

# TOWN OF BELMONT

## Community Preservation Committee

Paul Solomon (Chairman)  
Anne Marie Mahoney (Vice Chairman)  
Floyd Carman (Clerk)  
Ex-officio:  
Donna Brescia - Housing Authority  
Joseph DeStefano - Planning Board  
Lisa Harrington - Historic District  
John Owens - Recreation Commission  
Andres T Rojas - Board of Parks Commissioners  
Margaret Velie - Conservation Commission



19 Moore Street  
P. O. Box 56  
Belmont, MA 02478

March 25, 2013

Dear Town Meeting Member,

The enclosed information describes the 9 projects which Belmont's Community Preservation Committee (CPC) is recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY 2014.

Town Meeting has the final vote on funding these recommendations. According to CPA legislation, Town Meeting actions on recommendations are limited to the following:

- May approve, reduce or reject recommended amounts.
- May reserve all or part of amount recommended for specific project to applicable reserve.
- May not increase recommendations or initiate appropriations from fund monies.

This is the first year the CPC will make funding recommendations to Town Meeting, and we welcome questions and suggestions. Please contact [fcarman@belmont-ma.gov](mailto:fcarman@belmont-ma.gov) or [mtrainor@belmont-ma.gov](mailto:mtrainor@belmont-ma.gov) or call our hotline at (617) 993-2774.

We look forward to discussing these recommendations with you at Town Meeting.

Paul Solomon, Chair  
Community Preservation Committee

# **Annual Town Meeting 2013**

## **Community Preservation Committee**

### **Summary of Recommended Community Preservation Act Funding for FY 2014**

The Community Preservation Committee (CPC) is recommending nine projects to the 2013 Annual Town Meeting for funding. Described on the following pages, each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA). The projects have been presented at a public hearing held on November 8, 2012 and at a League of Women Voters meeting on April 25, 2013. Belmont will have approximately \$2 million in CPA funds available by the end of FY 2013. The cost of all projects proposed for FY 2014 is \$959,000.

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### **Community Preservation Act (CPA)**

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Belmont adopted the statute at the State Election held November 2, 2010. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state provides partial match of the funds raised by the community surcharges.

Belmont elected a 1.5% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of residential property values from the surcharge, and grant a total exemption from the surcharge to lower income residents. In 2013, the annual surcharge averaged \$135.39 per Belmont single family household.

The State match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry fees which feed the State fund have suffered in a weak economy. The match is currently estimated at 26%. In total, Belmont generates approximately \$1 million of CPA funding each year.

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### **Community Preservation Committee (CPC)**

The CPA requires each adopting community to appoint a Community Preservation Committee. By statute, the CPC consists of nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and commissions: Parks Commission (the Board of Selectmen in

Belmont), Conservation Commission, Historic District Commission, Housing Authority, Planning Board, and the Recreation Commission. Currently Paul Solomon serves as Chair of the CPC and Anne Marie Mahoney serves as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it approves each year. As Belmont's Community Preservation Plan is currently in the process of being written, the CPC determined this year's funding recommendations based upon the Community Preservation Selection Criteria that were adopted by the CPC on May 9, 2012. Future funding decisions will be made within the framework of the Community Preservation Plan, which will be updated annually after the CPC receives comments at a public hearing.

For further information about the CPC, visit the CPC's page at the Town's website: [http://www.belmont-ma.gov/Public\\_Documents/BelmontMA\\_BComm/cpa](http://www.belmont-ma.gov/Public_Documents/BelmontMA_BComm/cpa) .

**Project:** Building Survey & Investigation of the 1853 William Flagg  
Homer House  
**Location:** 661 Pleasant St  
**CPA Project Category:** Historic Preservation  
**CPA Funding Category:** Historic Preservation  
**Amount Requested:** \$10,000  
**Amount Recommended:** \$10,000  
**CPC Vote** 8-0 (1 member absent from vote)  
**Sponsors:** Susan Smart, Belmont Women’s Club  
Maryann Scali, Belmont Women’s Club

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### **Project Description**

This project proposes a professional building survey and investigation of the interior and exterior envelope of the 1853 William Flagg Homer House.

