

**Town of Acton Community Preservation Committee
Minutes, November 29, 2012
Acton Memorial Library Meeting Room**

Members present: Roland Bourdon (Chair), Tory Beyer, Walter Foster, Dave Clough, Susan Mitchell-Hardt, Corrina Roman-Kreuze, Ken Sghia-Hughes, Peter Ashton (Associate)

Also present: Roland Bartl, Kristen Domurad-Guichard, Herman Kabakoff

The meeting was opened by Chairman Bourdon at 7:36 p.m.

Minutes of November 8, 2012 were approved unanimously

Mr. Bartl presented calculation from the Assessor's office of the financial impact of instituting the \$100,000 exemption on commercial properties; discussion ensued; Ms. Beyer suggested it might be helpful to small businesses in town; Mr. Foster pointed out that given the small impact it did not make sense to enact it; others agreed; Mr. Clough noted that any change should be part of a bigger plan for helping businesses in town. There was consensus at this point not to move forward on this exemption.

The Committee reviewed the revised draft of the brochure; all agreed it was in final form and thanked Kristen for an excellent job; discussion followed on where the brochure should be made available to the public such as the Clerk's office, Memorial Library.

After brief discussion indicating many members would be out of town, the Committee decided to cancel the 12/27/2012 meeting.

Nancy Tavernier from the ACHC presented the Committee with an update on the activities of the ACHC and how it has used CPA funds. She noted that since 2004 the ACHC has expended almost \$1million on various programs designed to encourage and develop affordable housing in Acton; she emphasized the capital improvement program, providing assistance on down payment closing costs for first time home buyers, and purchase of units for the AHA including the new Acton Meadows project.

Mrs. Tavernier also discussed the very successful Regional housing service program that was funded by the CPA last year and what a beneficial impact it has had already this year. Acton has available 409 hours of the program's time for about \$21,000 this year; it will have about \$19,000 available next year as the CPA grant was a two-year grant for \$40,000. She indicated that if the cost exceeded the amount of the grant, the ACHC would make up the difference. They have assisted in a number of areas such as housing inventory and certification; valuation; education workshops; monitoring and regulatory oversight.

Mrs. Tavernier explained to the committee that due to its receipt of a number of grants it was not making an application to the CPC this year. Finally she noted that the Acton 2020 plan had emphasized that open space acquisitions should consider setting aside space for affordable

housing if appropriate. After a brief discussion relating to a couple of projects currently underway, the Committee thanked Mrs. Tavernier for all of her efforts as well as her update.

The Committee moved to a discussion of the project applications received thus far, noting that two were still to come in final form. The committee expects to have 13 applications this year. The Chair introduced and briefly summarized each project; questions were raised about potential legal issues re Sachem Way project, Wildflower Boardwalk, but Mr. Bartl indicated that he did not think there would be issues as these were not maintenance but preservation and therefore likely eligible. He indicated that legal counsel would be providing its review of each application in time for consideration when the applicants appeared before the Committee.

Mr. Bartl noted that the West Acton Baptist Church project would require a historical preservation restriction and the applicant should be made aware of that as he did not believe we had done so at the last meeting when they visited with the Committee.

The Committee agreed to add a meeting date in January – January 17, 2013 - for meetings with project applicants.

The following assignments and dates/times were agreed upon for the projects:

Open Space	-	Mr. Ashton	7:45pm 12/13/12
Sachem Way	-	Mr. Sghia-Hughes	7:45 pm 1/17/13
Acton Arboretum Wildflower-		Ms. Beyer	7:50 pm 12/13/12
Historic Streetscapes and Trees	-	Chairman Bourdon	8:05 pm 12/13/12
NARA Picnic Pavillion	-	Ms. Green	8:20 pm 1/10/13
NARA Park Improvements	-	Mr. Hunter	8:45 pm 1/10/13
Elm St Playground & Tennis Courts	-	Ms. Roman-Kreuze	8:05 pm 1/10/13
Goward Playground	-	Ms. Mercier	7:45 pm 1/10/13
Asa Parlin House	-	Ms. Beyer	8:15 pm 12/13/12
West Acton Baptist Church – Belfry		Ms. Mitchell-Hardt	8:00 pm 1/17/13
West Acton Baptist Church – Master Plan		Ms. Mitchell-Hardt	8:15 pm 1/17/13
HDC – Preservation Loan Program		Mr. Foster, Mr. Clough	7:45 pm 1/24/13
Morrison Farm		Mr. Ashton, Chairman Bourdon	8:00 pm 1/24/13

The Committee agreed that by scheduling all of the applicants by the end of January this would leave time in February for follow-up, additional questions and deliberations.

Mr. Bartl noted that the Theatre III project was winding up and asked whether the Committee wanted a report or to visit it. Committee members expressed an interest in visiting it, perhaps on an upcoming Saturday and it was noted that given its proximity to the West Acton Baptist Church, perhaps the two could be combined into a single site trip. Mr. Bartl indicated he would look into a visit to Theatre III for the Committee.

Whereupon at 9:35pm the meeting was adjourned.