



Ruthanne Fuller,  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov  
Barney S. Heath  
Director

**Community Preservation Committee**

**MINUTES**

14 January 2020

The meeting was held on Tuesday, 14 January 2019 starting at 7:00 pm in City Hall Room 204.

Community Preservation Committee (CPC below) members present: chair Mark Armstrong, vice chair Dan Brody, and members Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, Peter Sargent and Martin Smargiassi. Member Rick Kronish was absent.

Community Preservation Program Manager Alice Ingerson served as recorder.

[Blue, underlined phrases](#) below are links to additional information online.

**Proposals & Projects**

[300 Hammond Pond Parkway \("Webster Woods"\)](#) open space acquisition: Mayor's request to revise the funding method recommended on 18 November 2019 for the following \$740,000 in CPA funding, from direct funding to debt financing: legal fees and other costs (\$725,000), grant to the Newton Conservators for holding the conservation restriction (\$15,000).

Alice Ingerson noted that the Mayor had submitted this request in response to a resolution adopted unanimously by the City Council on 2 December 2019 recommending this change. She also emphasized that no other provision in the CPC's 18 November 2019 funding recommendation was affected by this requested vote.

For discussion and possible editing, Ingerson projected on screen the following motion drafted by City of Newton consulting attorney Ouida Young with minor edits by Ingerson:

**DRAFT MOTION**

Relative to the taking by the City of Newton by eminent domain of approximately 17.4 acres of undeveloped woodlands at 300 Hammond Pond Parkway, also known as Webster Woods, the Community Preservation Committee (CPC) hereby recommends

that the funds for legal and other costs for land acquisition appropriated by City Council Order #379-13(3) and a grant to Newton Conservators for a conservation restriction appropriated by City Council Order #370-19(4), based on the CPC's 12 November 2019 funding recommendation, be reimbursed, or if unspent be returned, to the Community Preservation Fund's restricted fund balance for open space,

and that instead the City Council authorize the treasurer to borrow \$740,000 for these two purposes, issuing any bonds or notes that may be necessary for that purpose, as authorized by General Laws Chapter 44B, Sec. 11, or any other general or special law, for a period of 30 years. As required by Chapter 44B, Sec. 11, all proceeds from general obligation bonds or notes issued under this authorization shall be deposited in the Community Preservation Fund, and any expenditures made from the CPC's Fiscal 2020 Open Space Reserve and restricted fund balance for Open Space pursuant to the Community Preservation Committee's original recommendations be reimbursed from the sale

*[motion continues on next page]*

website [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

staff contact Community Preservation Program Manager

email [communitypreservation@newtonma.gov](mailto:communitypreservation@newtonma.gov), phone 617.796.1144

*[funding motion continued]*

*Minutes  
continue on  
next page.*

of such bonds or notes.

The Community Preservation Committee further recommends that any premium received upon the sale of such bonds or notes, less any such premium applied to the payment of issuance costs of the bonds or notes, shall be deposited in the Community Preservation Fund's restricted fund balance for open space.

In response to a question from Ingerson, Dan Brody and other members emphasized that the City Council's primary reason for recommending debt financing of all project costs was to maximize the amount of CPA funding currently available for other purposes.

VOTE As moved by Peter Sargent and seconded by Brody, the motion was adopted as worded above by a vote of 8-0.

### **Committee Business**

Planning & Development Director Barney Heath updated the Committee on the search for a new staff CPA program manager to succeed Ingerson after her retirement on January 24. About eleven applications had been received. Three candidates had been interviewed, by Heath, City of Newton Chief Operating Officer Jonathan Yeo, CPC Chair Mark Armstrong and CPC Vice Chair Dan Brody. Of the two candidates the interviewers had considered highly qualified, Heath had offered the position to one, who had accepted the position orally. In response to Sargent, Heath said that until the hiring process was completed, he would personally staff CPC meetings. Heath was confident that the new staff would be able to start work by late February.

Ingerson explained that a consulting contract had been executed so she could assist and advise the new staff manager on a part-time, temporary basis after retirement.

Sargent updated the Committee on the state's schedule for current housing funding applications, including two senior housing projects to which the CPC and City Council had already committed local CPA funding: the [Newton Housing Authority's Haywood House](#) and [2Life Communities' Golda Meir House Expansion](#). Both projects had been invited into the state's fall 2019 "mini round." Official funding decisions from this round would be made on February 4, so projects not funded through the mini round could meet the state's next regular-round deadline in late February.

Ingerson briefly presented some initial results from the CPC's 2019 online community survey, which was available from April through December 2019. She strongly recommended a custom analysis by the next staff manager, including making available to the Committee all full-text responses to the survey's open-ended questions. She also noted that there had been two strong peaks in the number of responses, including a peak in December in response to a plea from advocates of CPA funding for public playing fields that all parents of youth athletes complete the survey individually. She suggested analyzing the survey's overall results both with and without these "peaks," to see whether and how responses recruited by particular interest groups might have affected the overall results.

In response to a motion by Sargent, seconded by Susan Lunin, the minutes as submitted for 10 December 2019 were approved by a vote of 8-0.

The Committee thanked Ingerson for her service as program staff over the past 12 years. She thanked the members for their support and said she considered the CPC a very special group, particularly for its role in fostering collaboration within City government and in the community at large among interests that were otherwise seen as competing.

At approximately 7:45 pm, Sargent's motion to adjourn was approved unanimously.