### **Project Goals and Objectives**

The goal is to produce a guiding document containing a conditions assessment, treatment recommendations and work cost estimates for the property. The long-term objective is to use this document as a point of reference in the practical planning of future preservation efforts.

### **Project Benefit**

This project addresses the Town’s needs as stated in the 2010-2020 Belmont Comprehensive Plan with regard to identifying “vulnerable historic assets and the measurers to protect them.” The project also has the potential of stimulating cultural tourism to the site, thereby contributing to the goals of “creating economic value” and promoting a “higher quality of life” town wide, as stated in the Comprehensive Plan.

### **Funding Request**

The funding request for this project is \$10,000 and is based upon estimates submitted to the CPC in November, 2012.

**Project:** Intergenerational Walking Path Plan at Clay Pit Pond  
**Location:** Concord Ave (Opposite Louise Rd)  
**CPA Project Category:** Recreation  
**CPA Funding Category:** Open Space/Recreation  
**Amount Requested:** \$20,000  
**Amount Recommended:** \$20,000  
**CPC Vote** 8-0 (1 member absent from vote)  
**Sponsors:** Mary Trudeau, Conservation Agent  
Glenn Clancy, Director of Community Development

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### **Project Description**

This project proposes engaging the services of a Registered Landscape Architect to design a fully accessible walking/fitness trail to rehabilitate, restore and preserve the existing paths and landscape at Clay Pit Pond. The requested \$20,000 will not be used to fund any construction work.

### **Project Goals and Objectives**

The goal is to produce a master phased landscaping plan for the perpetual use of the park lands. The resulting phased landscaping plan will provide the framework to structure projects for community service days; utilize offers of volunteer labor, such as Eagle Scout and Girl Scout projects and provide a basis for future grant proposals.

### **Project Benefit**

The project will make it possible for a handicapped accessible intergenerational path to be created at this site, enhancing social connections and making physical fitness and passive recreational opportunities possible for a wide range of users. The plan will also assist the Department of Public Works and various community service groups to continue their meaningful contributions to the maintenance of the park.

### **Funding Request**

The funding request for this project is \$20,000.

**Project:** Irrigation Improvements at Rock Meadow Community Gardens  
**Location:** Mill St (Between Trapelo Rd and Winter St)  
**CPA Project Category:** Recreation  
**CPA Funding Category:** Open Space/Recreation  
**Amount Requested:** \$10,000  
**Amount Recommended:** \$10,000  
**CPC Vote** 8-0 (1 member absent from vote)  
**Sponsors:** Mary Trudeau, Conservation Agent  
Glenn Clancy, Director of Community Development

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### **Project Description**

The project proposes improving and expanding the existing water supply system servicing 137 garden rental plots within the Community Gardens at Rock Meadow. The improved irrigation system will address leakage issues, variations in water pressure, and the need for additional spigots.

### **Project Goals and Objectives**

The goal is to increase the available water supply within the Gardens. The proposed funding will be used to replace the existing one inch main to the west with a two inch diameter line, replace damaged irrigation lines, replace existing spigots; add two new spigots; and bed all existing and proposed trenches in sand.

### **Project Benefit**

Irrigation improvements will benefit the 137 gardeners who use the plots each summer, as well as the more than 100 applicants that are on a waiting list to rent available garden plots in the future.

### **Funding Request**

The funding request for this project is \$10,000.

