



Malden Community Preservation Committee

Remote Meeting

February 17, 2021 6:00 p.m.

Meeting Minutes

Committee Members in Attendance: Khalil Kaba, vice chair; Inna Babitskaya, Monique Ching, Rachael Running, Cameron Layne, Frank Molis, Kenneth Antonucci; Lisa Sulda arrived late

Committee Members Absent: none

Roberta Cameron, CPA Administrator

Meeting Called to Order: Kaba called the meeting to order at 6:05 p.m., and read the provisions to hold a remote meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law and provided instruction for how to participate in the meeting.

Approval of January Meeting Minutes

Antonucci corrected the date in the title of the minutes.

It was moved by Layne, seconded by Molis, and voted 7-0 to approve the 1/12/21 minutes as amended.

Treasurer's Report

Cameron shared her screen to present the current status of each of the projects the CPC has funded to date. She then shared an excel workbook that tracks spending for each project and summarizes the funds that are still available for previously funded projects and the projected funds available for the next funding rounds. She then reviewed the activity that took place over the past three months, including invoices received for the Library Archives, Spot Pond Brook Greenway, Devir Park Design, and Trafton Park construction, and noted that the High Rock Project finished slightly under budget and has been closed out.

It was moved by Antonucci, seconded by Molis, and voted 7-0 to accept the financial report.

Antonucci motion to approve financial report, Molis second.

Review of any Pre-Applications/Applications received

A Pre-application was received for a Master Plan for Fellsmere Park. Kaba stated that the Committee will need to approve the closure of the previously funded Fellsmere project, and to accept this Pre-Application. Cameron projected the Pre-application on the screen. She explained that the applicant was

invited to submit in the timeline offered to returning applicants this spring, although it required a full application because it entailed a fully new scope from the previous version of the project.

Several members commented that they are excited by this project, as the park is very important as it has resources that are unique across the city and it is very historic. Members of the Committee desire to make an investment in this park, and this project presents a much improved process over the previous one, starting with a master plan.

Kaba questioned whether he would be able to vote on this project as a member of the Conservation Commission, and the consensus is that there would be no conflict of interest in this situation.

It was moved by Molis, seconded by Antonucci, and voted 7-0 to accept the Fellsmere Park Master Plan Pre-Application and invite the applicant to submit a full proposal.

It was moved by Molis, seconded by Running, and voted 7-0 to approve the cancelation of the previously funded Fellsmere Park Project.

Councillor Spadafora requested to be admitted to speak to the Committee. He asked a procedural question about whether the Council would be asked to reallocate the same funding that they already approved previously. Cameron and Antonucci explained that the \$75,000 previously approved has been cancelled and the funds released back to the general reserve, and that this is coming forward as an entirely new project. It is not required for the Council to vote to cancel a project, although it is a formality that the CPC has voted to release the funds.

Potential Projects List

Ching will be speaking with Councilor Murphy in the next couple of days and will share input on potential projects with Cameron.

Kaba asked if there is a deadline for completing the plan. Cameron explained that she will be including the plan in a memorandum to the City Council which will also include a status update, timeline for the current funding round, and an announcement that applications for FY22 are currently being received. It would be timely to have this completed in the next couple of weeks.

Layne asked if this list should include the Tatikoff & Kierstead project. He reported that there was a recent zoom meeting regarding that project with with Councillors Anderson and Winslow and a presentation from Shadley Associates to get input from the neighborhood. There was further discussion about whether it is appropriate to put projects that are in the application process or in the design process that may seek additional funding in the future.

Sulda joined the meeting at 6:40 PM

Babitskaya suggested and Sulda agreed that this list should be reserved for new ideas, not for projects that are already under consideration.

Kaba asked if there ought to be a deadline for completing this list. Sulda responded that the list will continue to be a work in progress and will be updated from time to time.

Updates:

- MRA/Emergency Rental Assistance

Sulda explained that there are still a few loose ends to be tied up but they have answered most of our questions and the project can be closed.

- MRA/Roosevelt Park

Sulda reported that there has been an appeal to the EPA ruling. There was a public hearing last week after which a 30 day public comment period will last until mid-March. Given this process, there won't be any resolution on how the project moves forward until at least end of March. We received a letter in reply to the questions we sent them in a letter dated November 17. They answered some but not all of the questions we asked. Sulda reviewed the questions submitted to MRA. They replied with costs for natural grass option compared with artificial turf option, and estimated replacement costs.

Sulda said that she learned about brownfield grants that the City could apply for to help clean this up. She would like to reach out to MRA to request that they look into this option. Layne pointed out that it would be worthwhile to completely clean this site up because it will come back in a few years with the replacement of the synthetic material. As the school was built on a contaminated spot, now that it is publicly known they have the responsibility to finish the removal of the contamination.

Running asked for clarification about the potential action needed to change the project given that it was approved by the CPC and City Council. Sulda reiterated that, since MRA is adamant that the project proceed as originally presented and the CPC and Council approved funding for the project before they knew the extent of contaminated soil, she would like CPC to ask MRA to review potential grant options to remove all of the contaminated soil before proceeding with the project currently planned, even if MRA decides not to change the parameters of the original project.

Babitskaya agreed with this approach, and added that she feels the Committee should consider ecological or contamination issues for open space projects going forward. This situation may serve as an example for future projects.

It was moved by Antonucci, seconded by Layne, and voted 8-0 to empower the Chair and the Coordinator to communicate with the MRA about seeking additional funding to clean up all of the contamination.

- Kierstead Tartikoff

Sulda reported that we submitted the project via a letter to the Mayor who referred it to Council who then referred it to Finance Committee, and we are waiting for a response from them. The letter wasn't included in the packet but will be sent to the committee.

