

MEETING MINUTES
Town of Acton
Community Preservation Committee
February 10, 2011
Acton Memorial Library

Attending: Walter Foster, Andy Magee, Susan Mitchell-Hardt, Ken Sghia-Hughes, Janet Adachi, Tory Beyer, Corrina Roman-Kreuze, Roland Bourdon, Doré Hunter, Betsy Mercier, Peter Ashton

Also present: Roland Bartl Acton Planning Department, Steve Noone Finance Committee observer, Belle Choate, Kimberly Connor Hughes, Members of the Acton Woman's Club, John Sonner

The meeting was called to order at 7:35PM.

Minutes from 01/27/11 were approved - all ayes.

Kimberly Connor Hughes presented a budget for the proposed project at the Asa Parlin House. The first phase would cost an estimated \$100,000.00. \$20,000.00 is estimated for design work and a structural engineering assessment as well as a plan for what would need to happen in Phase II. The siding on the building would be temporary, but the building would be made weather tight.

Ken pointed out that Town Counsel questioned some of the proposed interior work. Kimberly offered to provide examples of what other towns have done with CPA funds.

Peter commented that the original Phase I figure was 60-80K. Kimberly feels this number was put out before it was looked at carefully.

Janet asked about a plan depicting the current space that would make the feasibility study descriptions easier to understand. Kimberly offered to provide copies of the floor plan from the study.

The Acton Woman's club provided clarification on their budget numbers. The proposed stair lift will probably not gain approval without a variance and is really not appropriate for a public building.

There is a slight change to the proposed order of work and level of funding needed on the outside – including walkway to rear garden, railings, foundation for walkway and landing. They also built in a 14.5% contingency to the proposed budget per the recommendation of the CPC.

Ken updated the committee on clarifications from Theater III on their budget. With regard to cost of drywall – the estimate includes covering up the area where non-historic windows are. To reduce the cost, they could replace just four doors at this time instead of six. They could eliminate the removal of the non historic windows – HDC wanted to see these windows removed, but it is not required. With regard to dealing with the gingerbread detailing at this time – it would be more costly and time consuming to do this later.

The committee moved onto discussions of all projects and each committee member was asked to state a value they were comfortable with for each project. Roland Bartl kept track with a spreadsheet.

For the Acton Woman's club proposed restoration/preservation of 504 Main Street there was consensus to recommend fully funding.

For the Hosmer House restoration project, the committee wished to recommend fully funding.

The committee felt that this was the year to preserve the historic shell of Theater III – we don't imagine that later phases of this restoration will be eligible for CPA monies. The committee felt that this was the right opportunity – important to preserve this building now. There was some concern expressed about the fact that this is a privately owned property – it may generate some question at Town Meeting. The committee discussed if there was anything that Theater III could hold back on, but due to the nature of the work, it probably makes sense to do it now, it may be more expensive to do those items at a later time.

The committee comfortable recommending funding for the proposed Trail Through Time at the amount requested. Janet asked about how this project will be characterized – historic? Open space?

For the proposed Asa Parlin project, the sense of the committee was to recommend funding the first phase at \$100,000.00. Ken suggested we have the applicants come back to CPC after the \$20,000.00 mark to check in. Tory felt that this was not necessary.

For Open Space, there was a split between recommending funding the full \$500,000.00 requested and an alternate amount of \$400,000.

For Community Housing Fund, everyone except Walter recommended funding at the full amount of \$150,000.00. Walter recommended \$100,000.00.

For the proposed window restoration projects at Town Hall and the Acton Memorial Library, the committee felt comfortable with recommending fully funding.

Janet reported that the BOS would be discussing lapsing appropriations which were affected by the Seideman v. Newton decision on February 14th. CPC will need to make a decision to recommend these projects as a separate warrant article if the Town wishes to do this. CPC is waiting to hear back from new principal at the Conant School regarding the Nature Trail.

Meeting was adjourned at 9:20 PM

Documents Discussed and Attached

Meeting Agenda for February 10, 2011
Draft Meeting Minutes from January 27, 2011 CPC meeting
Emails from Planning on status of previous CPC projects
Memo regarding use of Administrative Funds
Budget for Asa Parlin House Phase I
2011 CPC Project Deliberation Spreadsheet

Next Meeting: February 17, 2011 7:30PM

Respectfully Submitted: Corrina Roman-Kreuze, Clerk