**Project:** Town Hall Concord Ave Door Remediation  
**Location:** 455 Concord Ave  
**CPA Project Category:** Historic Preservation  
**CPA Funding Category:** Historic Preservation  
**Amount Requested:** \$72,000  
**Amount Recommended:** \$72,000  
**CPC Vote** 9-0  
**Sponsors:** Kevin Looney, Manager of Building Services  
David Kale, Town Administrator

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### **Project Description**

This project proposes the renovation of the three Town Hall exit doors facing Concord Ave. These doors were overlooked during the first two Town Hall renovations. This project would use the requested funds to complete the overall appearance of the Town Hall.

### **Project Goals and Objectives**

Each door will require full factory refinishing, new hardware, and new weather stripping. Each set of doors is expected to undergo a fifteen week restoration process, with the entire project occurring in a span of approximately twelve months.

### **Project Benefit**

The renovation of the three Town Hall exit doors will complete the overall renovations that began in 1999. It will match the overall aesthetics of the historic building, as well as improve security and energy conservation.

### **Funding Request**

The funding request for this project is \$72,000 and is based upon estimates submitted to the CPC in November, 2012.

**Project:** Joey's Park Rehabilitation  
**Location:** 97 Waterhouse Rd  
**CPA Project Category:** Recreation  
**CPA Funding Category:** Open Space/Recreation  
**Amount Requested:** up to \$100,000  
**Amount Recommended:** up to \$100,000  
**CPC Vote** 9-0  
**Sponsors:** Ellen Schreiber, Friends of Joey's Park  
Diane Miller, Friends of Joey's Park

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### **Project Description**

This project proposes using public and private funding sources to rebuild Joey's Park. The construction would be done through a community build, with members of Play By Design acting as construction supervisors and volunteers acting as crew captains and laborers. The design of the park was completed in the fall of 2012, with the help of 450 Belmont children who contributed ideas for the new park during a community-wide Design Day on September 20, 2012.

### **Project Goals and Objectives**

As most of the funding for the new park will come from private sources, the requested funds would be used to purchase materials such as the structural plastic, composites & lumber, hardware & tools, and engineered wood fiber ground cover. These materials would be purchased during the summer of 2013, with construction scheduled to be completed by October 14, 2013.

### **Project Benefit**

Rebuilding Joey's Park will provide a long-term recreational benefit to Belmont families and help to preserve the essential character of the Town. It will replace a town resource that is threatened due to age and safety violations.

### **Funding Request**

The funding request for this project is \$100,000, and is based upon estimates submitted to the CPC in November, 2012. Although the total estimated cost of the project is \$380,000, the remaining \$280,000 will be acquired through fundraising efforts.

**Project:** Belmont Village Electric Service Upgrade – Underground Wiring (Affordable Housing)  
**Location:** 59 Pearson Rd  
**CPA Project Category:** Community Housing  
**CPA Funding Category:** Community Housing  
**Amount Requested:** \$147,000  
**Amount Recommended:** \$147,000  
**CPC Vote** 9-0  
**Sponsor:** Donna Hamilton, Executive Director of the Belmont Housing Authority

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### **Project Description**

This project proposes replacing all of the existing direct buried underground electric services to twenty-one buildings, with new conductors installed in new underground conduits at Belmont Village. The underground cables have not been replaced since the development was originally built in 1949.

### **Project Goals and Objectives**

The primary goal of the project is to provide a long term resolution to potential power outages that would require relocation of family housing residents and to address safety concerns with regard to fire hazards that are associated with aging underground wiring.

### **Project Benefit**

The project addresses some of the housing needs as defined in the 2010-2020 Belmont Comprehensive Plan, which specifically states that “many low and moderate income Belmont residents face serious housing cost burdens and other problems.” The proposed electric service upgrades will lengthen the useful life of the existing low-income housing and will enable the Belmont Housing Authority to continue to maintain and preserve the development for many more years.

### **Funding Request**

The funding request for this project is \$147,000.

