initially anticipated, amounting to approx. 1.5 million in FY25 for Webster Woods, Gath Pool, and the Athletic Fields combined.

Grant Agreements and Public Projects

Ms. Hutchings highlighted that there had been no grant agreements for previously-funded public projects, including Gath Pool, as the City cannot enter into a contract with itself. Ms. Hutchings reported that Planning Department staff were exploring the creation of a Memo of Agreement system for public CPA projects, in the hope of setting expectations and streamlining funding processes.

Closing

Ms. Molinsky had reviewed January minutes and suggested some revisions. The reviewer for March minutes, Mr. Smargassi, was absent.

Ed Olhava was introduced as a potential new committee member, and the meeting was adjourned.