- ABCD Start Secure

Sulda reported that we came to agreement between Finance Department and the grantee over the disbursement method, and a revised grant agreement is in the process of being signed. Hopefully the program will be ready to be launched very soon.

Molis left the meeting at 7:00

April Public Hearing

We are required to hold at least one meeting per year. Sulda would like to hold two per year – one for information in the fall and one in the spring to enable people to ask questions about potential projects. She asked, and committee members agreed to make the meeting on April 21st a public hearing. There was consensus to have a one-question survey to enable people to provide written comment: “Do you have any comments or questions for the committee?” The survey can be shared on social media and other places to enable people to submit their comments who cannot attend the hearing.

Outreach update

Sulda reported that we have checked with Finance to determine how to pay for domain, and checked with the city to work out the protocol for sharing information between the City website and the Committee’s own website. It was agreed to use the handle “ Maldencpc.org “.

Sulda offered a draft list of content to post on social media, and other committee members contributed additional ideas:

- Info or articles from the Community Preservation Coalition
- Information regarding other grants available to support CPA project areas
- Creative use of other cities’ CPA funds
- News about Malden CPA projects
- Dates/times for Malden CPC meetings
- Non-CPA programs or initiatives relating to CPA program areas being carried out by other committees or entities
- Materials from national parks and Secretary of Interior – providing instructions or best practices for historic preservation (Babitskaya will send links for specific pages to Roberta.)
- Project liaisons could give updates with photos – maybe once a month. What’s happening with their projects. (Running can provide an example for first time.)

Babitskaya suggested that the website should include different sections with

- Information and documents about our CPC
- References and information – links to sites outside of Malden’s CPC
- Photos, videos, and information about projects that the CPC has already funded.

Babitskaya also suggested that the CPC’s documents should be illustrated, as well as the website.

Kaba shared some drafts of pages drafted by himself and Monique translating the application instructions into a graphic format.

Kaba then shared a draft of the website in progress. Cameron and Babitskaya suggested some content to add to the site, such as prior projects and links to resources. A map of project locations would be useful – see Medford’s CPC website for an example.

Update on Spot Pond

Councillor O'Malley joined the meeting to present an update on the Spot Pond Greenway project. The project has two phases. The first phase which CPA helped to fund entailed fencing and signage. This is almost completed except that they are waiting for ground to thaw for installation. The second phase is a feasibility study.

He shared the final public presentation and summarized the feedback that was received. Public participants favored a more visionary approach to create a green vegetated off-road path following closely the original route of Spot Pond Brook. Implementing the plan to develop the greenway will be a long-term plan. They would need to resolve private property conflicts and redevelopment of some parcels to carry out the more visionary scheme for the greenway. A traffic study will be required. The cost of this approach will be substantial. They will look to secure outside grant funding and partner with MWRA or other development projects to coordinate parts of the greenway implementation.

Babitskaya commented that it would be very important to retain the Post Office where it is located now. She also expressed concern about compatibility of modern-style boardwalk and furnishings with the Olmstead design of some of Malden's historic parks and with character of the city center. She suggested looking at Olmstead designs for contextual ideas.

O'Malley replied that Post Office was purchased a few years ago by a development company and he is not sure what their plans are. The Spot Pond Greenway vision does not depend on redevelopment of that parcel. A wooden boardwalk would not be located within Coytemore park. Within the park they would only use features for the greenway that are compatible the historic design. Babitskaya said that she would prefer to see the Olmstead-compatible style be continued throughout the City. O'Malley suggested that they should follow up with Historical Commission to approve plans in historic areas.

Ching asked what was meant by "potential conflicts with park users" and also wanted to ask who was represented in feedback – if they collected demographic information about participants. O'Malley answered that path should avoid playgrounds to avert conflicts with children, and to incorporate rain gardens and bioswales to divert water throughout the park. Demographic information was not collected. After this phase the next stage will be design which will have more public process and it will be a priority to get broad representation.

There may be another CPA application for follow-up project coming in the future.

Antonucci left the meeting at 8:00.

Other business

Sulda would like to resume the Committee's discussion about signs. She hopes to have more information and options for signage next meeting.

Sulda mentioned that Pre-applications for are due on May 4. Instructions are on the CPC page on the City's website, and people can reach out to Roberta Cameron for more information. Her email is posted on the CPC's web page.

Cameron explained that the spring 2021 funding round is being opened up to other previously stalled project in addition to the returning applications from last year. In addition to Fellsmere, we anticipate a

returning application for the Wallace Park Wall project. Cameron also spoke with Dora St.Martin at the library about their Phase 2 project, and it sounds as though the timing would be right for them to jump into the regular FY22 funding cycle.

Adjournment

It was moved by Kaba, seconded by Layne, and voted 6-0 to adjourn the meeting.

Documents Used at the 2/17/2021 Meeting

-) CPC Agenda meeting 2-17-2021
-) Malden CPC Draft Minutes 1-12-2021
-) Application:
 - o FY22 Pre-Application Form Fellsmere Park
-) Financial Report:
 - o 2021 Project Status
 - o Project Finance Tracking 2-21
-) Correspondence from MRA
 - o 210211 CPC Summary Report
 - o 210211 DB signed letter to CPC
 - o 20210216 Response CPC request for additional info correspondence dated 20201117
 - o MRA Roosevelt 11-17-20
 - o MRA Roosevelt 12-14-20
 - o Roosevelt Field OPC – Sand Base Rootzone Option (25April18 Rev 14March19)
 - o Roosevelt Field OPC – Synthetic Turf Option for CPA (25July2018, Rev)
-) Potential Projects List
-) Spot Pond Greenway Presentation
 - o 012221 SPBG Public Mtg#3-FINAL 2