**Project:** Underwood Park (Plan and Design)  
**Location:** 1 Cottage St.  
**CPA Project Category:** Recreation  
**CPA Funding Category:** Undesignated  
**Amount Requested:** up to \$385,000  
**Amount Recommended:** up to \$385,000  
**CPC Vote** 9-0  
**Sponsors:** Peter Castanino, Director of the Department of Public Works  
David Kale, Town Administrator

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### **Project Description**

This project proposes funding the design for rebuilding or relocating the Underwood Pool and possibly a multi-purpose athletic field, pending the results of the Feasibility and Preliminary Design Study that has already been funded by the Town. The requested \$385,000 is for design only, and will not be used to fund any construction work.

### **Project Goals and Objectives**

The goal is to create a design document based on the preferred alternative from the aforementioned Feasibility and Preliminary Design Study.

### **Project Benefit**

The project will help to preserve and utilize current Town owned assets that would otherwise be threatened, and provides a long-term contribution to the Town. It would also allow the distinctive sense of community that the pool has nurtured since 1912 to continue in Belmont.

### **Funding Request**

The funding request for this project is \$385,000, based upon estimates submitted to the CPC in November, 2012. The requested amount is 8% of the highest estimated cost of the total project (\$6 million) minus administration expenses, which is the industry standard for calculating the cost of such a design.

**Project:** Comprehensive Cultural Resources Survey of Belmont  
**Location:** Town-Wide  
**CPA Project Category:** Historic Preservation  
**CPA Funding Category:** Historic Preservation  
**Amount Requested:** \$115,000  
**Amount Recommended:** \$115,000  
**CPC Vote** 7-1 (1 member absent from vote)  
**Sponsor:** Lisa Harrington, member of the Historic District  
Commission

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### **Project Description**

This project proposes the creation of a town-wide survey and inventory of historic properties, neighborhoods and other historic resources in Belmont.

### **Project Goals and Objectives**

The primary goal is to create a Survey of Belmont's Historic Resources in an effort to supplant the existing 1982 Survey of Historic Resources, which contains numerous errors and omissions. The new Survey will fulfill key strategies in the 2010-2020 Belmont Comprehensive Plan by creating an inventory of landmark buildings, open spaces, and historic patterns throughout the Town.

### **Project Benefit**

The Survey will be an important tool used to follow through on the following Comprehensive Plan recommendations: reinforce Belmont's neighborhoods and centers through historic and natural resource protection; refocus control of future development on design guidelines and review process to supplement traditional zoning, clarify the land use vision for each commercial area, and allow economically viable development which complements the Town's existing character.

### **Funding Request**

The funding request for this project is \$115,000, based upon estimates submitted to the CPC in November, 2012.

**Project:** Preserving and Digitizing Belmont's Vital Records  
**Location:** 455 Concord Ave  
**CPA Project Category:** Historic Preservation  
**CPA Funding Category:** Historic Preservation  
**Amount Requested:** up to \$100,000  
**Amount Recommended:** up to \$100,000  
**CPC Vote** 8-0 (1 member absent from vote)  
**Sponsor:** Ellen O'Brien Cushman, Town Clerk

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### **Project Description**

This project proposes hiring a suitable vendor to conduct and prepare a Conservation Survey in order to determine the best approach to conserving original vital records of births, deaths and marriages in Belmont. The funds that remain after this survey is completed will be used to scan and preserve the most critical volumes.

### **Project Goals and Objectives**

As this will be a phased project spanning multiple years, the goal is to address the overall conservation plan for Belmont's vital records and address the at risk documents in the first year. The Survey will also determine the complete cost of the project and what further funding is required to complete the conservation plan.

### **Project Benefit**

Town residents will benefit by having the historic record of generations of Belmont citizens preserved for familial research purposes. Residents are also required at times to present these documents to Insurance, Social Security, State Department, Homeland Security, FEMA, Mortgages, and State agencies. Therefore, it is critical that a long term preservation solution is determined to ensure these documents remain intact and readily accessible to the public.

### **Funding Request**

The funding request for this project is \$100,000 for the first phase of the conservation plan.