

## MEETING MINUTES

### Town of Acton Community Preservation Committee

May 14, 2009  
Acton Memorial Library

Attending: Mike Gowing, Jon Benson, Walter Foster, Roland Bourdon, Ken Sghia-Hughes, Susan Mitchell-Hardt, Corrina Roman-Kreuze, Nancy Tavernier, Tory Beyer, Ron Schlegel, Janet Adachi and Kristin Alexander, Assistant Town Planner. Also present was Pat Clifford (Fin Com Observer).

The meeting was called to order by Chairman Ken Sghia-Hughes at 7:35 p.m.

Committee members welcomed Selectman Mike Gowing, who will replace Peter Berry as the Board of Selectmen representative on the Committee.

- I. Approval of 4/16/2009 Minutes. The minutes of 4/16/2009 were approved as amended.
- II. 2010 CP Plan. The CP Plan should be updated to account for the Seideman v. Town of Newton decision and its impact on recreational projects, but no major changes will be necessary. Committee members who represent other Town boards should solicit suggestions from their respective boards for changes the CP Plan provisions.
- III. Towne School Building Roof Replacement Proposal. Nancy explained that the proposal to apply for CPA funding for the replacement of the Towne School Building roof will not go forward. Under the proposal, the Town would have applied for historical preservation funding and, assuming the Committee made a supporting recommendation, the article would have been part of the already-scheduled Special Town Meeting next month. But the Town would have been subject to the cumbersome bid-solicitation requirements for public projects, which made the proposal too complicated to pursue.

The roof has been failing for some time and the non-profit developer that is supposed to convert the building to 15 units of affordable, rental-unit housing (and also manage the premises), currently does not have the funds for the roof repair. The developer is having difficulty in securing state funding for the project. Under the lease with the Town, which is a 50-year lease pursuant to a Home Rule Petition rather than the standard 10-year lease, the developer has one more year, or until March 2010, to secure funding. If the developer does not receive an extension of time to secure funding, and the lease expires, the building, which qualifies for listing on the National Historic Register, will not be demolished and the Town will have to find another use for it.

- IV. Membership Status. Susan, Walter and Corrina, whose terms will expire 6/30/2009, would like to be re-appointed. Peter Berry, whose term also would expire 6/30/2009, has been replaced by Mike. With Nancy stepping down, there will be an Associate opening. Kristin

Alexander can coordinate the re-appointments and new appointment. The CPC e-mail shell needs to be updated.

V. Summer/Fall Schedule.

5/28 meeting – *cancel*

6/11 meeting – start working on 2010 CP Plan

6/25/meeting – *cancel*

7/9 meeting – *add to schedule*. This will be the start of the new fiscal year, so the Committee will need to elect officers.

August – no meetings

9/10 meeting – Committee discussion of 2010 CP Plan and proposed revisions

9/24 meeting – Public information session

11/9 – *Deadline for applications* (usually the Monday before the 1<sup>st</sup> November meeting)

11/11 - Holiday

11/12 meeting – 1<sup>st</sup> meeting after the application deadline

VI. Project Updates.

A. Community Housing Program Fund. Nancy reported that \$30,000 was used for a buy-down on a single-family home that was an affordable housing resale. The new owners are a family of six from Iraq who moved to the U.S. as part of the translator-relocation program and had been renting in Boxborough.

B. Fitzgerald Piano. Walter reported that the repair work has been done for the agreed-upon price and the piano will be en route to the Library.

C. CPA Project Histories - Chart. Susan requested information to update the status of various CPA-funded projects and will circulate the updated chart to the Committee.

D. East Acton Village Green. Kristin Alexander, who is the project manager, reported that higher-priority projects have delayed the commencement of work, and that the project is supposed to start this summer.

E. Exchange Hall. Walter reported that the broker no longer is handling the property, but the building still is for sale, though not being advertised. There still is a group potentially interested in buying the property. Walter will check on the status of the exterior painting, which was supposed to occur this spring.

VII. Other Business.

A. Committee Support for CPA Amendment. Susan reported on an e-mail communication from the Community Preservation Coalition, seeking a formal showing of support from local CP committees for the pending CPA amendment. Committee members said that the Committee needs to know whether the original bill has changed and what the current version includes before members can decide whether the Committee should provide an endorsement. The Committee will take up the issue at the June 11 meeting.

- B. Hickey E-Mail About 30 Windsor Avenue. Rose Hickey sent an e-mail about residents' opposition to the proposal of the 30 Windsor Avenue owners to build a second residence on the recently subdivided property. The Committee agreed that the matter is beyond the Committee's scope of authority.
  
- C. Skate Park Maintenance Issue. Susan reported that Matt Murphy had spent some time to clean up the skate park and was concerned about the poor maintenance and vandalism. The 2004 award letter may include information about maintenance requirements. Walter said that the Town is supposed to maintain the park; Dean Charter may have information on the maintenance issue. Committee members noted that the area ends up being used for parking by lacrosse game participants, so that may be the source of the litter.
  
- D. Land Acquisition. Jon suggested that the Committee and Susan seek guidance from Town Counsel on bonding as a possible means of financing, so that if a land-acquisition opportunity comes up quickly, as often is the case, the Committee will be prepared. Town Counsel could prepare a written primer on bonding for the Committee or there could be a presentation at one of the meetings.

VIII. CPC Party. Pot-luck at Ken's on Sunday, 6/14/2009. Former Committee members, Planning Department staff and observers welcome.

Next Meeting. The next meeting will be on Thursday, June 11th, 2009, 7:30 p.m.

The meeting was adjourned at 8:55 p.m.

- Janet Adachi, Clerk